CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

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

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

January 27, 2025 7:00 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.

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1. Call to Order

2. Consent Agenda/Informational Items

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

A. *EXPENDITURE REPORT*

B. *SP 2204-004 FREEDOM FELLOWSHIP CHURCH*

C. *SP 2408-008 CITIZEN'S FIRST BANK OFFICE BUILDING*

D. *RIGHT-OF-WAY DEED FOR INTERMEDIATE DRIVE - UPDATE*

E. *BUDGETED FINANCIAL ITEMS*

1. *CHEMICAL STORAGE TANK REPLACEMENT FOR THE CR 501 WATER TREATMENT PLANT IN THE AMOUNT OF $35,558.00*

3. Presentations and/or Proclamations

A. *PROCLAIM FEBRUARY 2025 AS BLACK HISTORY MONTH*

B. *GENE BAKER - S.P.I.R.I.T. AND L.O.V.E. OUTREACH MINISTRIES*

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. *THE VILLAGES OF SOUTHERN OAKS 163 AGREEMENT 11TH AMENDMENT FOR AREAS A, B, AND C*

C. ***ORDINANCE NO. O2024-81 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CP 2410-003 Floeter House

PARCEL G27B010
The applicant is seeking favorable approval from the City Commission 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 the parcel listed above on 0.182 acres MOL. This request is accompanied by a rezoning request RZ 2410-003 (O2024-82).
Special Magistrate recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. O2024-82 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2410-003 Floeter House

Parcel G27B010
The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from R6C (Sumter County) to MHP (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP

2410-003 (O2024-81).
Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2024-72 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

PD 2312-001 Wildwood III Planned Development

The applicant seeks approval from the City Commission for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in detail within the attached ordinance.
The Planning and Zoning Board/Special Magistrate recommends approval.

C. ***ORDINANCE NO. O2024-94 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.5 ACRES LOCATED ON AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CR 504 AND CR 511A, IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

AN 2412-001 Wieckhorst

The applicant L. Norman Adams Home Builders on behalf of the owner Barbara Wieckhorst has submitted a voluntary annexation application for parcel G29A239. The property to be annexed totals 2.5 acres MOL and is located at 4415 CR 504.
Staff recommends approval.

D. ***ORDINANCE NO. O2024-95 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2*

ACRES LOCATED ON WARM SPRINGS AVE, APPROXIMATELY 200 FEET WEST OF CR 513 AND 860 FEET EAST OF CR 515, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN 2404-002 Johary Real Estate Services

Parcel G29-008
The applicant has submitted a voluntary annexation application for parcel G29-008. The property to be annexed totals 2 acres MOL and is generally located approximately 200 feet west of CR 513 and 860 feet east of CR 515.
Staff recommends approval.

6. <u>Public Forum - 4 minute time limit</u>

7. <u>Ordinances First Reading Only (No Vote)</u>

A. ***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.*

CP 2410-002 Kylie

Parcel G05-258
The applicant is seeking approval from the City Commission 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.
The Planning and Zoning Board/Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2024-85 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2410-002 Kylie

Parcel G05-258

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

C. ***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.*

CP 2411-002 Megan Stover Storage

Parcel G15D009
The applicant is seeking approval from the City of Wildwood City Commission 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).
The Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2024-87 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2411-002 Megan Stover Storage

Parcel G15D009
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86).
The Special Magistrate recommends approval

E. ***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.*

CP 2411-001 VOSO 11th Amendment SSCP

Parcel G16-005 & Portion of Parcel G16-100
The applicant is seeking approval from the City of Wildwood City Commission 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).
The Special Magistrate recommends approval.

F. ***ORDINANCE NO. O2024-89 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2411-001 VOSO 11th Amendment Rezoning

Parcel G16-005 and Portion of Parcel G16-100
The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88).
The Special Magistrate recommends approval.

G. ***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.*

CP 2410-004 Oxford Professional Plaza

Parcel D20-050
The applicant is seeking approval from the City Commission 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.
The Planning and Zoning Board/Special Magistrate recommends approval.

H. ***ORDINANCE NO. O2024-93 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR*

SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RZ 2410-004 Oxford Professional Plaza

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

I. ***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.*

CP 2412-002 Wieckhorst

Parcel G29A239
The applicant is seeking favorable approval from the City Commission 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).
Special Magistrate recommends approval.

J. ***ORDINANCE NO. O2024-98 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2412-002 Wieckhorst

Parcel G29A239
The applicant is seeking favorable approval from the City Commission for a Zoning Map amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2412-002 (O2024-97).
Special Magistrate recommends approval.

8. <u>Resolutions for Approval</u>

A. ***RESOLUTION NO. R2025-5 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN*

EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

IT Surplus Computers & Other Equipment January 2025

A resolution authorizing the disposal / sale of old electronic equipment no longer suitable for use due to age or obsolescence.

Staff recommends approval.

B. ***RESOLUTION NO. R2025-7 -*** *A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING THE CITY MANAGER TO COORDINATE LEGISLATIVE APPROPRIATION REQUESTS FOR THE WATER RECLAMATION FACILITY PROJECT; PROVIDING FOR AN EFFECTIVE DATE.*

Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

City Manager Recommends Approval

9. Financial & Contracts & Agreements

A. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION 7 IN THE AMOUNT OF $169,769.77*

B. *CHANGE ORDER NO. 1 FOR ROTOR AND SHAFT REPLACEMENT PROJECT FOR THE AMOUNT OF $39,965.25*

10. General Items for Consideration/Discussion and Other Business

A. *REQUEST FOR AN ADDITIONAL EMPLOYEE IN THE PUBLIC WORKS DEPARTMENT*

11. Appointments

12. City Manager Reports

A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

B. *GRANT REPORT*

C. *SET WORKSHOP FOR FEBRUARY 3, 2025, AT 9:00 A.M.*

13. Other Department Reports

14. **Commission Members Reports**
15. **City Attorney Reports**
16. **Adjournment**

Upcoming Events

January 31, 2025 - Cookie Decorating Workshop at the Warfield Auditorium at 6:30pm

February 8, 2025 - Father Daughter Dance at the Warfield Auditorium from 6pm to 9pm

February 10, 2025 - City Commission Meeting at City Hall at 9am

January 27, 2025 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *01/31/25*
Expend Account Range: *First to zzz-zzz-zz-zzzz* ***Include Non-Budget:*** *No*
Print Zero YTD Activity: *No* ***Prior Year:*** *Thru 09/30/24*

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	16,352,459.18	18,515,900.00	16,182,530.14	2,333,369.86-	87
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	234,784.44	1,002,715.56-	19
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,102,242.14	4,870,300.00	864,042.43	4,006,257.57-	18
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	956,053.38	1,155,000.00	144,851.21	1,010,148.79-	13
001-313-1010	FRANCHISE TAX- SECO	1,387,226.65	1,760,000.00	491,330.69	1,268,669.31-	28
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	50,727.61	99,000.00	26,248.14	72,751.86-	27
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	271,477.54	396,000.00	93,351.67	302,648.33-	24
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY T	0.00	66,000.00	0.00	66,000.00-	0
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	29,648.88	0.00	11,565.39	11,565.39	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	67,860.67	82,500.00	31,304.01	51,195.99-	38
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	22,909.18	15,000.00	5,296.96	9,703.04-	35
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	618,297.40	965,000.00	0.00	965,000.00-	0
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	22,209.66	15,000.00	6,518.94	8,481.06-	43
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	7,644.94	500.00	7,866.82	7,366.82	***
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	233,297.28	242,000.00	46,560.28	195,439.72-	19
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	211,703.30	385,000.00	69,996.02	315,003.98-	18
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	803,246.52	896,500.00	135,280.97	761,219.03-	15
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,276,472.04	1,265,000.00	458,364.85	806,635.15-	36
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	27,019.80	99,480.20-	21
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	211,673.68	275,000.00	37,000.28	237,999.72-	13
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	133,600.29	220,000.00	23,114.62	196,885.38-	11
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,242.81	18,700.00	2,209.74	16,490.26-	12
001-314-4030	FERRELLGAS LP	1,625.05	1,500.00	422.79	1,077.21-	28
001-314-4040	CIRCLE K STORES	311.99	200.00	80.47	119.53-	40

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	42,642.53	60,500.00	25,224.72	35,275.28-	42
001-314-4081	LEESBURG GAS UTILITY TAX	108,604.08	99,000.00	52,671.48	46,328.52-	53
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	10,969.00	15,000.00	2,010.49	12,989.51-	13
001-314-4150	CVS	398.98	300.00	52.00	248.00-	17
001-314-4151	AMERIGAS PROPANE	4,346.93	8,000.00	585.76	7,414.24-	7
001-314-4152	LOWE'S PROPANE TAX	1,682.94	2,500.00	355.65	2,144.35-	14
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	322.84	300.00	41.08	258.92-	14
001-314-4160	TECO-PEOPLES GAS	375,367.53	396,000.00	62,888.15	333,111.85-	16
001-314-4162	GAS SOUTH UTILITY TAX	741.50	440.00	120.92	319.08-	27
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	180,650.74	187,000.00	0.00	187,000.00-	0
001-314-4191	PUBLIX UTILITY TAX	807.89	1,000.00	189.53	810.47-	19
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	831.43	4,168.57-	17
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	2,471.08	200.00	2,470.61	2,270.61	***
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	144,582.08	763,417.92-	16
001-331-5000	FEMA GRANT	33,192.46	0.00	1,163.95	1,163.95	0
001-335-1200	STATE REVENUE SHARING	952,865.15	1,080,800.00	170,029.91	910,770.09-	16
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	4,823.22	11,676.78-	29
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,067.02	567.02	108
001-335-1800	1/2 CENT SALES TAX	2,013,342.74	2,255,570.00	357,063.38	1,898,506.62-	16
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,185.04	3,000.00	900.21	2,099.79-	30
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	158,054.15	600,945.85-	21
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	100.00	400.00-	20
001-347-4000	SPECIAL EVENT PERMIT FEE	0.00	0.00	850.00	850.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	143,962.95	70,000.00	39,073.34	30,926.66-	56
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	6,192.95	6,192.95	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	5,697.67	4,302.33-	57

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	336.35	1,163.65-	22
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	0.00	100.00-	0
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	73.43	726.57-	9
001-350-1000	FINES	85,329.42	30,000.00	11,128.27	18,871.73-	37
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	969.38	530.62-	65
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	932.02	1,567.98-	37
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	26,972.40	73,027.60-	27
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	2,226.27	2,773.73-	45
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	4,747.50	14,102.50-	25
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	14,284.94	18,900.00	0.00	18,900.00-	0
001-369-0050	AUCTION PROCEEDS	3,620.00	10,000.00	0.00	10,000.00-	0
001-369-0052	SPONSORSHIPS	6,000.00	0.00	0.00	0.00	0
001-369-0058	DONATIONS	11,664.25	0.00	100.00	100.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	1,795.28	1,795.28	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	1,643.64	1,343.64	548
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	39,301.28	30,000.00	15,260.00	14,740.00-	51
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	30,156.37	15,000.00	1,922.00	13,078.00-	13
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	470.00	3,030.00-	13
001-369-3700	MISCELLANEOUS POLICE DONATIONS	5,200.00	0.00	0.00	0.00	0
001-369-3748	MISC. GRANTS/VESTS	7,600.00	2,500.00	0.00	2,500.00-	0
001-369-4000	FUEL TAX REFUND	12,909.89	10,000.00	4,610.30	5,389.70-	46
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRC	21,489.96	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FU	0.00	8,200,000.00	0.00	8,200,000.00-	0

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
	GENERAL FUND Revenue Totals	**34,561,042.85**	**47,367,960.00**	**20,016,967.20**	**27,350,992.80-**	**42**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	51,185.79	53,441.00	17,227.56	36,213.44	32
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	1,318.00	2,830.00	32
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	10,109.12	21,250.88	32
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	95.00	95.00-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	274.19	274.19-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,365.00	6,000.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	507.79	6,492.21	7
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	272.64	1,727.36	14
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	2,189.49	6,030.51	27
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	95.00	0.00	103.93	103.93-	0
001-511-30-4300	UTILITIES EXPENSE	1,030.21	1,800.00	379.35	1,420.65	21
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	2,500.00	71.98	2,428.02	3
001-511-30-5100	OFFICE SUPPLIES	0.00	150.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	64.00	400.00	0.00	400.00	0
001-511-30-5400	SUBSCRIPTIONS/DUES	4,851.87	6,600.00	5,731.00	869.00	87
001-511-30-5500	TRAINING	2,050.00	2,800.00	0.00	2,800.00	0
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	50,000.00	0.00	50,000.00	0
	511 LEGISLATIVE- CITY COMMISSION:	**109,526.05**	**176,919.00**	**38,280.05**	**138,638.95**	**22**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	419,230.97	556,477.00	142,966.55	413,510.45	26

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1500	SICK LEAVE	11,907.39	0.00	3,999.28	3,999.28-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	9,890.80	9,890.80-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	10,968.22	10,968.22-	0
001-512-10-2100	FICA EXPENSE	35,754.65	43,130.00	11,317.29	31,812.71	26
001-512-10-2200	RETIREMENT	131,232.07	148,341.00	45,155.75	103,185.25	30
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	36.00	36.00-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	17,080.85	36,919.15	32
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	548.35	451.65	55
001-512-30-3100	PROFESSIONAL SERVICES	366,713.91	260,602.50	13,085.00	247,517.50	5
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	49.00	701.00	7
001-512-30-4000	TRAVEL & PER DIEM	8,949.30	13,300.00	2,669.00	10,631.00	20
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	986.91	4,013.09	20
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	15,677.33	8,462.67	65
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	312.68	3,687.32	8
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	67.02	932.98	7
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	1,234.03	4,565.97	21
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	25.00	2,475.00	1
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	384.61	1,715.39	18
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	596.11	6,653.89	8
001-512-30-5250	FUEL EXPENSE	160.37	500.00	0.00	500.00	0
001-512-30-5400	SUBSCRIPTIONS/DUES	2,951.88	6,300.00	974.88	5,325.12	15
001-512-30-5500	TRAINING	5,620.72	13,700.00	400.00-	14,100.00	3-
	512 EXECUTIVE- CITY MANAGER:	**1,107,595.10**	**1,149,890.50**	**277,624.66**	**872,265.84**	**24**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	285,186.92	472,893.00	99,568.63	373,324.37	21
001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-1500	SICK LEAVE	10,033.94	0.00	3,546.50	3,546.50-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	8,461.90	8,461.90-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	7,498.90	7,498.90-	0
001-513-10-2100	FICA EXPENSE	24,813.95	36,654.00	9,156.23	27,497.77	25
001-513-10-2200	RETIREMENT	49,131.56	70,001.00	17,990.81	52,010.19	26
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	36.00	36.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	18,406.70	57,193.30	24
001-513-10-2500	UNEMPLOYMENT COMPENSATION	377.40	0.00	0.00	0.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	2,000.00	1,096.73	903.27	55
001-513-30-3100	PROFESSIONAL SERVICES	1,955.00	13,380.00	0.00	13,380.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	22,500.00	35,000.00	0.00	35,000.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,546.15	27,710.00	5,791.68	21,918.32	21
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	5,478.69	7,500.00	1,782.24	5,717.76	24
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	44,412.67	20,837.33	68
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	49.28	1,550.72	3
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	228.11	7,621.89	3
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	6,411.49	23,588.51	21
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	345.61	7,154.39	5
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	363,218.00	86,782.00	81
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	4,653.03	25,346.97	16
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	1,808.72	4,191.28	30
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	3,701.71	6,850.00	877.33	5,972.67	13
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	2,234.69	5,965.31	27
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	425.00	1,675.00	20
001-513-30-5500	TRAINING	2,291.00	10,050.00	0.00	10,050.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	0.00	118,240.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	0.00	16,200.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	235,452.36	241,640.00	0.00	241,640.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	0.00	49,980.00	0
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	339,576.44	345,960.00	172,173.19	173,786.81	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	39,093.10	37,536.90	51
	513 CLERK/FINANCE DEPARTMENT:	**1,801,230.38**	**2,219,668.00**	**809,879.61**	**1,409,788.39**	**36**
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	613,358.35	962,068.00	202,647.77	759,420.23	21
001-516-10-1300	OVERTIME	0.00	1,000.00	141.35	858.65	14
001-516-10-1500	SICK LEAVE	19,673.72	0.00	3,495.22	3,495.22-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	14,566.73	14,566.73-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	14,791.22	14,791.22-	0
001-516-10-2100	FICA EXPENSE	52,736.63	72,604.00	18,026.54	54,577.46	25
001-516-10-2200	RETIREMENT	109,754.60	156,201.00	37,449.20	118,751.80	24
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	72.00	72.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	33,197.80	112,602.20	23
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	1,645.08	1,354.92	55
001-516-30-3100	PROFESSIONAL SERVICES	961,968.72	846,175.00	100,340.49	745,834.51	12
001-516-30-3450	CLOTHING AND UNIFORMS	0.00	2,500.00	0.00	2,500.00	0
001-516-30-4000	TRAVEL & PER DIEM	3,064.88	13,000.00	2,694.54	10,305.46	21
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	2,787.43	6,212.57	31
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	51,552.91	17,467.09	75
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	8,763.44	26,436.56	25
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	384.36	1,615.64	19
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	802.31	4,197.69	16

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	116.86	4,883.14	2
001-516-30-4950	CODE ENFORCEMENT	18,597.72	40,000.00	1,590.38	38,409.62	4
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	696.39	6,303.61	10
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	329.56	6,670.44	5
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	135.75	1,664.25	8
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	946.60	3,053.40	24
001-516-30-5500	TRAINING	6,929.09	25,000.00	300.00	24,700.00	1
	516 DEVELOPMENT SERVICES:	**2,085,527.56**	**2,412,368.00**	**497,473.93**	**1,914,894.07**	**21**
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	206,776.02	274,463.00	66,857.05	207,605.95	24
001-518-10-1500	SICK LEAVE	6,178.18	0.00	5,275.41	5,275.41-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	4,808.61	4,808.61-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	4,041.15	4,041.15-	0
001-518-10-2100	FICA EXPENSE	17,439.14	21,274.00	6,127.80	15,146.20	29
001-518-10-2200	RETIREMENT	31,632.13	37,411.00	11,037.96	26,373.04	30
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	14,649.32	28,550.68	34
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	301.58	198.42	60
001-518-30-3100	PROFESSIONAL SERVICES	12,452.00	45,000.00	7,690.58	37,309.42	17
001-518-30-3400	OTHER CONTRACTUAL SERVICES	4,650.67	11,000.00	0.00	11,000.00	0
001-518-30-4000	TRAVEL & PER DIEM	2,081.56	7,500.00	16.03-	7,516.03	0-
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	2,350.66	6,149.34	28
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	7,149.77	19,160.23	27
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	25.53	250.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,596.64	2,300.00	0.00	2,300.00	0
001-518-30-4600	REPAIR & MAINTENANCE	1,057.34	2,500.00	95.65	2,404.35	4
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	583.00	500.00	0.00	500.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-518-30-5100	OFFICE SUPPLIES	746.44	1,200.00	19.54	1,180.46	2
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	362.25	7,137.75	5
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	599.00	12,000.00	458.42	11,541.58	4
001-518-30-5550	LICENSING	13,428.69	50,000.00	6,246.45	43,753.55	12
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMI	**388,106.21**	**553,908.00**	**137,756.17**	**416,151.83**	**25**
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	156,496.54	216,128.00	58,018.62	158,109.38	27
001-519-10-1500	SICK LEAVE	6,062.51	0.00	1,129.64	1,129.64-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	3,244.47	3,244.47-	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	4,405.26	4,405.26-	0
001-519-10-2100	FICA EXPENSE	13,533.15	16,751.00	5,110.07	11,640.93	31
001-519-10-2200	RETIREMENT	24,037.40	29,460.00	9,104.54	20,355.46	31
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	36.00	36.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	9,215.15	23,184.85	28
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	164.54	185.46	47
001-519-30-3100	PROFESSIONAL SERVICES	13,401.25	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,601.33	6,650.00	1,380.17	5,269.83	21
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	0.00	8,500.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,274.01	5,000.00	1,312.52	3,687.48	26
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	14,031.59	46,368.41	23
001-519-30-4150	ADVERTISING/RECRUITING	8,648.88	8,500.00	2,077.46	6,422.54	24
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	57.96	442.04	12
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	395.70	1,904.30	17
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	1,482.06	4,017.94	27

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-519-30-4800	EMPLOYEE PROGRAMS	12,341.09	18,740.00	7,668.74	11,071.26	41
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	36.97	963.03	4
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	306.56	1,193.44	20
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	632.73	4,317.27	13
001-519-30-5250	FUEL EXPENSE	262.89	600.00	95.14	504.86	16
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	711.00	1,349.00	35
001-519-30-5500	TRAINING	3,676.73	5,330.00	99.00	5,231.00	2
001-519-30-5501	STAFF TRAINING PROGRAMS	707.63	6,650.00	526.30	6,123.70	8
	519 HUMAN RESOURCE DEPARTMENT:	**347,932.44**	**448,269.00**	**121,242.19**	**327,026.81**	**27**
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,901,717.68	4,992,735.00	1,032,080.14	3,960,654.86	21
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	4,410.00	17,155.00	20
001-521-10-1250	ON CALL	11,550.00	13,000.00	4,375.00	8,625.00	34
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	5,416.14	14,683.86	27
001-521-10-1300	OVERTIME	147,305.59	160,000.00	48,223.70	111,776.30	30
001-521-10-1500	SICK LEAVE	68,753.71	0.00	22,143.03	22,143.03-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	46,626.89	46,626.89-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	6,880.00	49,120.00	12
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	72,685.16	72,685.16-	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	147,734.18	47,734.18-	148
001-521-10-2100	FICA EXPENSE	270,424.76	378,514.00	106,509.57	272,004.43	28
001-521-10-2200	RETIREMENT	1,078,487.49	1,563,616.00	422,942.72	1,140,673.28	27
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	265.50	265.50-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	166,645.22	589,354.78	22
001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	65,803.14	54,196.86	55
001-521-30-3100	PROFESSIONAL SERVICES	48,179.45	52,000.00	3,126.26	48,873.74	6

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	11,357.15	80,642.85	12
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	3,846.51	21,153.49	15
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	3,791.60	13,208.40	22
001-521-30-4000	TRAVEL & PER DIEM	13,591.05	15,000.00	1,017.50	13,982.50	7
001-521-30-4100	TELEPHONE EXPENSE	68,470.38	107,000.00	19,675.79	87,324.21	18
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	45,623.65	208,206.35	18
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	78.26	1,921.74	4
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	10,016.60	54,983.40	15
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	689.58	4,310.42	14
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	13,750.41	76,249.59	15
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,368.21	11,000.00	398.78	10,601.22	4
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	817.55	4,182.45	16
001-521-30-5200	OPERATING SUPPLIES	49,705.67	85,000.00	18,077.79	66,922.21	21
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	39,977.97	160,022.03	20
001-521-30-5400	SUBSCRIPTIONS/DUES	1,438.60	4,500.00	3,233.63	1,266.37	72
001-521-30-5500	TRAINING	14,045.20	40,000.00	1,346.50	38,653.50	3
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	530,245.09	466,400.00	0.00	466,400.00	0
	521 POLICE DEPARTMENT:	**6,806,775.25**	**9,721,260.00**	**2,329,565.92**	**7,391,694.08**	**24**
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,226,087.57	1,593,584.00	392,399.41	1,201,184.59	25
001-541-10-1250	ON CALL	6,400.00	6,500.00	2,000.00	4,500.00	31
001-541-10-1300	OVERTIME	22,268.31	12,000.00	10,541.78	1,458.22	88
001-541-10-1500	SICK LEAVE	52,339.30	0.00	19,786.03	19,786.03-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	23,934.19	23,934.19-	0
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	28,996.28	28,996.28-	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	48,123.53	48,123.53-	0
001-541-10-2100	FICA EXPENSE	109,732.95	123,526.00	40,093.87	83,432.13	32
001-541-10-2200	RETIREMENT	227,878.74	247,428.00	83,153.56	164,274.44	34
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	40.50	40.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	280,800.00	80,057.67	200,742.33	29
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	21,934.39	18,065.61	55
001-541-30-3100	PROFESSIONAL SERVICES	201,498.54	393,321.23	62,904.84	330,416.39	16
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	28,192.09	339,907.91	8
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	67,688.83	383,111.17	15
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	1,734.54	6,265.46	22
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	0.00	2,500.00	0
001-541-30-4100	TELEPHONE EXPENSE	25,612.40	24,600.00	6,624.97	17,975.03	27
001-541-30-4110	IT LICENSING / EQUIPMENT	58,369.96	92,430.00	34,801.07	57,628.93	38
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	59.09	150.00	8.00	142.00	5
001-541-30-4300	UTILITIES EXPENSE	30,672.03	26,200.00	7,074.30	19,125.70	27
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	460,650.37	871,749.63	35
001-541-30-4400	RENTAL & LEASING	24,472.05	7,580.00	14,972.55	7,392.55-	198
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	20,767.88	30,732.12	40
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	942.48	19,057.52	5
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,501,709.06	256,436.73	1,245,272.33	17
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	4,791.05	6,000.00	243.60	5,756.40	4
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	1,637.63	2,392.37	41
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	559.38	2,440.62	19
001-541-30-5200	OPERATING SUPPLIES	72,274.46	70,000.00	18,434.01	51,565.99	26
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	8,935.03	26,064.97	26
001-541-30-5400	SUBSCRIPTIONS/DUES	6,771.51	11,350.00	1,832.28	9,517.72	16

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5500	TRAINING	11,801.56	31,100.00	1,533.17	29,566.83	5
001-541-60-6115	CITY HALL / ANNEX REHAB	19,543.08	0.00	0.00	0.00	0
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	51,526.72	0.00	0.00	0.00	0
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	74,069.96	0.00	0.00	0.00	0
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	228,974.86	73,500.00	0.00	73,500.00	0
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	29,231.37	0.00	0.00	0.00	0
001-541-60-6691	INTEREST-EQUIPMENT LEASE	1,100.13	0.00	0.00	0.00	0
	541 PUBLIC WORKS/STREET DEPT.	**5,364,250.00**	**6,820,108.29**	**1,747,034.96**	**5,073,073.33**	**26**
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	230,571.58	297,335.00	79,072.29	218,262.71	27
001-549-10-1300	OVERTIME	357.18	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	8,446.78	0.00	169.66	169.66-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	9,059.13	9,059.13-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	5,485.83	5,485.83-	0
001-549-10-2100	FICA EXPENSE	20,444.21	23,048.00	7,174.71	15,873.29	31
001-549-10-2200	RETIREMENT	36,308.18	40,530.00	12,783.11	27,746.89	32
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	18.00	18.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	16,526.53	37,473.47	31
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	8,225.39	6,774.61	55
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	7,426.80	10,200.00	1,399.24	8,800.76	14
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	634.34	2,865.66	18
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	1,948.97	3,500.00	581.34	2,918.66	17
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	6,879.04	45,700.96	13
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4300	UTILITIES EXPENSE	4,372.77	7,000.00	1,117.27	5,882.73	16
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	333.78	2,166.22	13
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	0.00	5,000.00	0
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	350.00	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	386.62	1,500.00	41.52	1,458.48	3
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	24,125.91	55,874.09	30
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	709.76	3,290.24	18
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	248.00	552.00	31
001-549-30-5500	TRAINING	575.00	2,500.00	0.00	2,500.00	0
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	28,196.44	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	**496,918.92**	**605,993.00**	**174,759.85**	**431,233.15**	**29**
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	645,088.42	1,056,402.00	212,710.43	843,691.57	20
001-572-10-1250	ON CALL	5,900.00	6,500.00	2,000.00	4,500.00	31
001-572-10-1300	OVERTIME	11,799.47	2,000.00	5,811.74	3,811.74-	291
001-572-10-1500	SICK LEAVE	14,672.97	0.00	2,817.98	2,817.98-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	9,563.59	9,563.59-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	15,832.55	15,832.55-	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	56,905.79	76,642.00	19,028.37	57,613.63	25
001-572-10-2200	RETIREMENT	98,459.03	171,109.00	33,902.73	137,206.27	20
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	22.50	22.50-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	48,027.35	167,972.65	22
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	7,128.66	5,871.34	55
001-572-30-3100	PROFESSIONAL SERVICES	7,059.60	14,000.00	1,327.89	12,672.11	9

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	85,665.11	119,234.89	42
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	842.86	9,307.14	8
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	16.48	4,533.52	0
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	8,854.11	19,645.89	31
001-572-30-4110	IT LICENSING / EQUIPMENT	43,271.29	44,000.00	18,800.20	25,199.80	43
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,032.48	25,000.00	9,347.04	15,652.96	37
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	3.25	150.00	9.38	140.62	6
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	8,365.97	31,634.03	21
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	2,501.92	4,398.08	36
001-572-30-4600	REPAIR & MAINTENANCE	68,556.08	100,750.00	15,317.19	85,432.81	15
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	1,504.16	36,495.84	4
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	148.43	9,851.57	1
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	938.95	4,361.05	18
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,740.43	12,000.00	2,180.27	9,819.73	18
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	88.26-	5,000.00	169.96	4,830.04	3
001-572-30-4910	SPECIAL EVENTS	136,370.36	170,000.00	62,251.92	107,748.08	37
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	102,467.15	109,400.00	32,719.65	76,680.35	30
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	0.00	52,500.00	0
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	525.00	1,925.00	21
001-572-30-5100	OFFICE SUPPLIES	2,732.42	4,500.00	949.07	3,550.93	21
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	29,185.28	59,314.72	33
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	4,741.74	20,258.26	19
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	6,077.00	55,923.00	10
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	638.00	2,572.00	20
001-572-30-5500	TRAINING	7,393.81	8,500.00	1,635.95	6,864.05	19
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	9,772.26	0.00	0.00	0.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	41,138.23	90,961.77	31
	572 PARKS & RECREATION:	**1,983,991.01**	**2,749,013.00**	**692,697.66**	**2,056,315.34**	**25**
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	73,445.33	129,843.00	25,606.67	104,236.33	20
001-575-10-1300	OVERTIME	225.00	0.00	0.00	0.00	0
001-575-10-1600	VACATION PAY	0.00	0.00	162.86	162.86-	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	682.54	682.54-	0
001-575-10-1820	HOLIDAY PREMIUM	0.00	0.00	45.48	45.48-	0
001-575-10-2100	FICA EXPENSE	5,651.00	10,070.00	2,027.06	8,042.94	20
001-575-10-2200	RETIREMENT	9,023.71	17,700.00	3,067.25	14,632.75	17
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	28.50	28.50-	0
001-575-30-3100	PROFESSIONAL SERVICES	176.29	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	20,173.73	15,000.00	6,796.67	8,203.33	45
001-575-30-3450	CLOTHING AND UNIFORMS	845.36	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	0.00	6,680.00	540.00	6,140.00	8
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	3.30	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	56,441.03	45,000.00	12,733.17	32,266.83	28
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	542.84	3,957.16	12
001-575-30-4600	REPAIR & MAINTENANCE	47,541.00	50,000.00	8,674.06	41,325.94	17
001-575-30-5100	OFFICE SUPPLIES	504.23	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	18,789.56	20,000.00	5,247.01	14,752.99	26
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	0.00	100.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	42,694.25	56,900.70	57,263.81	363.11-	101
	575 COMMUNITY CENTER:	**278,030.62**	**361,143.70**	**123,417.92**	**237,725.78**	**34**
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,576,248.00	0.00	6,576,248.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-581-00-1040	TRANSFER TO EXPANDED CRA	215,690.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	3,000,000.00	4,000,000.00	0.00	4,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	0.00	10,000,000.00	0
	581 Total	**18,915,690.00**	**14,231,880.00**	**0.00**	**14,231,880.00**	**0**
	GENERAL FUND Expenditure Totals	**39,685,573.54**	**48,026,668.49**	**6,949,732.92**	**41,076,935.57**	**14**

001 GENERAL FUND	**Prior**	**YTD**
Revenues:	**34,561,042.85**	**20,016,967.20**
Expenditures:	**39,685,573.54**	**6,949,732.92**
Net Income:	**5,124,530.69-**	**13,067,234.28**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 27 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	68.64	131.36-	34
101-366-1350	CONTRIBUTIONS/DUES	1,310.00	2,000.00	0.00	2,000.00-	0
101-366-1360	GRAVE OPENING PERMITS	750.00	600.00	450.00	150.00-	75
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
	CEMETERY FUND Revenue Totals	**2,315.76**	**66,800.00**	**518.64**	**66,281.36-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	200.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
	569 GREENWOOD CEMETERY:	**0.00**	**800.00**	**0.00**	**800.00**	**0**
101-580-90-9999	CONTINGENCY	0.00	66,000.00	0.00	66,000.00	0
	CEMETERY FUND Expenditure Totals	**0.00**	**66,800.00**	**0.00**	**66,800.00**	**0**

101 CEMETERY FUND	**Prior**	**YTD**
Revenues:	**2,315.76**	**518.64**
Expenditures:	**0.00**	**0.00**
Net Income:	**2,315.76**	**518.64**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	5,483.05	483.05	110
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	395,695.00	405,500.00	0.00	405,500.00-	0
104-382-0010	TRANSFER FROM GENERAL	215,690.00	231,880.00	0.00	231,880.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,964,000.00	0.00	1,964,000.00-	0
	COMMUNITY REDEVELOPMENT Revenue Tot	**628,694.79**	**2,606,380.00**	**5,483.05**	**2,600,896.95-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	45,480.57	73,893.00	13,098.11	60,794.89	18
104-550-10-1500	SICK LEAVE	773.95	0.00	531.16	531.16-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	2,318.19	2,318.19-	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	1,065.83	1,065.83-	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	1,301.50	4,357.50	23
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	5,872.98	19,637.02	23
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	1,342.82	2,545.18	35
104-550-30-4000	TRAVEL & PER DIEM	0.00	750.00	0.00	750.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	200.00	0.00	200.00	0
104-550-30-5500	TRAINING	0.00	1,500.00	0.00	1,500.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	3,891.36	40,000.00	0.00	40,000.00	0
104-550-60-6390	OTHER MISC PROJECTS	0.00	500,000.00	0.00	500,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	8,679.00	0.00	0.00	0.00	0
	550 COMM REDEVELOPMENT DEPT.:	**91,771.18**	**676,400.00**	**25,530.59**	**650,869.41**	**4**
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,929,980.00	0.00	1,929,980.00	0
	COMMUNITY REDEVELOPMENT Expenditure	**91,771.18**	**2,606,380.00**	**25,530.59**	**2,580,849.41**	**1**

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	5,483.05
Expenditures:	91,771.18	25,530.59
Net Income:	536,923.61	20,047.54-

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	0.00	100.00-	0
105-369-0058	DONATIONS	27,072.00	15,000.00	12,560.00	2,440.00-	84
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
	BAKER HOUSE Revenue Totals	**27,085.58**	**91,900.00**	**12,560.00**	**79,340.00-**	**13**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	79.09	900.00	10.30	889.70	1
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	91,000.00	0.00	91,000.00	0
	BAKER HOUSE Expenditure Totals	**79.09**	**91,900.00**	**10.30**	**91,889.70**	**0**

105 BAKER HOUSE	**Prior**	**YTD**
Revenues:	**27,085.58**	**12,560.00**
Expenditures:	**79.09**	**10.30**
Net Income:	**27,006.49**	**12,549.70**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	125,371.54	174,628.46-	42
107-361-0000	INTEREST	10,584.59	2,000.00	2,949.68	949.68	147
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	972,500.00	0.00	972,500.00-	0
	RECREATION IMPACT FEES Revenue Totals	**311,780.93**	**1,274,500.00**	**128,321.22**	**1,146,178.78-**	**10**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	1,274,500.00	0.00	1,274,500.00	0
	RECREATION IMPACT FEES Expenditure Tota	**0.00**	**1,274,500.00**	**0.00**	**1,274,500.00**	**0**

107 RECREATION IMPACT FEES	**Prior**	**YTD**
Revenues:	**311,780.93**	**128,321.22**
Expenditures:	**0.00**	**0.00**
Net Income:	**311,780.93**	**128,321.22**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,064,545.58	1,240,000.00	348,513.31	891,486.69-	28
108-361-0000	INTEREST	207.47	0.00	33.40	33.40	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,925,300.00	0.00	1,925,300.00-	0
	LAW ENFORCEMENT IMPACT FEES Revenue	**1,064,753.05**	**3,165,300.00**	**348,546.71**	**2,816,753.29-**	**11**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	406.87	0.00	65.13	65.13-	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	400,000.00	0.00	400,000.00	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPM	621,471.89	0.00	0.00	0.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	412,800.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	**1,034,678.76**	**812,800.00**	**65.13**	**812,734.87**	**0**
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,352,500.00	0.00	2,352,500.00	0
	LAW ENFORCEMENT IMPACT Expenditure To	**1,034,678.76**	**3,165,300.00**	**65.13**	**3,165,234.87**	**0**

108 LAW ENFORCEMENT IMPACT FEES	**Prior**	**YTD**
Revenues:	**1,064,753.05**	**348,546.71**
Expenditures:	**1,034,678.76**	**65.13**
Net Income:	**30,074.29**	**348,481.58**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-331-9000	FEDERAL GRANT REVENUE	0.00	675,000.00	0.00	675,000.00-	0
301-334-9000	STATE GRANT REVENUE	0.00	650,000.00	0.00	650,000.00-	0
301-361-0000	INTEREST	174,366.58	10,000.00	42,917.30	32,917.30	429
301-382-0010	TRANSFER FROM GENERAL FUND	15,700,000.00	10,000,000.00	0.00	10,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	12,240,000.00	0.00	12,240,000.00-	0
	CAPITAL IMPROVEMENT FUND Revenue Tota	**15,874,366.58**	**23,575,000.00**	**42,917.30**	**23,532,082.70-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-511-60-6201	ANNEX NO. 2 REHAB	41.78	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	855,347.76	325,000.00	9,948.79	315,051.21	3
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
	516 Total	**855,907.58**	**325,000.00**	**9,948.79**	**315,051.21**	**3**
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	21,713.00	0.00	0.00	0.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	229,393.67	514,420.00	0.00	514,420.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	128,115.87	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	110,940.00	0.00	0.00	0.00	0
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	100,000.00	0.00	100,000.00	0
301-541-60-6301	PLEASANTDALE REHAB	383,999.48	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	29,468.20	0.00	0.00	0.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	36,220.00	949,650.00	2,150.00	947,500.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	76,605.04	0.00	0.00	0.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	70,377.00	615,367.00	24,769.00	590,598.00	4

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	45,389.72	1,545,500.00	677.10	1,544,822.90	0
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,577,505.55	863,554.55	713,951.00	55
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	522,957.69	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	6,841,596.54	333,652.59	60,939.98	272,712.61	18
301-541-60-6311	MSC ENTRANCE GATE	33,558.95	0.00	0.00	0.00	0
301-541-60-6312	BROKEN OAK DRIVE	437,327.61	0.00	0.00	0.00	0
	541 Total	**10,034,806.14**	**5,636,095.14**	**952,090.63**	**4,684,004.51**	**17**
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	224,705.60	0.00	224,705.60	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,244,797.00	10,812.52	13,233,984.48	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	419,016.12	0.00	0.00	0.00	0
301-572-60-6305	CITY HALL COURTYARD REHAB	12,588.00	50,000.00	0.00	50,000.00	0
301-572-60-6306	OXFORD PARK IMPROVEMENTS	0.00	500,000.00	0.00	500,000.00	0
	572 Total	**815,478.02**	**14,019,502.60**	**10,812.52**	**14,008,690.08**	**0**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	15.14	803,984.86	0
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	5,793.03	94,206.97	6
	575 Total	**66,745.05**	**904,000.00**	**5,808.17**	**898,191.83**	**1**
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	600,000.00	0.00	600,000.00	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0
	CAPITAL IMPROVEMENT FUN Expenditure To	**16,794,691.57**	**26,484,597.74**	**978,660.11**	**25,505,937.63**	**4**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**15,874,366.58**	**42,917.30**

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Expenditures:	**16,794,691.57**	**978,660.11**
Net Income:	**920,324.99-**	**935,742.81-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,119,249.86	4,859,723.00	796,135.47	4,063,587.53-	16
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	65,530.87	197,469.13-	25
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	8,375.00	21,625.00-	28
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	4,540.09	5,459.91-	45
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	15.00	15.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,800,771.18	9,614,212.00	1,403,287.27	8,210,924.73-	15
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	12,000.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,870.00	15,000.00	3,967.50	11,032.50-	26
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	180,875.36	819,124.64-	18
401-343-6100	REUSE WATER OPERATIONS	125,915.18	130,295.00	204.04	130,090.96-	0
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	17,738.44	7,261.56-	71
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	10,110,000.00	0.00	10,110,000.00-	0
	UTILITY FUND Revenue Totals	**12,351,064.65**	**26,069,230.00**	**2,480,669.04**	**23,588,560.96-**	**9**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	148,780.39	194,926.00	50,351.62	144,574.38	26
401-530-10-1500	SICK LEAVE	9,675.56	0.00	1,650.58	1,650.58-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	2,909.73	2,909.73-	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	3,681.87	3,681.87-	0
401-530-10-2100	FICA EXPENSE	13,451.56	15,111.00	4,473.08	10,637.92	30
401-530-10-2200	RETIREMENT	23,947.79	26,570.00	7,986.27	18,583.73	30
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	14,573.16	28,626.84	34
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	877.39	722.61	55
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	0.00	3,000.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-30-3200	ACCOUNTING & AUDITING FEES	22,500.00	35,000.00	0.00	35,000.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	31,354.14	35,750.00	7,010.84	28,739.16	20
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,086.35	5,400.00	1,605.07	3,794.93	30
401-530-30-4110	IT LICENSING / EQUIPMENT	39,800.74	45,520.00	24,186.40	21,333.60	53
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	5,000.69	27,799.31	15
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	1,410.02	18,589.98	7
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	452.74	3,297.26	12
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	363,218.00	86,782.00	81
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	2,541.19	29,408.81	8
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,373.19	16,200.00	3,177.49	13,022.51	20
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	61.10	938.90	6
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	1,635.50	3,864.50	30
401-530-30-5400	SUBSCRIPTIONS/DUES	409.86	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	760.00	2,000.00	0.00	2,000.00	0
	530 PHYSICAL ENVIRONMENT/ADMIN:	**768,594.44**	**970,277.00**	**496,802.74**	**473,474.26**	**51**
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	747,842.29	1,255,075.00	251,803.13	1,003,271.87	20
401-533-10-1250	ON CALL	12,800.00	14,000.00	3,500.00	10,500.00	25
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-533-10-1300	OVERTIME	15,771.12	15,000.00	5,879.84	9,120.16	39
401-533-10-1500	SICK LEAVE	26,918.54	0.00	8,028.81	8,028.81-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	10,035.10	10,035.10-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	800.00	800.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	16,864.71	16,864.71-	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	10,888.86	5,888.86-	218

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401-533-10-2100	FICA EXPENSE	67,020.85	94,382.00	23,525.77	70,856.23	25
401-533-10-2200	RETIREMENT	118,359.02	186,626.00	41,951.80	144,674.20	22
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	18.00	18.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	244,070.00	52,180.66	191,889.34	21
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	13,983.16	11,516.84	55
401-533-30-3100	PROFESSIONAL SERVICES	132,674.52	193,675.66	7,262.26	186,413.40	4
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	58,429.58	246,086.42	19
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	2,840.13	8,159.87	26
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	588.13	7,411.87	7
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	9,845.83	20,154.17	33
401-533-30-4110	IT LICENSING / EQUIPMENT	52,206.96	57,110.00	14,676.52	42,433.48	26
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	0.00	3,500.00	0
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	81,100.75	68,899.25	54
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	896.75	8,103.25	10
401-533-30-4600	REPAIR & MAINTENANCE	213,305.39	160,000.00	68,947.98	91,052.02	43
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	4,030.00	6,000.00	102.50	5,897.50	2
401-533-30-4960	BOOT ALLOWANCE	2,671.27	3,850.00	570.94	3,279.06	15
401-533-30-5100	OFFICE SUPPLIES	3,746.39	6,500.00	314.02	6,185.98	5
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	14,323.02	216,676.98	6
401-533-30-5220	WATER METERS	301,216.88	449,853.19	115,637.42	334,215.77	26
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	11,228.25	33,771.75	25
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	161,454.75	188,545.25	46
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	5,383.00	39,617.00	12
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	322.55	8,677.45	4
401-533-30-5500	TRAINING	8,212.18	7,600.00	2,532.45	5,067.55	33
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	26,551.85	853,000.00	29,017.00	823,983.00	3
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	19,960.00	200,040.00	9

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-60-6350	LOOP/UPGRADE WATER MAINS	268,622.90	1,021,554.60	21,388.76	1,000,165.84	2
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	212,245.00	342,112.00	136,728.00	205,384.00	40
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	19,188.55	19,970.00	19,960.34	9.66	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	2,409.86	1,640.00	1,638.07	1.93	100
401-533-60-6911	RELOCATION PROJECTS	0.00	4,500,000.00	0.00	4,500,000.00	0
	533 WATER DEPARTMENT:	**3,701,256.28**	**10,883,734.45**	**1,224,608.84**	**9,659,125.61**	**11**
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,079,284.54	1,784,364.00	405,070.08	1,379,293.92	23
401-535-10-1250	ON CALL	18,700.00	19,500.00	5,750.00	13,750.00	29
401-535-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-535-10-1300	OVERTIME	30,321.50	19,500.00	17,208.55	2,291.45	88
401-535-10-1500	SICK LEAVE	47,850.49	0.00	15,540.41	15,540.41-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	20,617.47	20,617.47-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	1,600.00	1,600.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	27,948.38	27,948.38-	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	31,544.29	19,544.29-	263
401-535-10-2100	FICA EXPENSE	99,101.45	130,601.00	40,164.39	90,436.61	31
401-535-10-2200	RETIREMENT	179,786.41	282,391.00	72,669.42	209,721.58	26
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	171.00	171.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	77,119.96	243,620.04	24
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	27,856.65	22,943.35	55
401-535-30-3100	PROFESSIONAL SERVICES	153,779.49	190,000.00	1,136.98	188,863.02	1
401-535-30-3400	OTHER CONTRACTUAL SERVICES	299,117.14	992,000.00	125,047.79	866,952.21	13
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	3,598.03	10,401.97	26
401-535-30-4000	TRAVEL & PER DIEM	6,494.85	8,000.00	1,616.52	6,383.48	20
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	6,543.10	16,456.90	28

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-4110	IT LICENSING / EQUIPMENT	63,717.57	57,240.00	13,308.38	43,931.62	23
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	292.79	2,707.21	10
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	92,093.72	357,906.28	20
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	20,834.79	54,165.21	28
401-535-30-4600	REPAIR & MAINTENANCE	640,861.47	700,000.00	126,987.11	573,012.89	18
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	113.96	14,886.04	1
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	37,056.60	142,943.40	21
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	1,105.54	3,994.46	22
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	2,704.05	2,795.95	49
401-535-30-5200	OPERATING SUPPLIES	259,987.38	330,000.00	63,880.30	266,119.70	19
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	29,235.12	35,764.88	45
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	93,814.78	134,185.22	41
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	78,261.00	221,739.00	26
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	322.54	4,677.46	6
401-535-30-5500	TRAINING	8,623.94	10,000.00	2,260.45	7,739.55	23
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	868.92	99,131.08	1
401-535-60-6250	LIFT STATION UPGRADES	441,798.91	904,416.42	0.00	904,416.42	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	46,594.00	157,000.00	0.00	157,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	127,252.12	1,803,000.00	3,000.00	1,800,000.00	0
401-535-60-6330	CR 209 LS UPGRADES	286,900.74	100,583.88	100,583.88	0.00	100
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	230,687.50	0.00	230,687.50	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	964,402.33	477,064.43	114,376.52	362,687.91	24
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	281,660.38	645,000.00	0.00	645,000.00	0
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	79,982.17	122,000.00	0.00	122,000.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	4,616.50	0.00	0.00	0.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	3,317,708.79	837,141.53	85,689.30	751,452.23	10
401-535-70-7303	WILDWOOD ESTATES LS	81,767.83	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	535 WASTEWATER DEPARTMENT:	**10,131,965.16**	**11,657,829.76**	**1,747,992.77**	**9,909,836.99**	**15**
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	3,304,794.00	0.00	3,304,794.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	347,935.50	355,210.00	0.00	355,210.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	110,531.26	113,380.00	56,328.98	57,051.02	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,979.38	24,710.00	0.00	24,710.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	24,083.78	21,240.00	10,978.54	10,261.46	52
	582 DEBT SERVICE:	**684,529.92**	**684,540.00**	**67,307.52**	**617,232.48**	**10**
	UTILITY FUND Expenditure Totals	**15,286,345.80**	**27,501,175.21**	**3,536,711.87**	**23,964,463.34**	**13**

401 UTILITY FUND	**Prior**	**YTD**
Revenues:	**12,351,064.65**	**2,480,669.04**
Expenditures:	**15,286,345.80**	**3,536,711.87**
Net Income:	**2,935,281.15-**	**1,056,042.83-**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	9,250,000.00	0.00	9,250,000.00-	0
402-361-0000	INTEREST	38,836.54	0.00	25,733.44	25,733.44	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	4,000,000.00	0.00	4,000,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	5,000,000.00	0.00	5,000,000.00-	0
402-382-4090	TRANSFER FROM WW SDC FUND	1,000,000.00	15,000,000.00	0.00	15,000,000.00-	0
402-389-5000	CASH FORWARD	0.00	8,500,000.00	0.00	8,500,000.00-	0
402-389-9001	LOAN PROCEEDS	0.00	90,000,000.00	0.00	90,000,000.00-	0
402-389-9002	SRF LOAN PROCEEDS	0.00	12,000,000.00	0.00	12,000,000.00-	0
	CAPITAL PROJECTS (LOAN/GRANT) Revenue	**9,038,836.54**	**143,750,000.00**	**25,733.44**	**143,724,266.56-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-70-7353	WWTP PROJECT	854,219.51	64,441,700.00	286,542.50	64,155,157.50	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	79,950,000.00	0.00	79,950,000.00	0
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	**854,219.51**	**144,391,700.00**	**286,542.50**	**144,105,157.50**	**0**

402 CAPITAL PROJECTS (LOAN/GRANT)	**Prior**	**YTD**
Revenues:	**9,038,836.54**	**25,733.44**
Expenditures:	**854,219.51**	**286,542.50**
Net Income:	**8,184,617.03**	**260,809.06-**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	240.00	40.17	199.83-	17
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	53,600.00	0.00	53,600.00-	0
	INDUSTRIAL FUND Revenue Totals	**265.69**	**53,840.00**	**40.17**	**53,799.83-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	42,840.00	0.00	42,840.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	10,000.00	0
	INDUSTRIAL FUND Expenditure Totals	**10,000.00**	**53,840.00**	**0.00**	**53,840.00**	**0**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**265.69**	**40.17**
Expenditures:	**10,000.00**	**0.00**
Net Income:	**9,734.31-**	**40.17**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	18.29	0.00	1.31	1.31	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	51,100.00	0.00	51,100.00-	0
	WATER CONNECTION FEES Revenue Totals	**18.29**	**51,100.00**	**1.31**	**51,098.69-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-00-0000	WATER CONNECTION FEES:	0.00	0.00	0.00	0.00	0
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.76	0.00	60.00	60.00-	0
404-533-70-7352	ASHLEY WTP PROJECT	231,325.00	0.00	0.00	0.00	0
	533 Total	**231,685.76**	**0.00**	**60.00**	**60.00-**	**0**
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
	WATER CONNECTION FEES Expenditure Tota	**231,685.76**	**51,100.00**	**60.00**	**51,040.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**18.29**	**1.31**
Expenditures:	**231,685.76**	**60.00**
Net Income:	**231,667.47-**	**58.69-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	2.53	2.53	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTI	0.00	154,500.00	0.00	154,500.00-	0
	WASTEWATER CONNECTION FEES Revenue	**15.50**	**154,500.00**	**2.53**	**154,497.47-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	360.19	0.00	60.00	60.00-	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTIOI	0.00	154,500.00	0.00	154,500.00	0
	WASTEWATER CONNECTION F Expenditure T	**360.19**	**154,500.00**	**60.00**	**154,440.00**	**0**

406 WASTEWATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**15.50**	**2.53**
Expenditures:	**360.19**	**60.00**
Net Income:	**344.69-**	**57.47-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,990,895.22	3,437,000.00	612,715.85	2,824,284.15-	18
408-361-0000	INTEREST EARNED	528.97	200.00	92.93	107.07-	46
408-389-5012	CASH FORWARD - WATER SDC	0.00	5,350,000.00	0.00	5,350,000.00-	0
	WATER SDC FEES Revenue Totals	**1,991,424.19**	**8,787,200.00**	**612,808.78**	**8,174,391.22-**	**6**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	0.00	28,958.40	28,958.40-	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	389.15	0.00	63.93	63.93-	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	37,152.50	5,564,547.50	7,897.50	5,556,650.00	0
408-533-70-7352	ASHLEY WTP UPGRADES	277,000.00	0.00	0.00	0.00	0
	533 Total	**314,541.65**	**5,564,547.50**	**36,919.83**	**5,527,627.67**	**1**
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	5,731,170.00	0.00	5,731,170.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	222,961.58	224,930.00	112,217.11	112,712.89	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	15,797.69	15,302.31	51
	582 Total	**256,029.60**	**256,030.00**	**128,014.80**	**128,015.20**	**50**
	WATER SDC FEES Expenditure Totals	**570,571.25**	**11,551,747.50**	**164,934.63**	**11,386,812.87**	**1**

408 WATER SDC FEES	**Prior**	**YTD**
Revenues:	**1,991,424.19**	**612,808.78**
Expenditures:	**570,571.25**	**164,934.63**
Net Income:	**1,420,852.94**	**447,874.15**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	5,726,336.40	7,150,000.00	1,642,839.34	5,507,160.66-	23
409-361-0000	INTEREST EARNED	1,268.48	500.00	213.81	286.19-	43
409-389-5013	CASH FORWARD	0.00	9,950,000.00	0.00	9,950,000.00-	0
	WASTEWATER SDC FEES Revenue Totals	**5,727,604.88**	**17,100,500.00**	**1,643,053.15**	**15,457,446.85-**	**9**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-3401	DEVELOPER REIMBURSEMENTS	176,523.84	0.00	0.00	0.00	0
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	397.07	500.00	64.91	435.09	13
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	2,000,000.00	0.00	2,000,000.00	0
409-535-60-6315	HUEY STREET SANITARY SEWER REROUTE	431,091.99	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	1,499,054.11	1,666,490.95	368,190.82	1,298,300.13	22
409-535-70-7355	BRIDGE CROSSING PROJECT	126,477.22	0.00	0.00	0.00	0
	535 Total	**2,233,544.23**	**3,666,990.95**	**368,255.73**	**3,298,735.22**	**10**
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	24,370.00	0.00	24,370.00	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	1,000,000.00	15,000,000.00	0.00	15,000,000.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	4,464.17	4,540.00	0.00	4,540.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	69,809.23	69,830.00	34,912.47	34,917.53	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	146.93	143.07	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	1,002.05	970.00	0.00	970.00	0
	582 Total	**75,585.02**	**75,630.00**	**35,059.40**	**40,570.60**	**46**
	WASTEWATER SDC FEES Expenditure Totals	**3,309,129.25**	**18,766,990.95**	**403,315.13**	**18,363,675.82**	**2**

	409 WASTEWATER SDC FEES	Prior	YTD

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Revenues:	**5,727,604.88**	**1,643,053.15**
Expenditures:	**3,309,129.25**	**403,315.13**
Net Income:	**2,418,475.63**	**1,239,738.02**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	31.71	68.29-	32
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	51,845.00	0.00	51,845.00-	0
	LAW ENFORCEMENT FUND Revenue Totals	**137.58**	**51,945.00**	**31.71**	**51,913.29-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,945.00	0.00	51,945.00	0
	LAW ENFORCEMENT FUND Expenditure Tota	**0.00**	**51,945.00**	**0.00**	**51,945.00**	**0**

601 LAW ENFORCEMENT FUND	**Prior**	**YTD**
Revenues:	**137.58**	**31.71**
Expenditures:	**0.00**	**0.00**
Net Income:	**137.58**	**31.71**

Grand Totals	Prior	YTD
Revenues:	81,579,406.86	25,317,654.25
Expenditures:	77,869,105.90	12,345,623.18
Net Income:	3,710,300.96	12,972,031.07

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval contingent on the resolution of outstanding comments.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2204-004 Freedom Fellowship Church
Applicant/Owner(s)	David Gee
Acreage	6.72 +/-
Property Location	The subject property is generally located approximately 0.8 miles north of C 466A, east of E C 462.
Parcel(s)	D33-020
Date	January 21, 2025

The applicant is seeking approval from the City Commission for the construction of a 10,000 SF church with associated infrastructure, per the attached plans. The Planning and Zoning Board/Special Magistrate recommended approval contingent on the resolution of outstanding comments, which includes execution of a utility easement and a performance surety at 120% of the construction cost of infrastructure being dedicated to the City of Wildwood.

SP 2204-004 will meet the criteria set forth in the Land Development Regulations, Design District Standards once comments are resolved, and is in line with the policies, objectives, and goals within the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Development Services

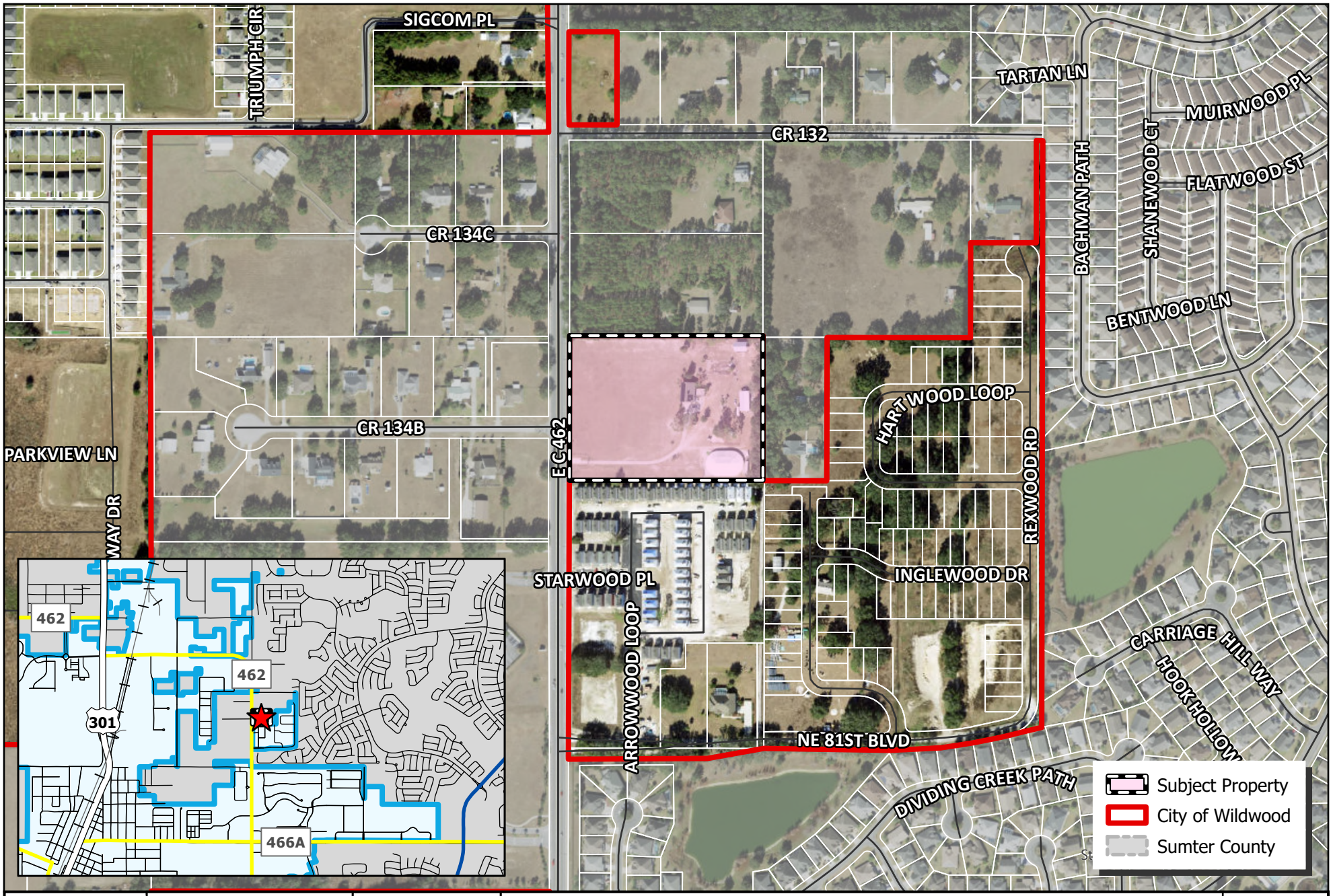
City of Wildwood
Project Name: SP 2204-004 Freedom Fellowship Church
Representative: William Poole – Florida Metal Building Services
Date: 12/23/2024

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

DEVELOPMENT SERVICES

1. Awaiting the executed utility easement.

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



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

SP 2204-004

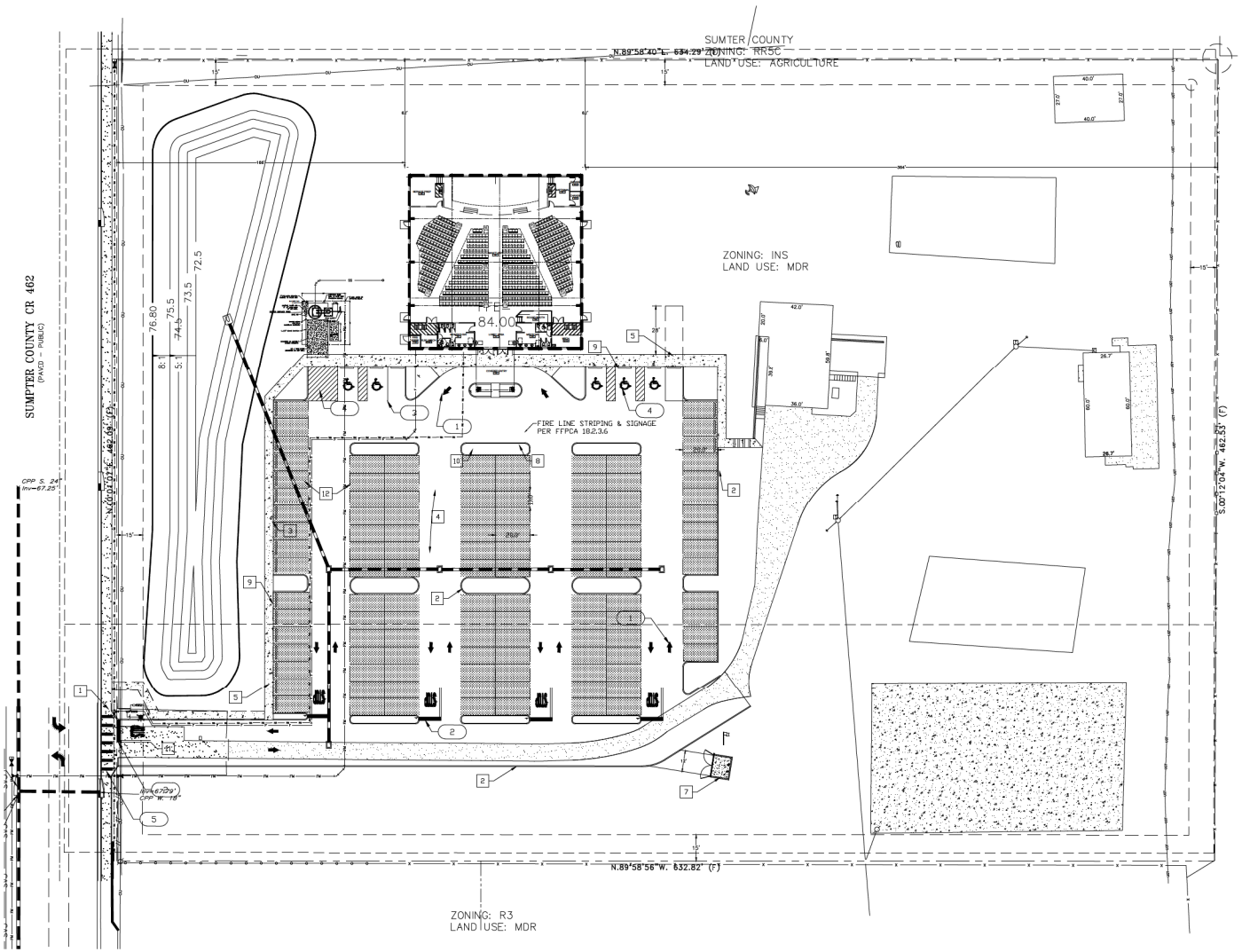
FREEDOM FELLOWSHIP CHURCH

PARCEL D33-020

MAP 1B

LOCATION MAP

DEC 2024



SITE INFORMATION

PROPERTY ID: D33-020

ADDRESS: 5156 E CR 462, WILDWOOD, FL 34785

LAND USE: PF- PUBLIC FACILITY
ZONING: INS

PROPERTY AREA = 292,894 SF, 6.72 ACRES
CHURCH NON-RESIDENTIAL SQUARE FOOTAGE: 10,000 SF
MAXIMUM FLOOR AREA RATIO: 0.35, ACTUAL FAR= .037
OPEN SPACE REQUIRED 20%
PROVIDED: 99,752 SF IMPERVIOUS AREA = 0.34
75% OPEN SPACE

EXISTING USE: VACANT/RESIDENTIAL
PROPOSED USE: RELIGIOUS INSTITUTION

BUILDING SETBACKS: REQUIRED SIDE 10 FEET
REQUIRED FRONT 25 FEET
REQUIRED REAR 15 FEET

PROPOSED HEIGHT – 38 FEET

REQUIRED BUILDING SEPARATION: 10 FEET

TRAFFIC: PER ITE 10TH EDITION, CODE 560
175 DAILY TRIPS, 11AM PEAK TRIPS

REQUIRED PARKING : 1 SPACE PER 4 PEOPLE
552 SEATS = 138 SPACES REQUIRED

PROVIDED PARKING: 122 SPACES PROVIDED (W 5 H/C SPACES)

FLOOD ZONE: PER FIRM MAP 12119C0069D,
EFFECTIVE DATE 9/27/2013,
SITE IS LOCATED IN ZONE X, AREA OF NO FLOODING.

NUMBER OF EMPLOYEES (DAILY) : 5

SOIL CLASSIFICATION
SOILS TYPE 8 . 100% OF SITE. LAKE FINE SANDS, 0 TO 5 PERCENT SLOPES. HYDROLOGIC GROUP=A

SIGNAGE	
STREET NAME	D3 (VARIABLE)
PARKING BY DISABLED PERMIT ONLY	FTP-20-04 (12" X 18"), PER FDOT INDEX #17355
STOP	R1-1 (30" X 30")
ONLY	R3-5L (30" X 36")
ONLY	R3-5R (30" X 36")
DO NOT ENTER	R5-1 (30" X 30")
ONE WAY	R6-1 (36" X 12")

SITE LEGEND

- SITE BOUNDARY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- TYP TYPICAL
- (10) 10 PARKING SPACES
- S/W SIDEWALK
- R5' 5' RADIUS

PAVEMENT MARKINGS & SIGNAGE

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

SITE NOTES

1. SIDEWALK RAMP W/DETECTABLE WARNING
2. FDOT TYPE D CURB
3. MONOLITHIC CURB AND SIDEWALK
4. ASPHALT PAVEMENT
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. DUMPSTER ENCLOSURE
8. FIRE HYDRANT
9. WHEEL STOP
10. FIRE DEPARTMENT CONNECTION
11. 4" WHITE THERMOPLASTIC (25')
12. SOD PARKING AREAS

LEGEND:

(#) NUMBER OF PARKING SPACES

RCE Consultants
Engineering Real Solutions

FREEDOM FELLOWSHIP CHURCH
SITE PLAN
WILDWOOD, FL 32785

NO:	DATE:	REVISION / ISSUE DATE:	BY:
1	7/15/2022	CITY COMMENTS	LMP
2	03/15/2023	MODIFIED BUILDING	LMP
3	01/15/2024	CITY COMMENTS	LMP

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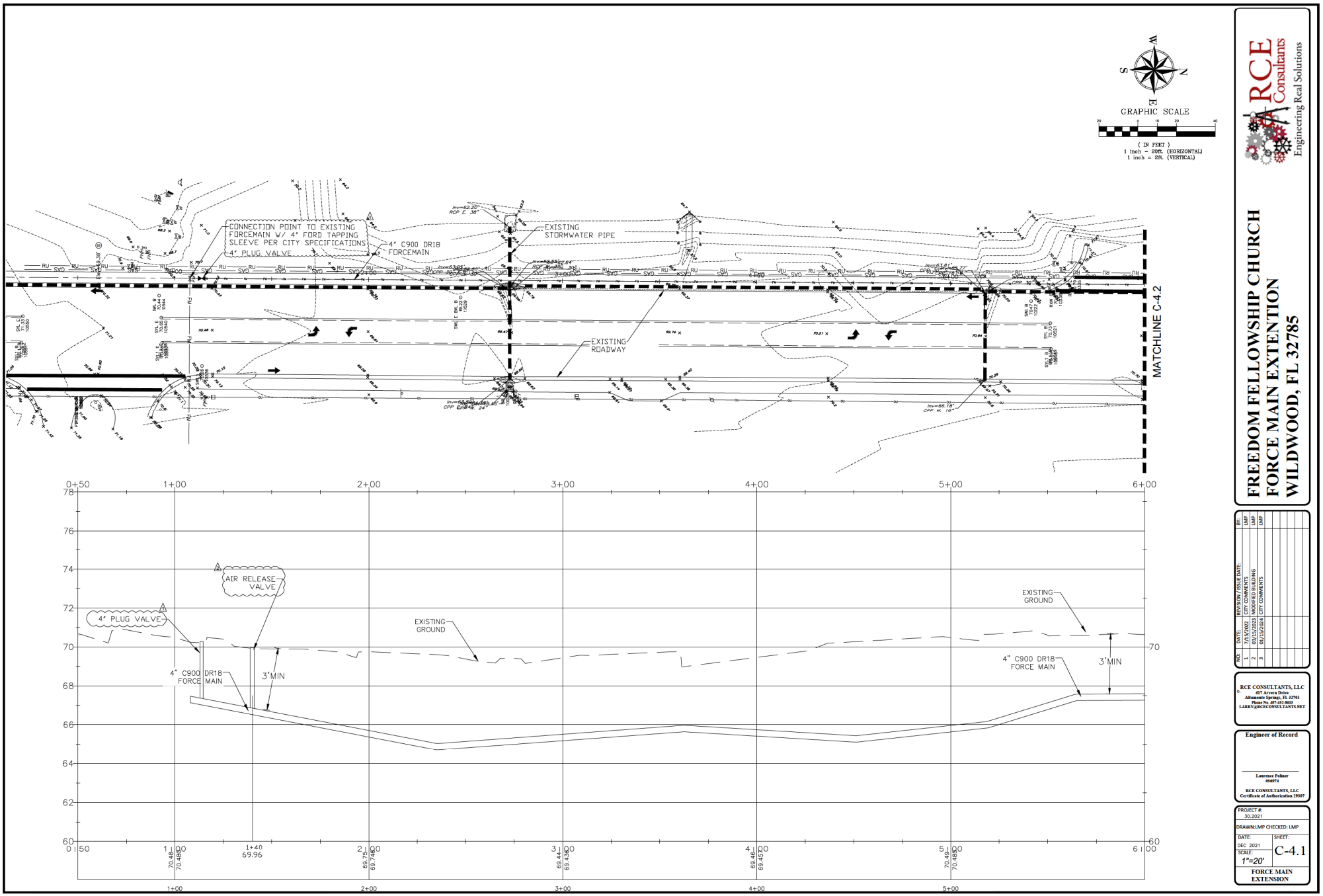
Engineer of Record

Laurence Pollmer
#56974

RCE CONSULTANTS, LLC
Certificate of Authorization 28397

PROJECT #: 30.2021
DRAWN:LMP CHECKED: LMP
DATE: DEC 2021
SHEET: C-3
SCALE: 1"=30'

SITE PLAN



RCE Consultants
Engineering Real Solutions

FREEDOM FELLOWSHIP CHURCH
FORCE MAIN EXTENTION
WILDWOOD, FL 32785

NO:	DATE:	REVISION / ISSUE DATE:	BY:
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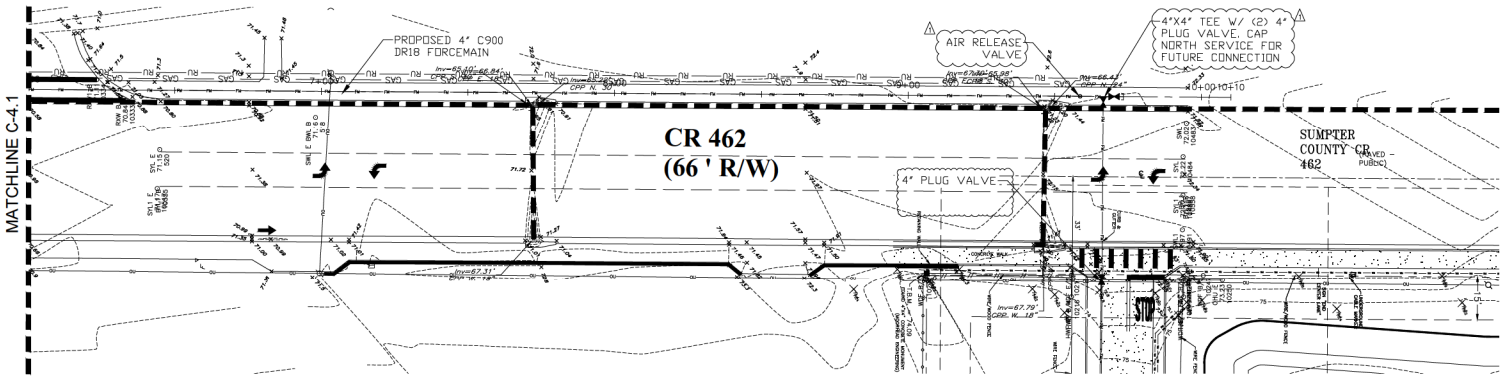
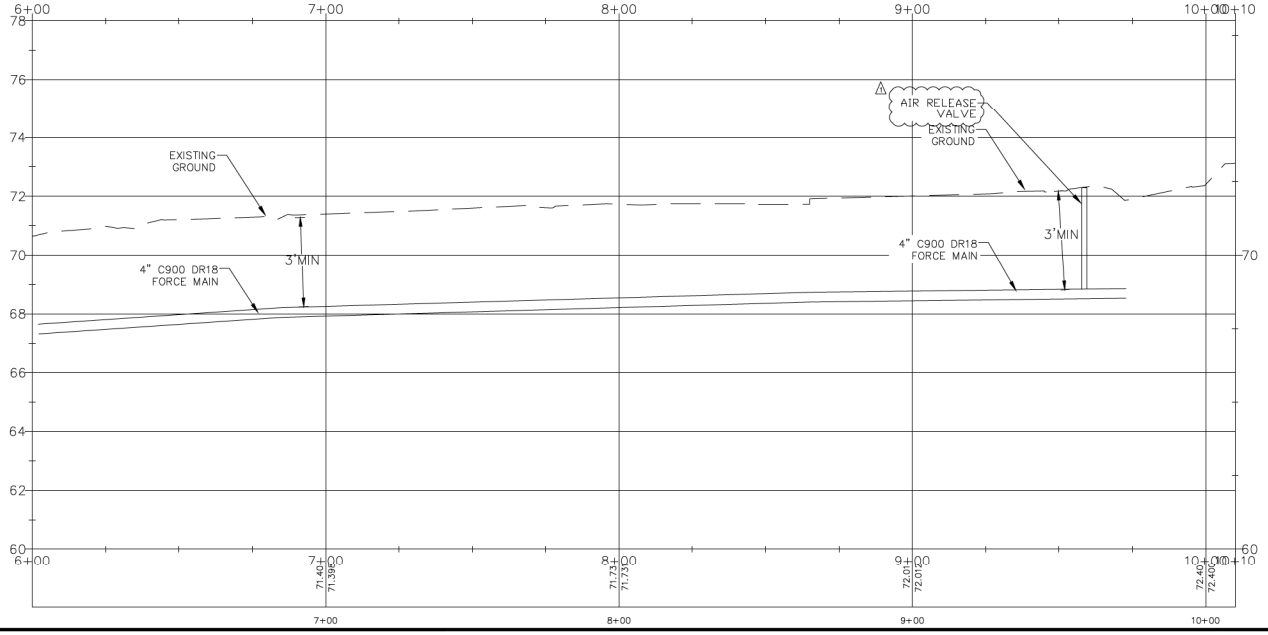
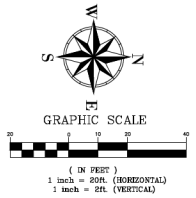
PROJECT #: 30.2021
DRAWN:LMP CHECKED: LMP
DATE: DEC 2021
SCALE: 1"=20'
SHEET: C-4.1
FORCE MAIN EXTENSION







LEGEND

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

RCE Consultants
Engineering Real Solutions

FREEDOM FELLOWSHIP CHURCH
FORCE MAIN EXTENTION
WILDWOOD, FL 32785

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PROJECT #: 30.2021
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SCALE: 1"=20'

FORCE MAIN EXTENSION

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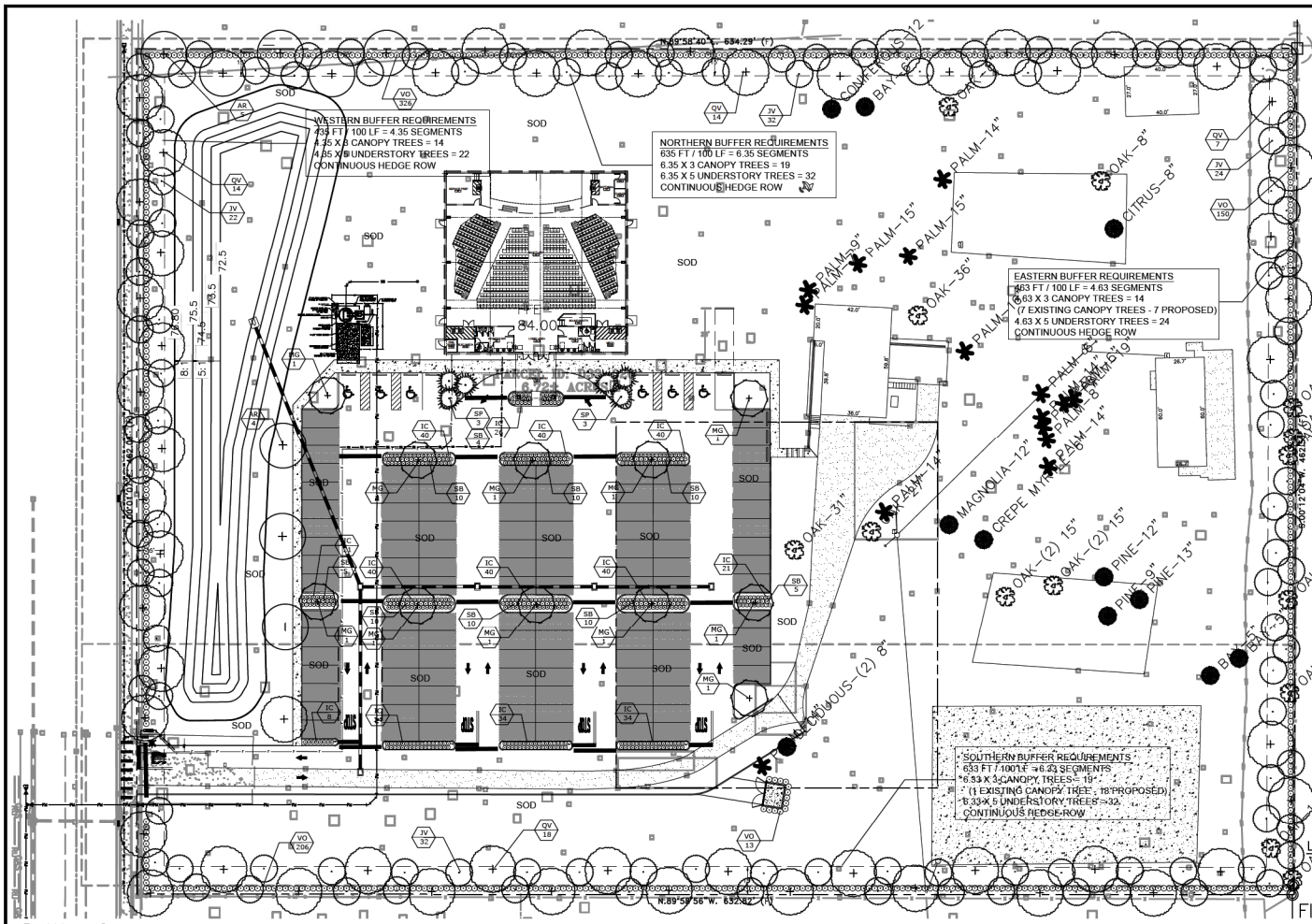


LANDSCAPE NOTES:

1. All plant material shall be Florida Grade No. 1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2, by Division of Plant Industry, Florida", Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen 'Standards for Nursery Stock', latest edition.

2. The landscape contractor shall be responsible for verification of quantities the plant list. In the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the Landscape Architect or owner's representative.

3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.

4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, ect) to the Landscape Architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.

5. All tree material shall be container grown unless otherwise specified.

6. The landscape contractor shall aquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude any misunderstanding and ensure trouble free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be indicated on drawings. The contractor shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for there replacement if damaged by him.

7. Mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade, are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See http://hort.ifas.ufl.edu/woody/over-mulching.html for more information.

8. Refer to specifications for complete requirements.

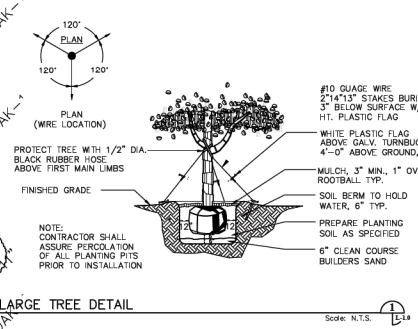
9. In the event of a conflict between quantities on the plant list and the plans, the plan shall take precedent.

IRRIGATION NOTES:

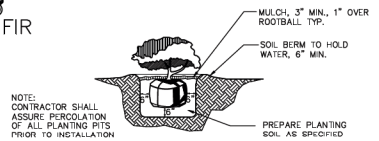
1. All landscaped areas shall be irrigated with a permanent automatic irrigation system providing 100% coverage.

2. An automatic moister sensor/shutoff shall be part of the system.

3. All tree, shrub, and groundcover material proposed for this site is medium to low water use. Micro or drip irrigation will be installed in these beds.



LARGE TREE DETAIL — Scale: N.T.S. — 1 L-1.0



SHRUB DETAIL — Scale: N.T.S. — 2 L-1.0

PLANT LIST:

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

PLANT LEGEND:

Live Oak
Red Maple
Southern Magnolia
Eastern Red Cedar
Sabal Palm
Sweet Viburnum
Cordgrass
Carissa Holly

GRAPHIC SCALE
30 15 0 30 60
(IN FEET)

RCE Consultants
Engineering Real Solutions

FREEDOM FELLOWSHIP CHURCH
LANDSCAPE PLAN
WILDWOOD, FL 32785

NO:	DATE:	REVISION / ISSUE DATE:	BY:

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Phone No. 407-452-8032
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Landscape Architect of Record
Christopher M. Kennedy
LA 6666855
RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #: 30.2021
DRAWN:CK CHECKED: LMP
DATE: DEC 2021
SCALE: 1"=30'
SHEET: L-1
LANDSCAPE PLAN

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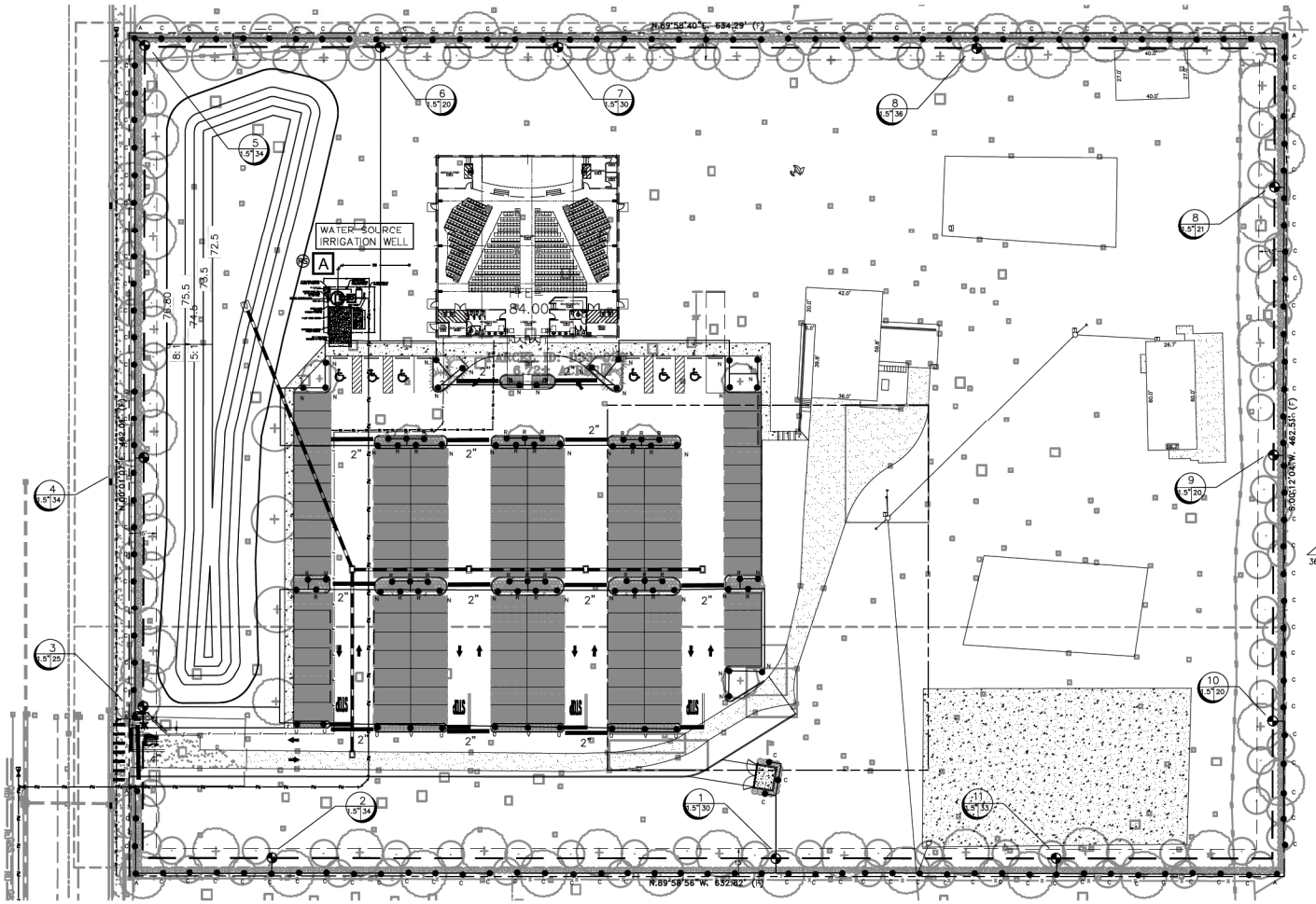


IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A FLEXIBLE JOINT CONNECTION TO THE LATERAL LINE PIPING.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & WALLS.
5) THROTTLE ALL IRRIGATION CONTROL VALVES AS REQUIRED TO PREVENT FOGGING.
6) THIS NOTE INTENTIONALLY LEFT BLANK
7) THIS NOTE INTENTIONALLY LEFT BLANK
8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN CONTROL VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (VELUM OR MYLAR) SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OR VELUM OF THE ORIGINAL PLAN MAYBE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
10) ALL CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
11) SOME PIPE LINES ARE DRAWN OFF SET IN ROADWAYS AND SIDEWALKS FOR CLARITY. INSTALL ALL IRRIGATION LINES NOT SHOWN IN SLEEVES IN LANDSCAPE AREAS.
12) THIS NOTE INTENTIONALLY LEFT BLANK
13) THIS NOTE INTENTIONALLY LEFT BLANK
14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
16) ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. (BY OTHERS. NOT A PART OF THIS CONTRACT)
17) IRRIGATION WATER CONNECTIONS AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES.
18) SIZE ALL IRRIGATION LATERAL LINES AT VELOCITIES LESS THAN 5 FEET PER SECOND. 1/2"-6 GPM, 3/4"-9 GPM, 1"-16 GPM, 1.5"-35 GPM, 2"-55 GPM, 2.5"-80 GPM.

IRRIGATION LEGEND

- RS A — ELECTRIC IRRIGATION CONTROLLER, NUMBER OF STATIONS SHOWN ON THE PLAN. PEDESTAL MOUNT, METAL CABINET WITH RAINSWITCH. 120VAC SINGLE PHASE ELECTRIC POWER BY OTHERS. HUNTER ICC-XXX-M-PED
- ELECTRIC IRRIGATION VALVE. PLASTIC BODY WITH FLOW CONTROL MOUNTED IN 15" PLASTIC VALVE BOX. SIZE INDICATED ON DRAWING. RAINBIRD PEB-PRS, SCRUBBER VALVE SERIES
- 36 GPM — 04 A / 1.5" — ELECTRIC VALVE INDICATOR, SHOWS VALVE LOCATION, STATION NUMBER, SIZE, AND ZONE GPM VOLUME.
- 1" BRONZE QUICK COUPLER VALVE IN VALVE BOX. MOUNT ON O-RING TYPE SWING JOINT. MOUNT IN 15" RECTANGULAR VALVE BOX. PROVIDE ONE 5SK-1 QCV KEY PER FOUR QUICK COUPLER VALVES. RAINBIRD 3RC SERIES
- ISOLATION VALVE. PROVIDED 15" VALVE BOX WITH EXTENSIONS. 2.5" AND SMALLER – BRONZE THREAD ON TYPE WITH WHEEL HANDLE.
- SIZE — PVC MAINLINE PIPE. CLASS 200, PVC. 3" AND SMALLER, SOLVENT WELD PIPE AND PVC SOLVENT WELD FITTINGS.
- SIZE — PVC LATERAL PIPE. CLASS 160, SOLVENT WELD, PVC. SIZE LATERAL PIPE AT VELOCITIES OF 5 FEET PER SECOND OR LESS.
- SIZE SLV. — PVC SLEEVE PIPE, SCH. 40 PVC, SOLVENT WELD PIPE.

SPRAY BODIES

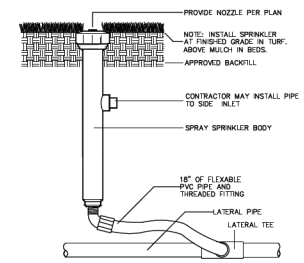
RAINBIRD 1800 SERIES BODIES & ADAPTERS
PROVIDE SPRAY NOZZLES PER PLAN
USE POLY-PIPE OR PVC FLEXIBLE CONNECTIONS

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

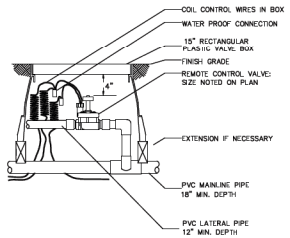
ROTOR HEADS

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

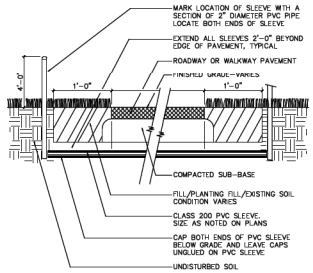
- 25' 90 TURF ROTOR
- 25' 180 TURF ROTOR
- 25' 360 TURF ROTOR
- 35' 90 TURF ROTOR
- 35' 180 TURF ROTOR
- 35' 360 TURF ROTOR



POP UP SPRAY BODY — NOT TO SCALE



REMOTE CONTROL VALVE — NOT TO SCALE



SLEEVES UNDER ROADWAY OR WALK — NOT TO SCALE

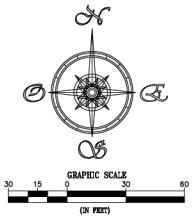
NOTE:
IRRIGATION SOURCE TO BE IRRIGATION WELL

ESTABLISHED PLANT MATERIAL TO REQUIRE:
2,400 GALLONS PER DAY
TO BE UTILIZED AS 8,425 GALLONS
2 TIMES PER WEEK

275 MINUTE SYSTEM RUN TIME
PER CYCLE, 2 CYCLES PER WEEK

SPRAY HEAD NOZZLE CHART

LETTER	GPM AT 30 PSI	RADIUS	PATTERN
A	1.0	15'	QUARTER
B	1.5	15'	ONE THIRD
C	2.0	15'	HALF
D	2.0	15'	TWO THIRD
E	3.0	15'	THREE QTR.
F	4.0	15'	FULL
G	0.5	12'	LOW QUARTER
H	0.8	12'	LOW GAL. THIRD
J	1.0	12'	LOW GAL. HALF
K	1.0	12'	LOW GAL. 2 THIRD
L	1.5	12'	LOW GAL. 3 QUART.
M	2.0	12'	LOW FULL
N	0.3	10'	FLAT QUARTER
P	0.5	10'	FLAT THIRD
R	0.5	10'	FLAT HALF
S	0.5	10'	FLAT 2 THIRD
T	0.5	10'	FLAT 3 QUARTER
U	0.6	4' X 15'	END STRIP
V	1.2	4' X 30'	SIDE STRIP
W	1.2	4' X 30'	CENTER STRIP
A	1.7	9' X 18'	SIDE STRIP
Y	1.0	5'	STREAM BUBBLER
Z	VARIES	15'	ADJUSTABLE ARC



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IRRIGATION PLAN
WILDWOOD, FL 32785

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City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 10,000 square-foot church with associated infrastructure on 6.72 acres MOL. The subject property is generally located approximately 0.8 miles north of C 466A, east of E C 462.

Case Number: SP 2204-004 Freedom Fellowship Church

Applicant(s): David Gee

Owner(s): David Gee

Parcel(s): D33-020

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

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

☐ recommends approval.

☒ recommends approval with the following conditions:

Satisfaction of outstanding city attorney comments; i.e. executed utility agreement and 120% performance surety

☐ recommends denial.

Dated: January 7, 2025

L. Holt

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Special Magistrate Committee recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

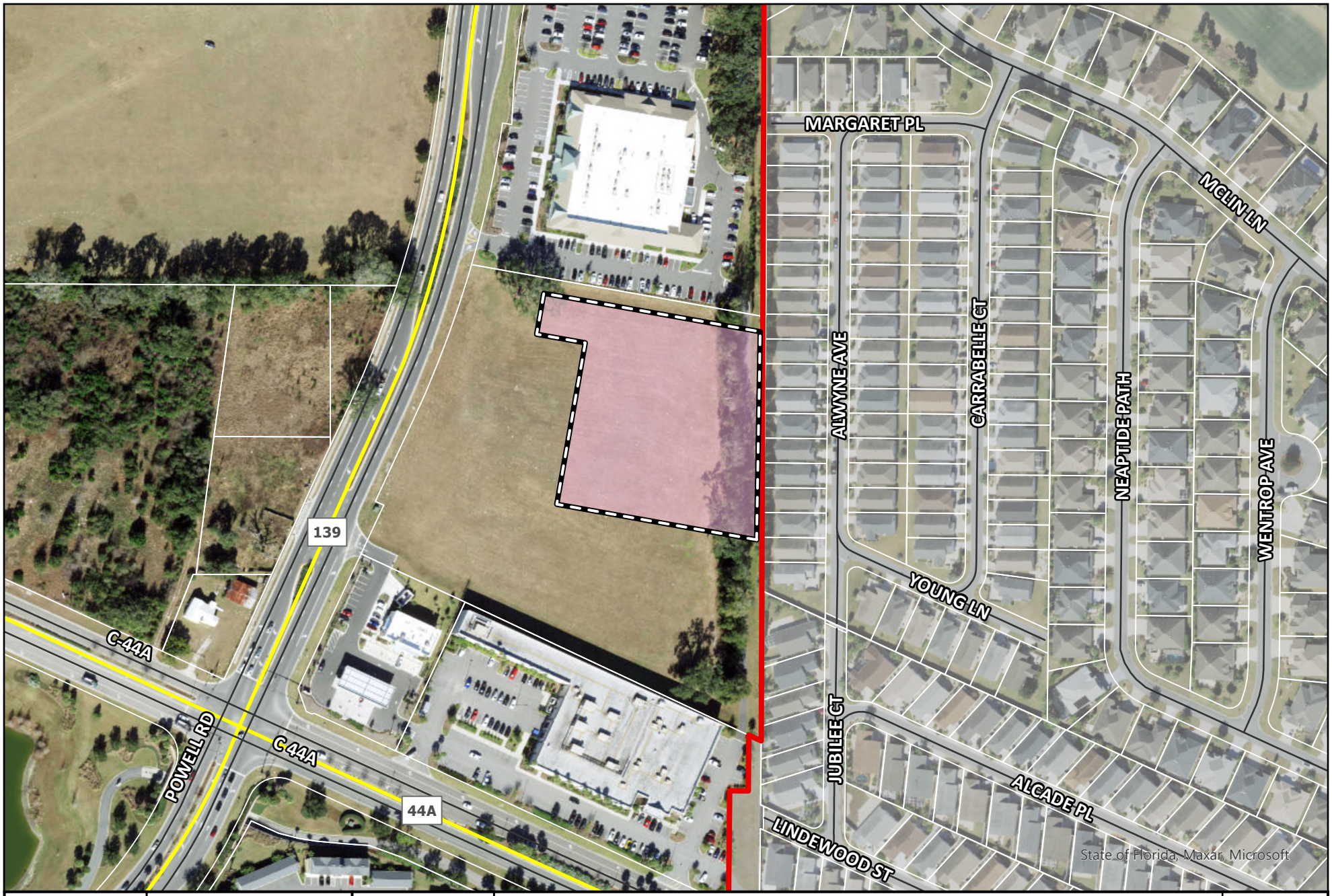
Case No	SP 2408-008 Citizen's First Bank Office Building
Parcel Number	Portion of Parcel G08-120
Acreage	2.41 Acres, MOL
Property Location	The property is addressed as 6503 Powell Road, Wildwood, FL 34785, approximately 237 feet north of the intersection of SR 44A and Powell Road.
Owner	The Villages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

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

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

DATED: 1/17/2025

Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 35 70 140

SP 2408-008

CITIZENS FIRST BANK OFFICE BLDG

PARCEL G08-120

MAP 1B

LOCATION MAP

AUG 2024

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

DATE	REVISIONS	BY
9/30/24	1 REVISED PER CITY OF WILDWOOD COMMENTS DATED 9/17/24	BRP
11/11/24	2 REVISED PER CITY OF WILDWOOD COMMENTS DATED 10/21/24	BRP

CITIZENS FIRST BANK

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

LEGAL DESCRIPTION

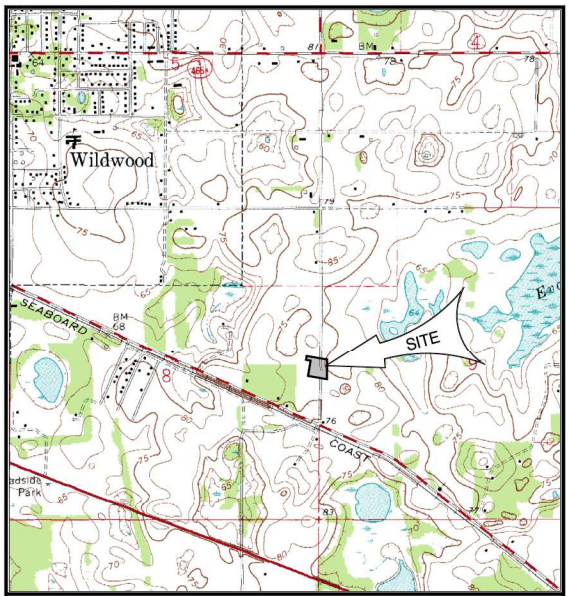
A PARCEL OF LAND LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3891, PAGE 259, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE EAST LINE THEREOF RUN N00°29'25"E, 611.79 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2133, PAGE 557, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THEREOF RUN S65°09'05"E, 43.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF VILLAGES OF SUMTER PERRY VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 5 AND 5A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY OF PERRY VILLAS AND THE WEST BOUNDARY OF VILLAGES OF SUMTER CARRABELLE VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 22 AND 22A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RESPECTIVELY, RUN N00°57'59"E, 348.58 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PLATTED BOUNDARY RUN N79°55'55"W, 327.54 FEET; THENCE N10°03'15"E, 264.36 FEET; THENCE N79°55'55"W, 79.78 FEET; THENCE N10°04'05"E, 67.00 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3891, PAGE 259; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S79°55'55"E, 354.29 FEET TO AFORESAID WEST BOUNDARY OF VILLAGES OF SUMTER CARRABELLE VILLAS; THENCE ALONG SAID WEST BOUNDARY RUN S00°57'59"W, 335.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.41 ACRES, MORE OR LESS.

NOTE:

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



VICINITY MAP

1" = 1000'

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



2 SOILS MAP

SCALE: 1" = 200'

SHEET LIST TABLE

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

NOTES:

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

1 WATER AND WASTE WATER UTILITIES
NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
3601 KIESSEL ROAD
THE VILLAGES, FL 32163
(352) 753-6260

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

1 IRRIGATION UTILITIES
SUMTER WATER CONSERVATION AUTHORITY (S.W.C.A.)
3619 KIESSEL ROAD
THE VILLAGES, FL 32163
(352) 752-6360

CABLE TELEVISION/INTERNET
NEXT LINK COMMUNICATION, LLC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
TOM MCDONOUGH, MANAGER
(352) 753-6219

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

1 SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
(352) 748-0236

OWNER
THE VILLAGES OPERATING COMPANY
3619 KIESSEL ROAD
THE VILLAGES, FL 32163
MARTIN L. DZURO, VP
(352) 753-6260

DEVELOPER
CITIZENS FIRST BANK
6494 POWELL ROAD
THE VILLAGES, FL 32163-2038
TRICIA SNODGRASS. SVP - COO
(352) 751-2168

ENGINEER
CLYMER FARNER BARLEY, INC.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
STEPHEN M. CAMPBELL, PE
FL. LIC. NO. 83530
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
KAYE JAMESON, PSM
FL. REG. NO. 5912
(352) 748-3126

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11-11-2024

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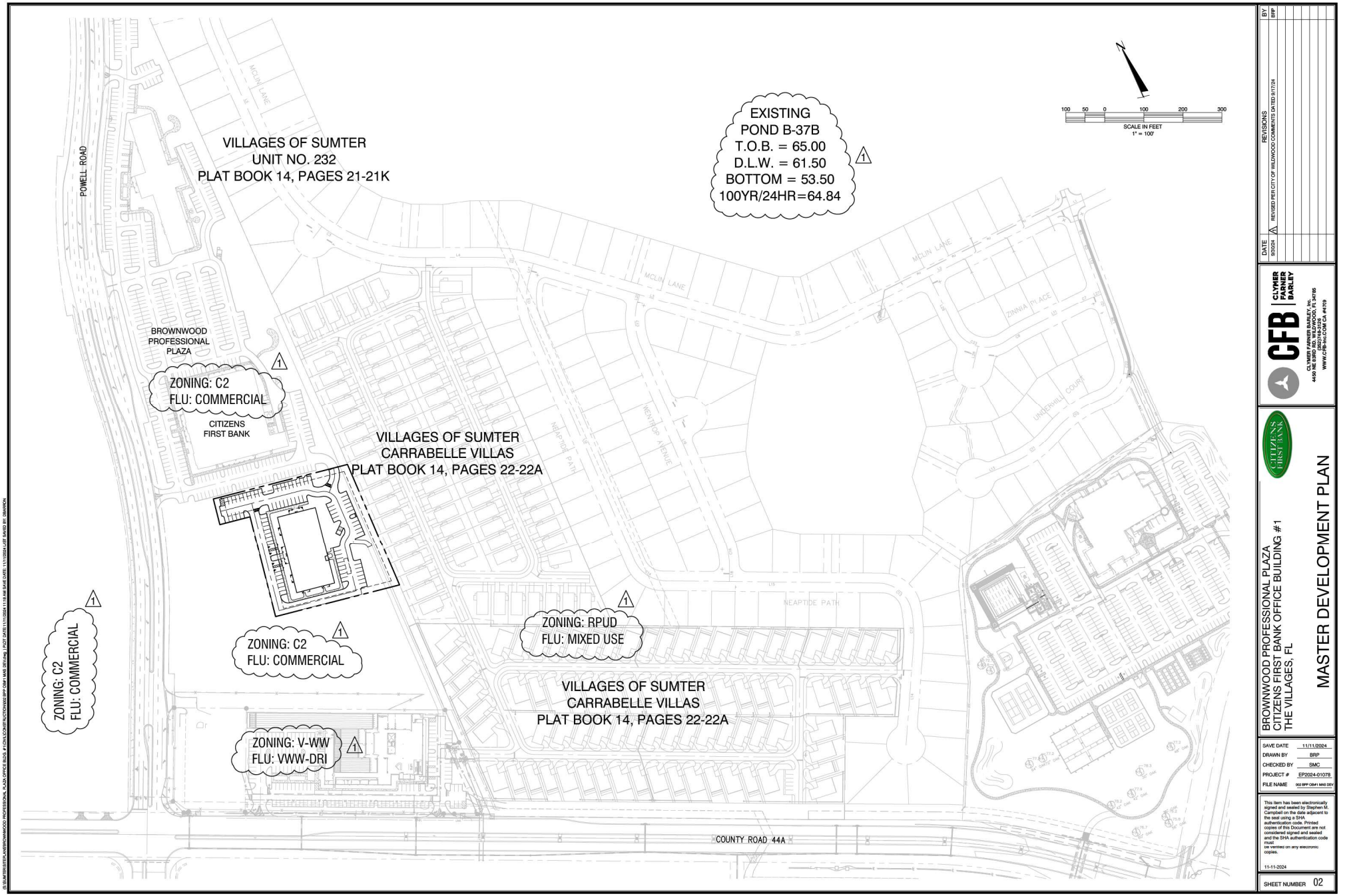
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-Inc.COM CA #4709

BROWNWOOD PROFESSIONAL PLAZA CITIZENS FIRST BANK OFFICE BUILDING #1

(I:\SUMTER\SITE\PLANS\BROWNWOOD PROFESSIONAL PLAZA OFFICE BLDG #1\CIVIL\CONSTRUCTION\01 SPP COM 1 COVER.dwg | PLOT DATE: 11/11/2024 12:28 PM SAVE DATE: 11/11/2024 LAST SAVED BY: DSMITH



DATE	REVISIONS	BY
9/30/24	1 REVISED PER CITY OF WILDWOOD COMMENTS DATED 9/17/24	BRP

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
352.748.0213
WWW.CFB-Inc.COM CA #4170

CITIZENS FIRST BANK

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

MASTER DEVELOPMENT PLAN

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	002 BPP CB#1 MAS DEV

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11-11-2024

SHEET NUMBER 02

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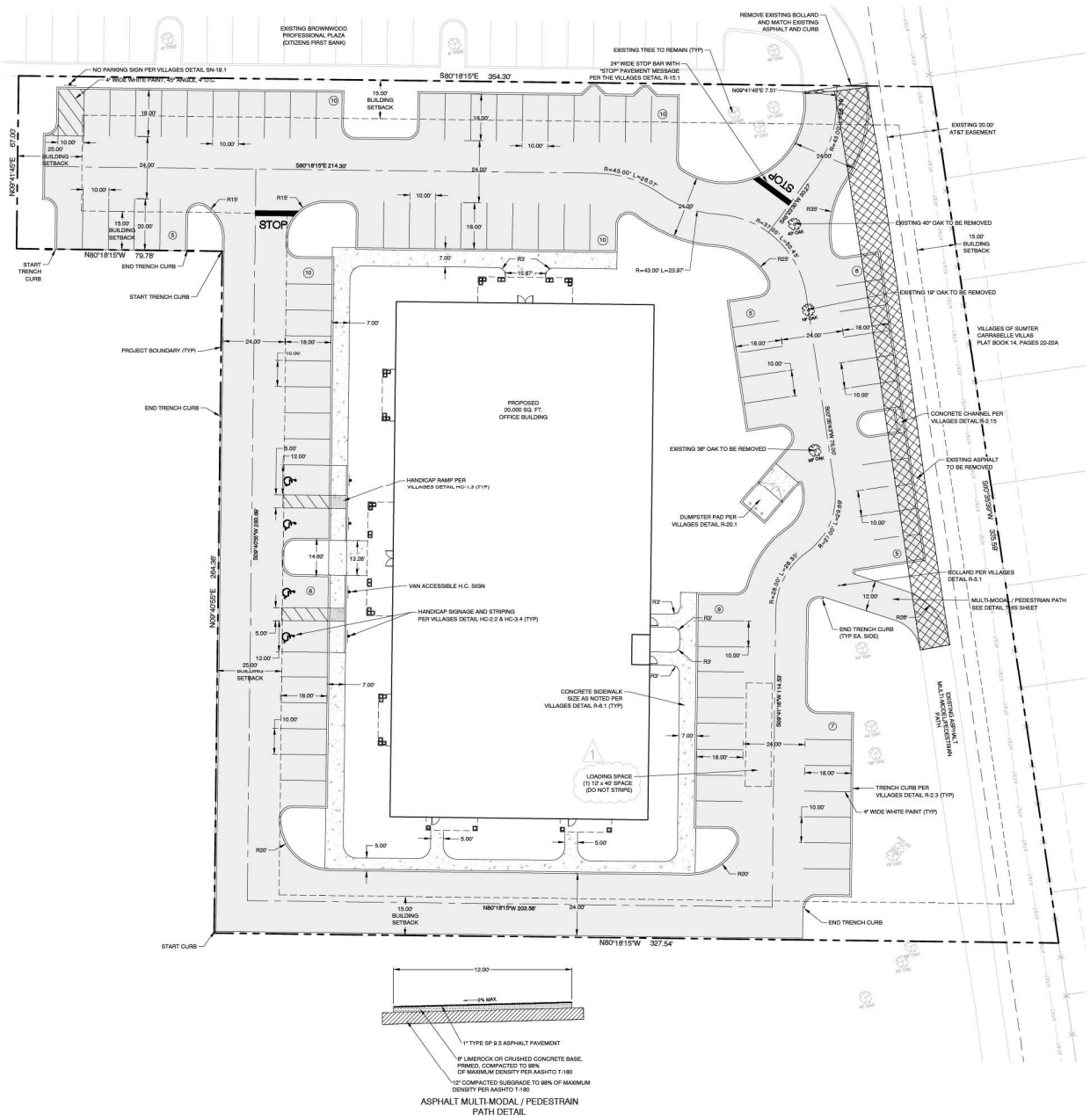
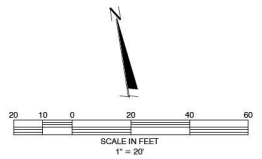


ASPHALT MULTI-MODAL / PEDESTRAIN PATH DETAIL



SITE DATA

1. PROJECT AREA = 2.41 AC. (105,096 SQ. FT.)
2. ZONING = C-2
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING TYPE:
   OFFICE BUILDING; 20,000 SQ. FT., 1 STORY, CONCRETE BLOCK, MAX. HEIGHT 35'
5. BUILDING SETBACK: FRONT = 25 FEET
   REAR = 15 FEET
   SIDES = 15 FEET
6. PARKING DATA:
   REQUIRED PARKING: 3 SPACE/1000 SQ.FT = 20,000/1000*3=60 SPACES

   STANDARD PARKING SPACES PROVIDED:
   10' x 18' SPACES = 76
   10' x 20' SPACES = 5
   12' x 18' HC SPACES = 4
   TOTAL PARKING PROVIDED: 85 SPACES

   HANDICAP SPACES REQUIRED = 4
   INCLUDES 1 VAN ACCESSIBLE HANDICAP SPACE
7. ENGINEER/SURVEYOR – CLYMER FARNER BARLEY, INC.
   4490 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
8. PERMITTING AGENCIES
   -CITY OF WILDWOOD -SWFWMD -FDEP
9. WATER AND SANITARY SEWER PROVIDED BY NSCUD.
10. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
11. SOLID WASTE BY CITY OF WILDWOOD APPROVED FRANCHISE.
12. IRRIGATION BY S.W.C.A.
13. LOCATED IN SECTIONS 8 & 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, WILDWOOD, SUMTER COUNTY, FLORIDA
14. MONUMENT SIGN SETBACKS PER CITY OF WILDWOOD LDR.
15. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 20,000 SQ. FT. (0.46 AC.) 19.1%
PROPOSED SIDEWALKS/CONCRETE	= 4,317 SQ. FT. (0.10 AC.) 4.1%
PROPOSED ASPHALT	= 44,105 SQ. FT. (1.01 AC.) 42.0%
TOTAL IMPERVIOUS AREA	= 68,422 SQ. FT. (1.57 AC.) 65.2%
OPEN AREA	= 36,674 SQ. FT. (0.84 AC.) 34.8%
PROJECT AREA	= 105,096 SQ. FT. (2.41 AC.) 100%

16. TYPES OF CONSTRUCTION AND MIN. FIRE FLOW REQUIREMENTS FOR THE BUILDINGS ARE;
    16.1. 20,000 S.F. OFFICE BUILDING IS TYPE II-B, UNPROTECTED W AUTOMATIC FIRE SPRINKLER SYSTEM. TYPE V(000)-3,750 GPM FOR 2 HOURS WITH 75% REDUCTION FOR AUTOMATIC FIRE SPRINKLER SYSTEM = 1,000 GPM (MINIMUM)
17. INTENDED USE OF SITE IS OFFICE BUILDING
18. PER FIRM MAP 12119C0132D, NO PORTION OF THIS SITE FALLS WITHIN A FLOOD ZONE
19. NUMBER OF EMPLOYEES: ESTIMATED TO BE 60.

NOTES:

1. BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
3. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
4. ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
7. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12:1 WITHOUT THE ADDITION OF HANDICAP HANDRAIL SYSTEM ALONG THE WALK PATH IN AREA OF MAX. SLOPE (GREATER THAN 5% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00% CROSS SLOPE) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. VERTICAL DATUM IS BASED ON NAVD 1988 AND REFERENCED TO "S 603".

= PROPOSED ASPHALT

= PROPOSED CONCRETE

REVISIONS	DATE	BY
REVISED PER CITY OF WILDWOOD COMMENTS DATED 9/17/24	9/30/24	BRP
REVISED PER CITY OF WILDWOOD COMMENTS DATED 10/21/2024	11/1/24	DLB

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4490 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3126
WWW.CFBINC.COM CA #2170

CITIZENS FIRST BANK

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

SITE PLAN

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	03 BPP Site1 SITE

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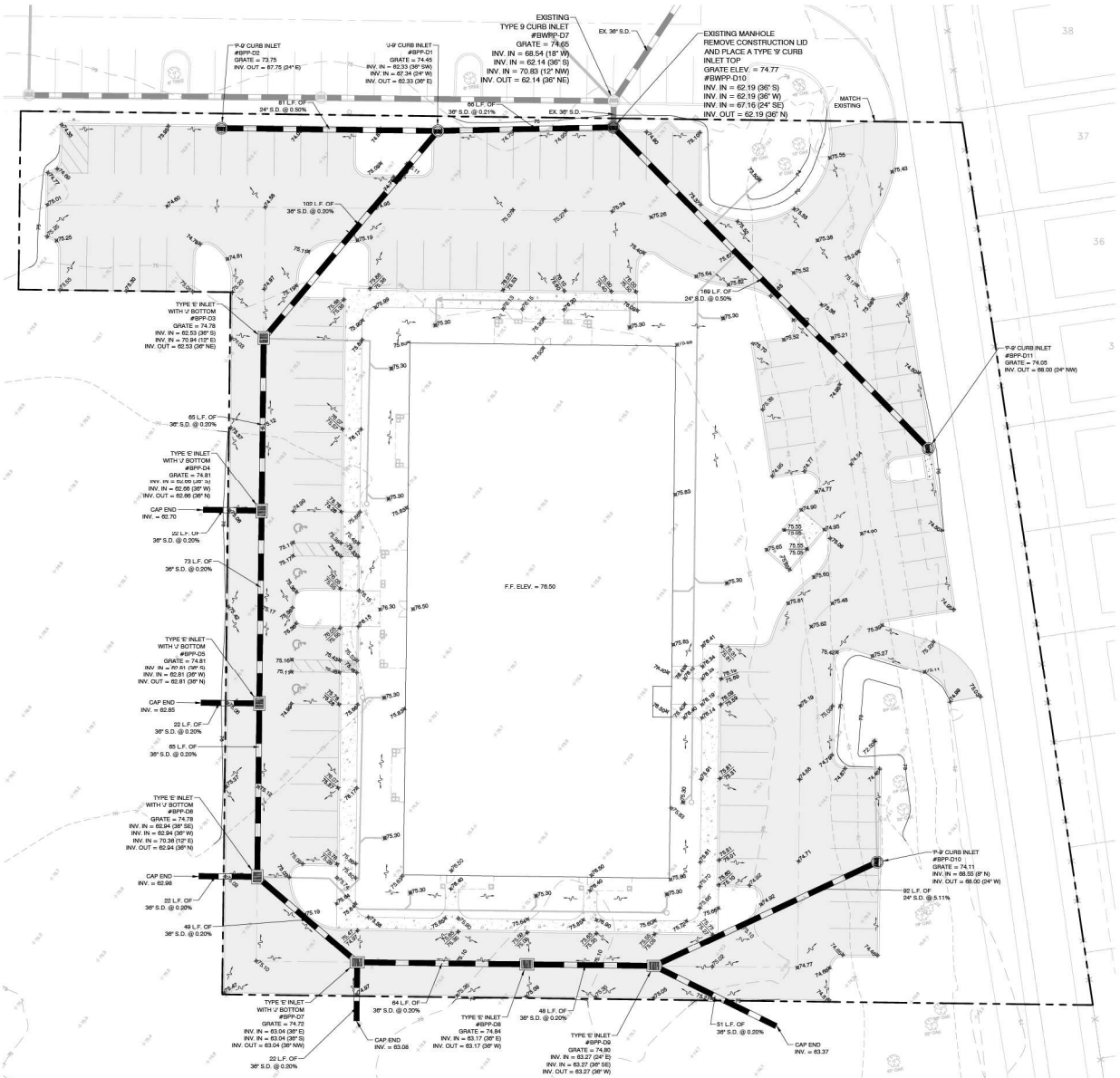
11-11-2024

SHEET NUMBER 03

(I):\BUSINESS\EMPLANS\BROWNWOOD PROFESSIONAL PLAZA OFFICE BLDG. #1\CIVIL\CONSTRUCTION\03 BPP Site1 SITE.dwg | PLOT DATE:11/11/2024 11:19 AM | SAVE DATE: 11/11/2024 | LAST SAVED BY: DBARRON



20 10 0 20 40 60

SCALE IN FEET
1" = 20'

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED YARD DRAIN
- D-1 DRAINAGE STRUCTURE NUMBER (PROPOSED)

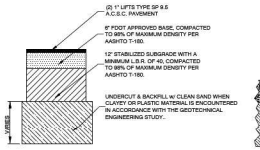
NOTE:

1. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES, AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
2. FINISHED FLOOR ELEVATION (FFE) SHALL BE ADJUSTED BASED ON CURRENT SURVEY DATA OF SITE IMPROVEMENTS CONSTRUCTED/COMPLETED AT TIME OF FFE SURVEY REQUEST. THE SITE AND BUILDING CONTRACTORS SHALL COORDINATE WITH SITE ENGINEER TO CONFIRM THE FINAL FFE WILL COMPLY WITH CURRENT SITE IMPROVEMENT ELEVATIONS. IF NO SITE IMPROVEMENTS HAVE BEEN CONSTRUCTED AT TIME OF FFE SURVEY REQUEST, USE THE FFE STATED ON APPROVED PLANS.

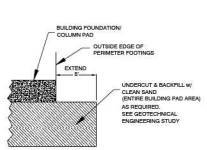
YARD DRAIN LEGEND

- 15" DUCTILE IRON YARD DRAIN
- 12" DUCTILE IRON YARD DRAIN
- ATRIUM GRATE YARD DRAIN

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



PARKING LOT
PAVEMENT SECTION



BUILDING PAD
SECTION

DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-0808
WWW.CFB-INC.COM CA #2178

CITIZENS FIRST BANK

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

GRADING AND DRAINAGE PLAN

SAVE DATE:	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	024 BPP Site1 GRD-DRN

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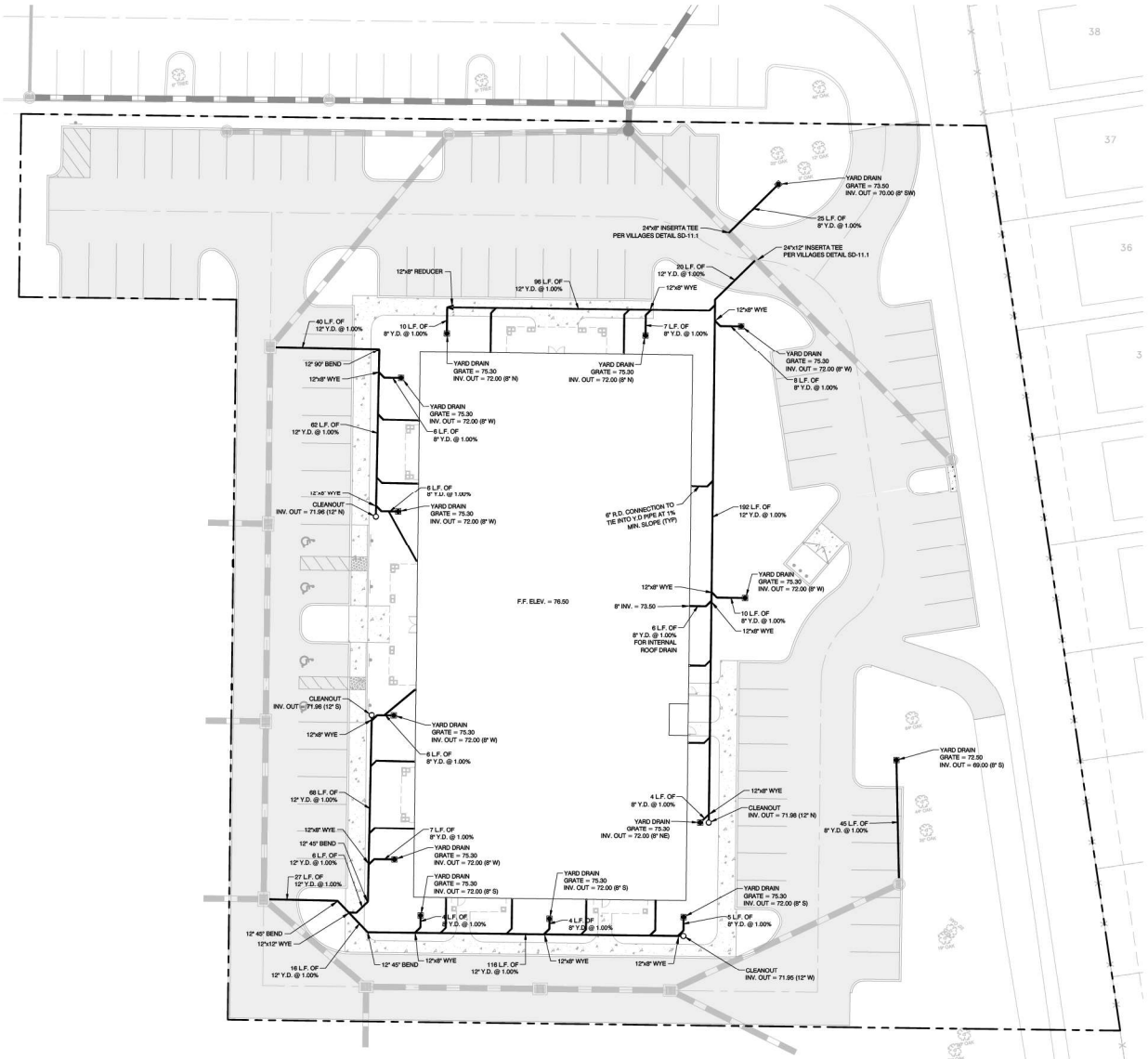
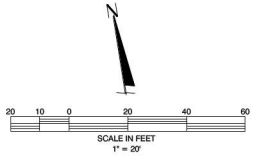
11-11-2024

SHEET NUMBER 04

(S:\EVENTS\FIRST PLANS\BROWNWOOD PROFESSIONAL PLAZA OFFICE BLDG. # 024\CONSTRUCTION\site BPP Site1 GRD-DRN.dwg PLOT DATE: 11/11/2024 11:36 AM SAVE DATE: 11/11/2024 LAST SAVED BY: SIMPSON





LEGEND

PROPOSED YARD DRAIN

YARD DRAIN LEGEND

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

BY	DATE	REVISIONS

CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILLISTON, FL 34785
(352) 528-0324
WWW.CFB-Inc.COM CA #4170

CITIZENS FIRST BANK

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

YARD AND ROOF DRAINAGE PLAN

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	005 BPP OB#1 YD-RD

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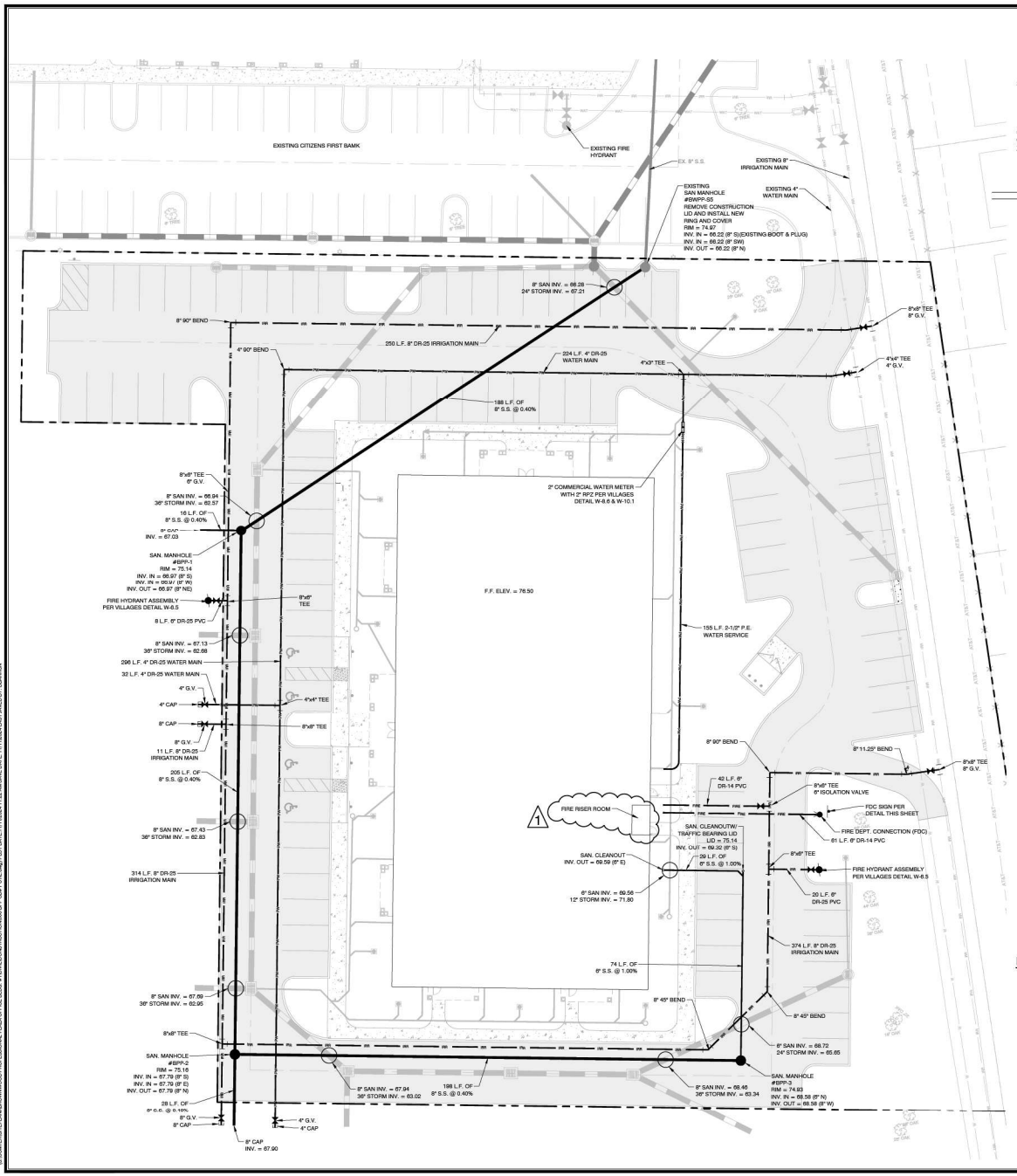
11-11-2024

SHEET NUMBER 05

(I:\SUBMITTERS\PLANS\BROWNWOOD PROFESSIONAL PLAZA OFFICE BLDG #1\DWG\CONSTRUCTION\005 BPP OB#1 YD-RD.dwg | PLOT DATE:11/11/2024 11:01 AM SAVE DATE: 11/11/2024 LAST SAVED BY: SMARRON



SIGN FOR FDC ONLY "NO PARKING FDC"

CLEAR ZONE - NO LANDSCAPING, OTHER OBSTRUCTIONS, ETC. ALLOWED. TAKE INTO CONSIDERATION MATURE GROWTH OF ADJACENT PLANT MATERIAL.

3' MIN.

5' MIN. CLEAR ZONE

5' MIN. 5' MIN.

FIRE DEPARTMENT CONNECTION (FDC) 4" STORZ FACING DIRECTION

CURB

FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

N.T.S.

20 10 0 20 40 60

SCALE IN FEET 1" = 20'

GRAVITY STORM SEWER MAIN

45° BEND (TYP.)

1' MIN.

POTABLE MAIN

POTABLE & STORM SEWER MAIN CROSSING

NOTE: CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS

FORCE MAIN/ IRRIGATION MAIN/ EFFLUENT MAIN/ GRAVITY STORM/ GRAVITY SEWER MAIN

6" MIN.

FORCE MAIN/ IRRIGATION MAIN/ EFFLUENT MAIN/ GRAVITY STORM/ GRAVITY SEWER MAIN

NON-POTABLE PRESSURE MAIN CROSSING DETAIL

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING IRRIGATION MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- EXISTING SANITARY SEWER
- EXISTING MAN-HOLE
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- SAMPLE POINT

3" 12" INSERT 18" INSERT 6" INSERT

RED LETTERS ON WHITE BACKGROUND

NO PARKING FIRE DEPARTMENT CONNECTION ADDRESS HERE

BLACK ALUMINUM BACK PLATE

BLACK LETTERS ON WHITE BACKGROUND (ADDRESS ONLY)

MANUFACTURER: BEACON PRODUCTS 6900 EAST 19th STREET SARASOTA, FL 34243

CONTACT: VEASEY LIGHTING GROUP TOM VEASEY (407) 949-7920 (OFFICE) (321) 689-9480 (CELL)

ADDRESS TO BE DETERMINED

8"DIA.

POST: 8" DIA. X .108 WALL EXTRUDED ALUMINUM (STRAIGHT, SMOOTH).

FINIAL: CAST ALUMINUM A356.2 ALLOY.

BACK PLATE: CAST ALUMINUM A356.2 ALLOY.

BASE COVER: TWO PART COVER FABRICATED ALUMINUM.

FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.

FINISH: BRACKETS III POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.

WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH

ANCHOR BASE

24" DIAMETER, 4" THICK CONCRETE COLLAR (USE ONLY IN GRASSED AREAS)

ANTI-ROTATION TUBE

GRASS OR LANDSCAPED AREA INSTALLATION

"NO PARKING FIRE DEPARTMENT CONNECTION " DETAIL

NTS

CONNECTION TO BUILDING FIRE SPRINKLER SYSTEM

DOUBLE CHECK BACKFLOW PREVENTER (SEE NOTE)

BUILDING FOUNDATION

CONNECTION TO STREET

WILKINS MODEL WBR-F STAINLESS STEEL BUILDING FIRE RISER OR EQUAL

THRUST BLOCK

NOTE:

1. DEVICES SHALL BE AS REQUIRED BY THE CURRENT EDITION OF THE CROSS-CONNECTION CONTROL HANDBOOK.
2. DOUBLE CHECK BACKFLOW PREVENTER BY OTHERS.

FIRE RISER DETAIL (W-6.8)

N.T.S.

CLEARANCE REQUIREMENTS FOR POTABLE WATER/ SANITARY, STORM SEWER, RECLAIMED WATER AND NON-POTABLE IRRIGATION PIPING

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(D) - (I), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A. C.

NOTE:

1. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF THE BUILDING.
2. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

DATE	REVISIONS	BY
8/20/24	REVISED PER CITY OF WILDWOOD COMMENTS DATED 9/17/24	BRP

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-0808
WWW.CFBINC.COM CA #4278

CITIZENS FIRST BANK

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

UTILITY PLAN

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	00E BPP CB#1 UTIL

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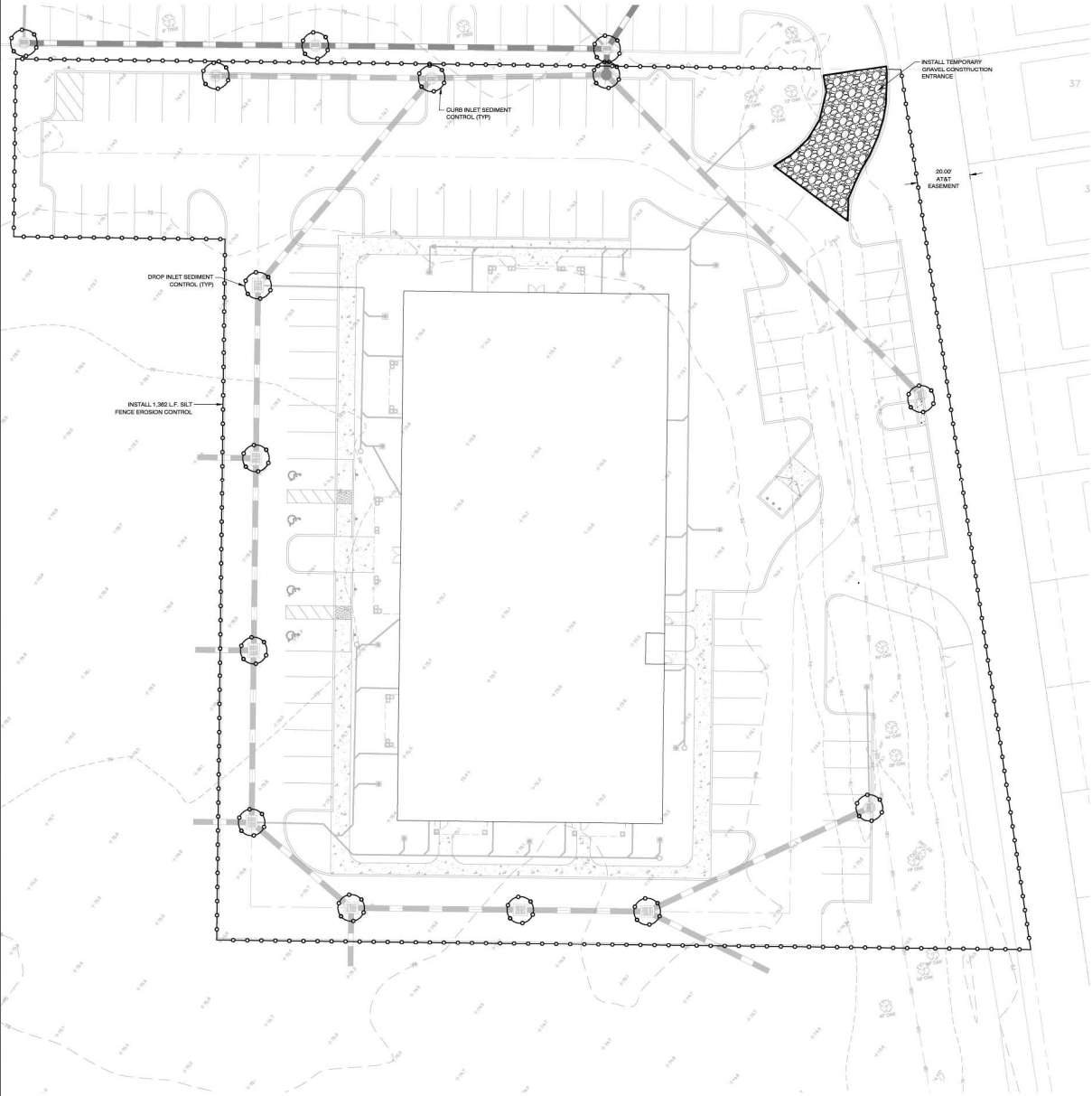
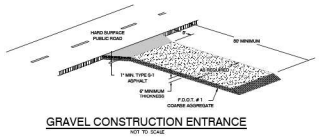
11-11-2024

SHEET NUMBER 06

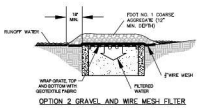
(E:\SHARED\BRITTER_ANN\BROWNWOOD PROFESSIONAL PLAZA OFFICE BLDG. #1\CIVIL\CONSTRUCTION\00E BPP CB#1 UTIL.dwg) PLOT DATE:11/11/2024 11:02 AM BY ANN BRITTER (LAST SAVED BY: CSMARSON





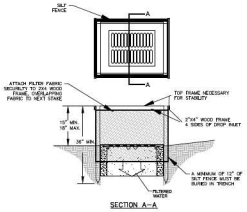
GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE





OPTION 2 GRAVEL AND WIRE MESH FILTER

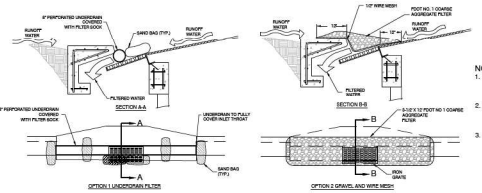
NOTES:
1. FROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREA (LESS THAN 1%).
2. USE 2"X3" WOOD OR EQUIVALENT METAL STAKES (3' FT. MIN. LENGTH)
3. INSTALL 2"X3" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.



SECTION A–A

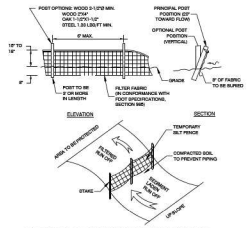
OPTION 1 SILT FENCE BARRIER

DROP INLET SEDIMENT FILTER DETAIL
N.T.S.



NOTES:
1. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR TYPE "S" CURB INLET TOPS.
2. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
3. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.

CURB INLET SEDIMENT FILTER DETAIL
NOT TO SCALE



FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL
NOT TO SCALE

NOTES:
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM, WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED, AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES, AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS SD-26 & SD-27 OF THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, LATEST EDITION.

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

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-0055
WWW.CFB-INC.COM CA #2378

CITIZENS FIRST BANK

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

EROSION CONTROL PLAN

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	007 BPP Offer1 EROSION

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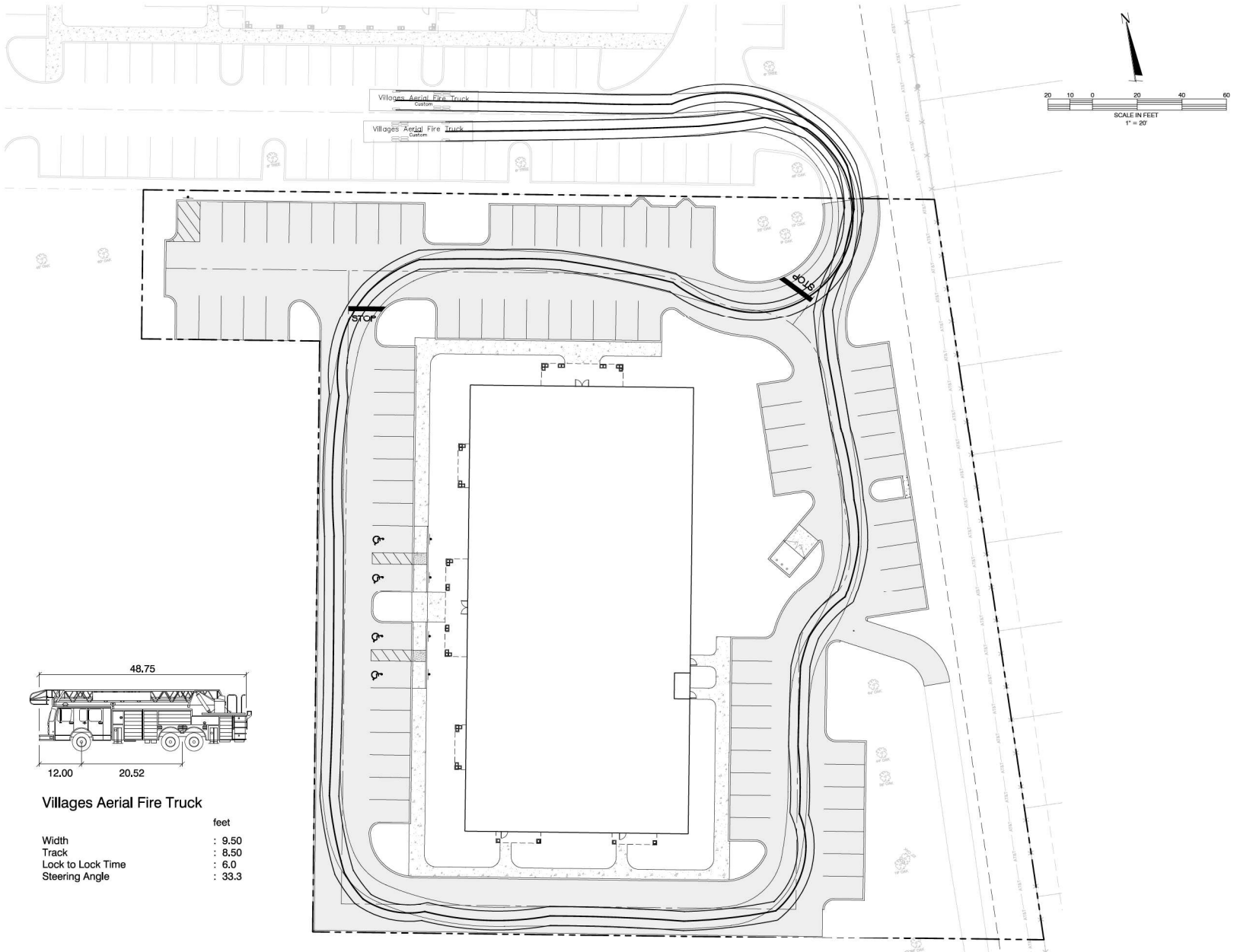
11-11-2024

SHEET NUMBER EC-1

(S:\EAWTERS\BPP\EAWS\BROWNWOOD PROFESSIONAL PLAZA OFFICE BLDG. # 2\CIVIL\CONSTRUCTION\007 BPP Offer1 EROSION.dwg) PLOT DATE: 11/11/2024 11:20 AM SAVE DATE: 11/11/2024 LAST SAVED BY: EBARRON



Villages Aerial Fire Truck

	feet
Width	: 9.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-3126
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CITIZENS FIRST BANK

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

AUTOTURN - FIRE TRUCK EXHIBIT

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	003 BPP OS#1 SITE

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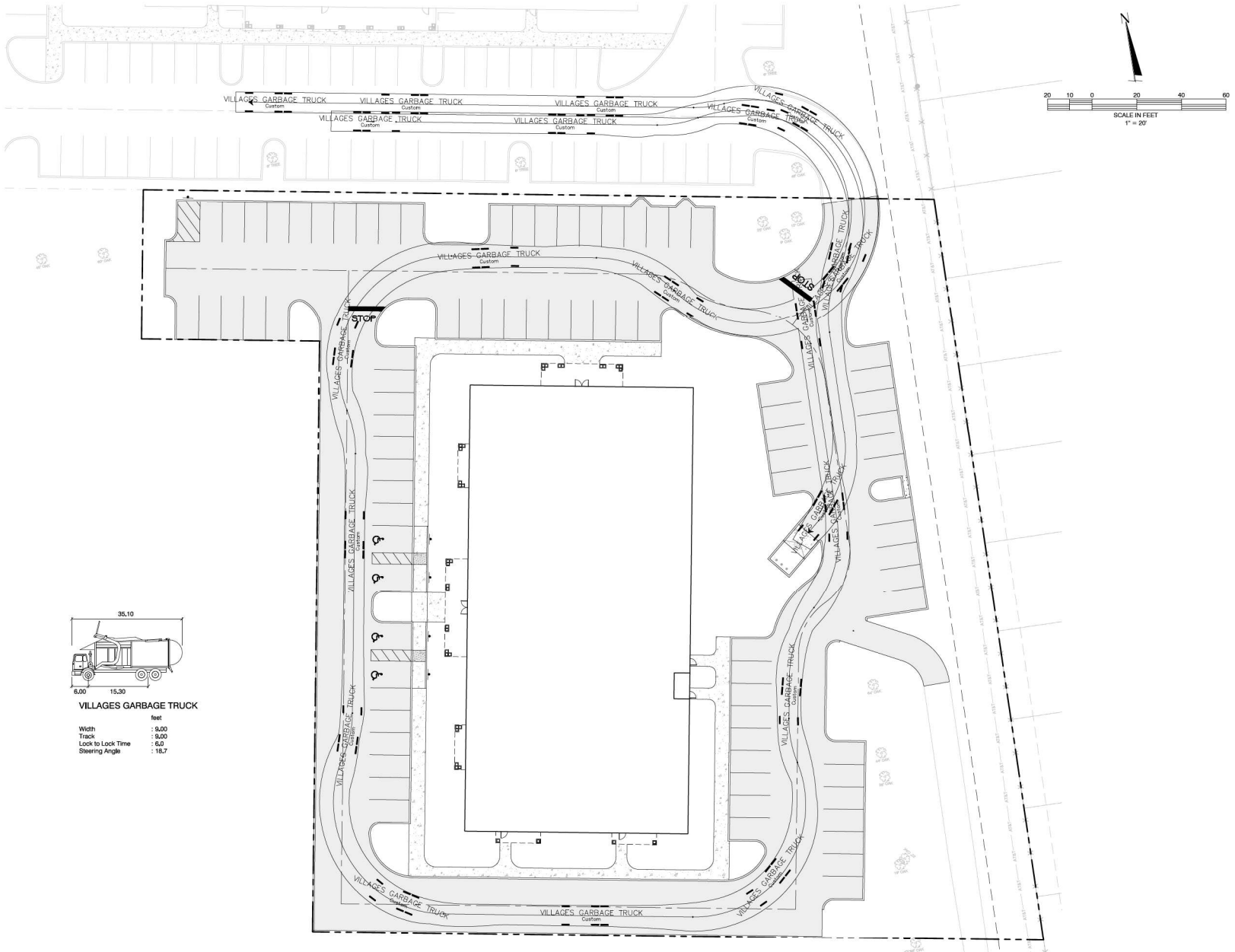
11-11-2024

SHEET NUMBER AT-1



VILLAGES GARBAGE TRUCK

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 18.7

DATE		REVISIONS	BY
11-11-2024	A	REVISED PER CITY OF WILDWOOD COMMENTS DATED 10/21/2024	DLB

CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-3126
WWW.CFB-Inc.COM CA #4709

CITIZENS FIRST BANK

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

AUTOTURN - DUMPSTER TRUCK EXHIBIT

SAVE DATE	11/11/2024
DRAWN BY	BRP
CHECKED BY	SMC
PROJECT #	EP2024-01078
FILE NAME	AUTOTURN DUMPSTER TRUCK EXHIBIT

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11-11-2024

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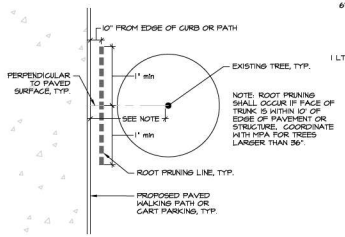
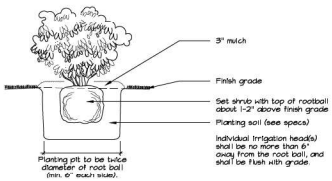
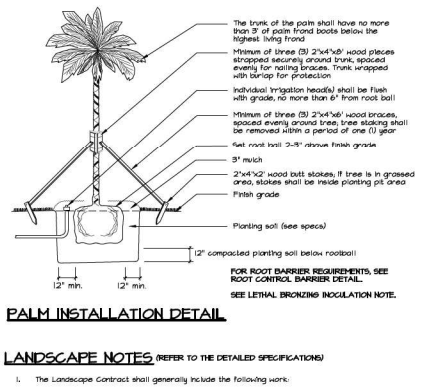


TYPICAL ROOT PRUNING PLAN

SCALE: 1" = 10'



SHRUB INSTALLATION DETAIL



FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL.

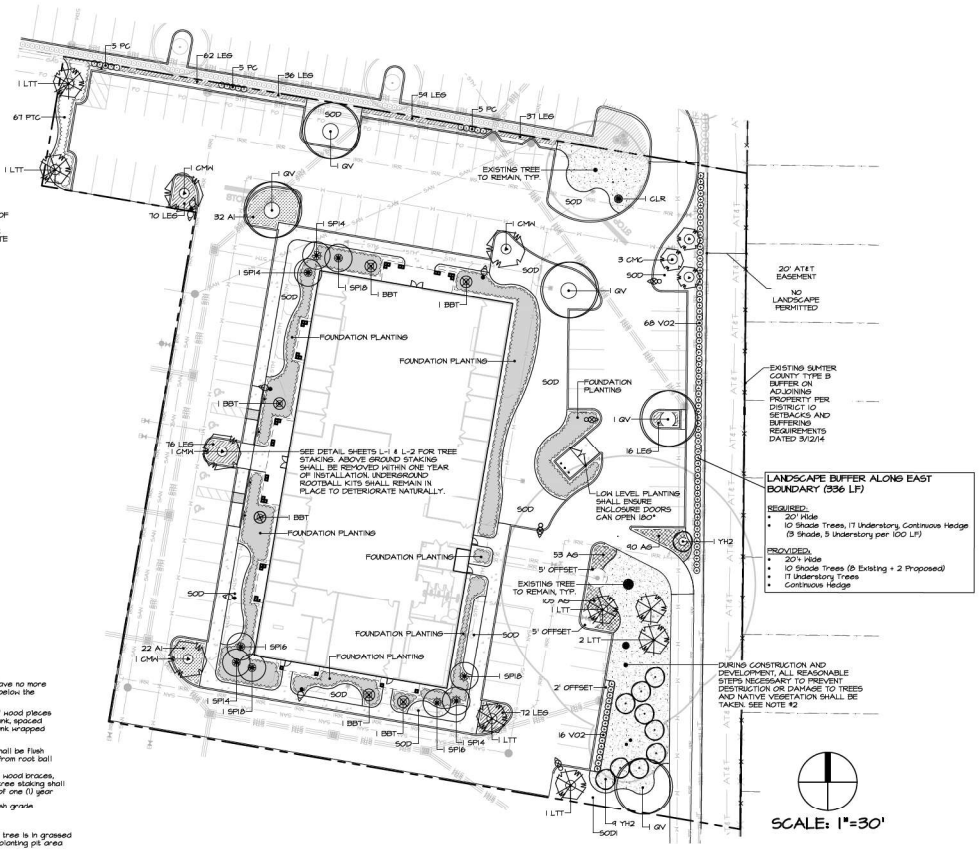
SEE LETHAL BRONZING INCULATION NOTE.

PALM INSTALLATION DETAIL

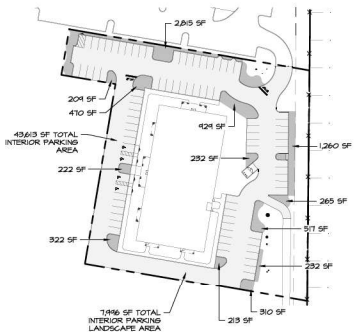
LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - D. Supplying of plant material of the specified type, size, and quality.
   - E. Proper location, layout, and orientation of trees and planting beds.
   - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - I. Observing and following any special requirements beyond the specifications as noted on the plans.
   - J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



INTERIOR LANDSCAPE DIAGRAM (N.T.S.)



FOUNDATION PLANTING LEGEND

Shrubs/Groundcover/Accent Plants
(Shrubs shall be 3-gal, 30" ht, minimum
Groundcovers shall be 1-gal, minimum)

- African Iris, white
- Annuals, seasonal
- Arabesque Miscanthus
- Blueberry Pixie Lily
- Confederate Jasmine
- Coontie
- Coralgrass
- Crinum Lily, white
- Curly Leaf Ligustrum
- Desert Candle
- Dwarf Bamboo
- Dwarf Burford Holly
- Dwarf Confederate Jasmine
- Dwarf Mexican Petunia, purple
- Dwarf Nandina
- Dwarf Walters Viburnum
- Dwarf Yaupon Holly
- Emerald Goddess Liriope
- Evergreen Pampasum
- Golden Dewdrop
- Green Fountain Grass
- Heavenly Bamboo
- Indian Hawthorn, white
- Japanese Yew
- Lantana, dwarf yellow
- Ligustrum
- Lily-of-the-Nile
- Mixed Annuals & Perennials
- Muhly Grass
- Pampas Grass
- Parson's Juniper
- Pittosporum, compact green
- Plumbago
- Sandankwa Viburnum
- Saw Palmetto
- Society Garlic
- Sweet Viburnum
- Trailing Lantana, purple

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 2.41 Ac. (105,096 sf)

Design District: Downtown

Tree Removal and Mitigation
(Tree survey by Clymer Farner Barley, INC.)

3 Non-Live Oak Trees Required for Mitigation - See Tree Removal Plan for detailed calculations
4 Live Oaks Required for Mitigation - See Tree Removal Plan for detailed calculations

30 Non-Live Oak Trees Provided
5 Live Oaks Provided

These trees will reach a minimum height of 15' and single/aggregate DBH of 4" at maturity

Landscape Buffers

EAST BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

Parking Lot Requirements
85 Paved Parking spaces, 43,613 s.f. paved area

Required: 1 canopy tree and 3 shrubs per 25 spaces
(4 Canopy Trees, 11 Shrubs total required for 85 spaces)

Provided: 4 Proposed canopy trees + Existing Trees, and 114 shrubs

Required: Landscape area equal to 10% of paved area (4,361 sf for 43,613 sf paved area)

Provided 7,996 s.f. (18%) SEE DIAGRAM THIS SHEET

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 1-1/2" METER WITH BACKFLOW PREVENTION DEVICE, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.
9. ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AG	248	Lily-of-the-Nile Agapanthus africanus - (AG)	#1; full; 3-4 ppp min; 18" oc	24" ht x full mass; remove dead flower stalks
AI	54	African Iris, white Dietes vegeta - (AI)	#3, full, 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
BBT	6	Bottlebrush Callistemon rigidus 'Red Cluster' - (BBT)	#30, 5'-6' x 3'+ spr; multi-trunk; tree form; 2" DBH min (aggregate)	15' ht x 10' spr; prune for form/ clearance, remove suckers
CLR	1	Crinum Lily, red Crinum augustum 'Queen Emma' - (CLR)	#7; 3'+ OA	Allow mature growth
CMC	3	Crape Myrtle, scarlet red Lagerstroemia indica 'Colorama Scarlet' - (CMC)	#30/B&B, 9'+ ht x 5'+ spr; multi-trunk; 2" DBH min (aggregate)	25' ht x 20' spr; prune no more than 1/2" wood
CMW	4	Crape Myrtle, white Lagerstroemia indica 'Natchez' - (CMW)	#30/B&B, 9'+ ht x 5'+ spr; multi-trunk; 2" DBH min (aggregate)	25' ht x 20' spr; prune no more than 1/2" wood
LEG	428	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LEG)	#1; full; 5-7 ppp min; 18" oc	18" ht x full mass
LTT	7	Ligustrum, tree-type Ligustrum japonicum - (LTT)	B&B, 8'+ ht x 8'+ spr; multi-trunk; 4' min open below; 2" DBH min (aggregate)	Allow natural growth; 6-8' open below; prune informally, do not shear
PC	15	Plumbago Plumbago capensis - (PC)	#3, 18" x 18"+; 42" oc	4' ht x full mass; maintain informally, do not shear
PTC	67	Pittosporum, compact green Pittosporum tobira 'Compacta' - (PTC)	#3, 18-24"+ ht x 18-24"+ spr; 3' oc	3' ht x full mass, maintain informally, do not shear
QV	5	Live Oak Quercus virginiana - (QV)	B&B, 14-16' ht x 7-9' spr; 3" DBH min (4" cal min)	Allow natural growth; prune only for form or dead wood
SPI4	4	Sabal Palm Sabal palmetto - (SPI4)	BR, hurricane cut; 14' GT ht	Allow natural growth; prune only dead fronds to keep full round head
SPI6	2	Sabal Palm Sabal palmetto - (SPI6)	BR, hurricane cut; 16' GT ht	Allow natural growth; prune only dead fronds to keep full round head
SPI8	3	Sabal Palm Sabal palmetto - (SPI8)	BR, hurricane cut; 18' GT ht	Allow natural growth; prune only dead fronds to keep full round head
VO2	84	Sweet Viburnum Viburnum odoratissimum - (VO2)	#7, 30-36" ht x 2'+ spr; 3' oc	6' ht x 6'; full hedge
YH2	10	Yaupon Holly, tree type Ilex vomitoria - (YH2)	#45, 8' ht x 3'-4' spr; multi-trunk; 2" DBH min (aggregate)	Allow natural growth; do not shear; prune only for form or dead wood
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine 'Floratam' Stenotaphrum secundatum 'Floratam' - (SOD)	Palet	
SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)		

UNIRRIGATED BAHIA.

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL FINAL PAYMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

REGISTERED LANDSCAPE ARCHITECT SUSANNE M. STANCIL LA 0666662 STATE OF FLORIDA

This item has been electronically signed and sealed by Susanne M. Stancil on 09/30/24 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DATE	BY	REVISIONS

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

CITIZENS FIRST BANK

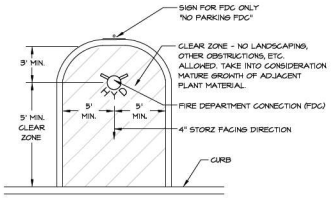
BROWNWOOD PROFESSIONAL PLAZA
OPERATIONS BUILDING #2
THE VILLAGES, FLORIDA
LANDSCAPE PLAN

DATE 09-30-24
DWN. BY SMS/JRT
CHKD. BY SMS

SHEET 1 OF 2

L-1

F:\BROWNWOOD PROF PLAZA\2024 CFB\BDPLANS\BPPP_CFB PHASE 2 - LS.DWG



FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

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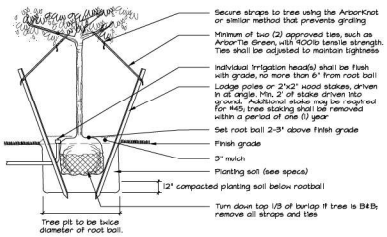
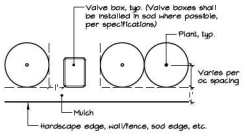


TREE INSTALLATION DETAIL

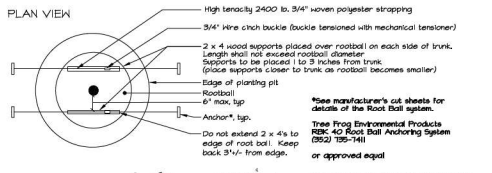
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.

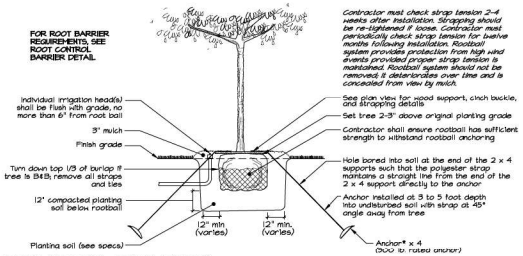


As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rear trail, wall/fence, building foundation, valve box/MEP, walls, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL

N.T.S.





TREE INSTALLATION DETAIL

FOR 3-4" CAL., 65-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

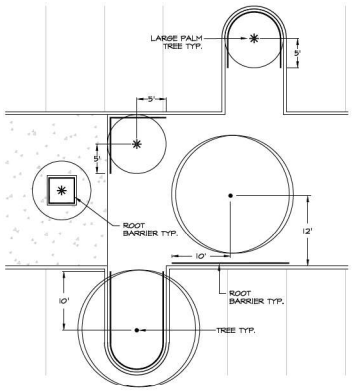
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, FINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL

1" = 10'

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REVISIONS

DATE	BY

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CITIZENS FIRST BANK

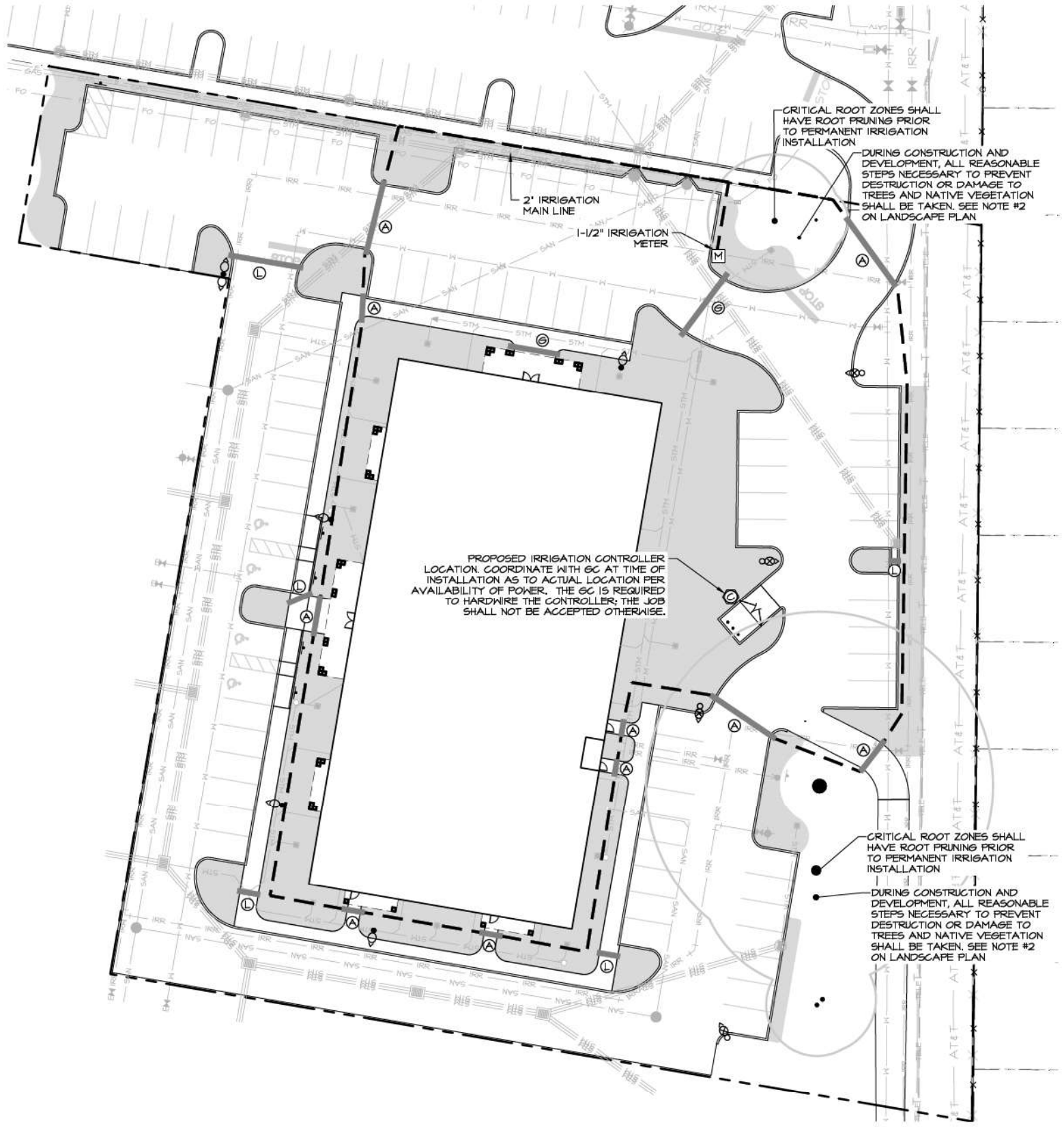
BROWNWOOD PROFESSIONAL PLAZA
OPERATIONS BUILDING #2
THE VILLAGES, FLORIDA
LANDSCAPE PLAN

DATE 09-30-24
DWN. BY SMS/JRT
CHKD. BY SMS

SHEET 2 OF 2

L-2

F:\BROWNWOOD PROF PLAZA\2024 CFB\BDP\LANDSCAPE\BWPP_CFB PHASE 2 - LS.DWG





SCALE: 1"=30'

IRRIGATION SLEEVING LEGEND

A = (1) 6", (2) 4", (1) 2"
B = (2) 4'
C = (1) 4"
D = (1) 4", (1) 2"
E = (2) 2"
F = (1) 6"
G = (1) 4", (2) 2"
H = (1) 6", (2) 4"
I = (2) 6", (2) 4", (1) 2"
J = (1) 2"
K = (1) 8", (1) 4", (2) 2"
L = (1) 3"
M = (2) 4", (2) 2"
N = (1) 6", (2) 2"

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
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7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A 1-1/2' NON-POTABLE METER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contract shall generally include the following work:
   A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
   B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
   C. Documentation and submittal of actual water supply performance prior to commencing installation.
   D. Separation of zones covering annuals for independent operation where applicable.
   E. Adjustment of pipe, head or valve locations or depths to allow for landscaping.
   F. Adjustment of nozzle pattern or relocation of heads to minimize overthrow onto pavement or structures and to provide satisfactory coverage to all plant material
   G. Programming of and labeling of controller(s) and submittal of separate zone schedule and Controller Operations Manual to the Landscape Architect.
   H. Submittal of two Owner's Manuals with contents as described in the specifications.
   I. Submittal of as-built plans illustrating dimensioned locations of all major components and any changes to the bid plan.
   J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
   A. Observing and reporting any conditions which would affect the performance of the system
   B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   C. Providing competent supervision of the work at all times.
   D. Reporting and repairing any damage caused by his work or actions.
   E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
   G. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   H. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

CITY OF WILDWOOD IRRIGATION CODE:

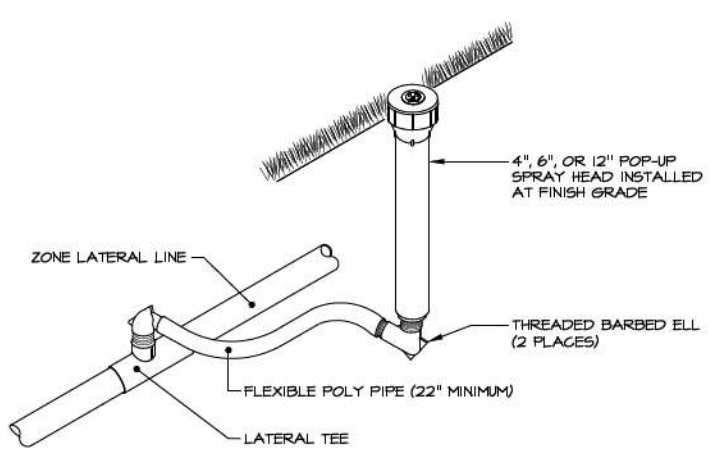
ALL LANDSCAPING WILL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL (IRRIGATION SYSTEM, HOSE, ETC.). REUSE WATER MUST BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO PROJECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE SPECIFICATIONS AND F.S. § 373.62, FOR RAIN SENSOR SHUT-OFF DEVICES FOR LANDSCAPE IRRIGATION INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE, AND/OR MEET THE CURRENT REQUIREMENTS STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. MICRO-IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES PROVIDED IT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. WATERING FOR NEW LANDSCAPES SHALL COMPLY WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE:

(a) PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES;
(b) BACK FLOW PREVENTION VALVE;
(c) SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS;
(d) MATCHING PRECIPITATION RATES ON HEAD WITHIN A ZONE (I.E., ROTORS AND SPRAY HEADS ON SEPARATE ZONES);
(e) USE OF PRESSURE REGULATED VALVES AND HEADS;
(f) 100% OVERLAPPING (HEAD TO HEAD) COVERAGE;
(g) MAXIMUM FLOW VELOCITY OF FIVE FEET (5') PER SECOND;
(h) CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN;
(i) APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1 ½) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION) PER WEEK, AND LESS IN BED AREAS, AND
(j) REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REALIGN OR REPLACE ROTORS AND SPRAY HEADS AS NEEDED.

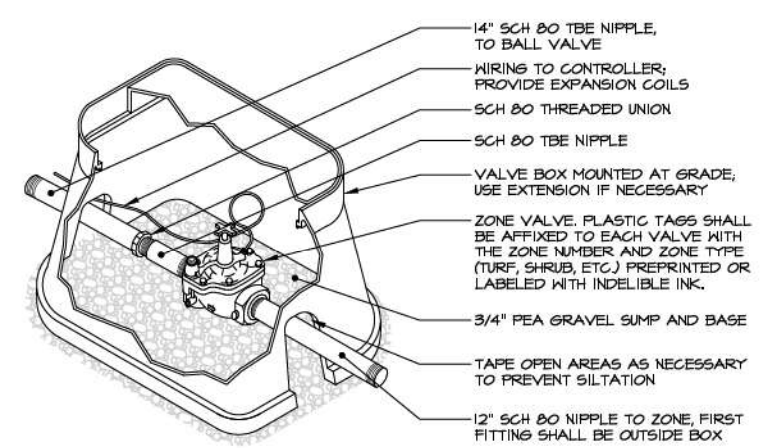
ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. CH. 373, OR AS AMENDED.

NOTE:

The anticipated irrigation demand for this site shall be 8,873 gallons per week or 4,436 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



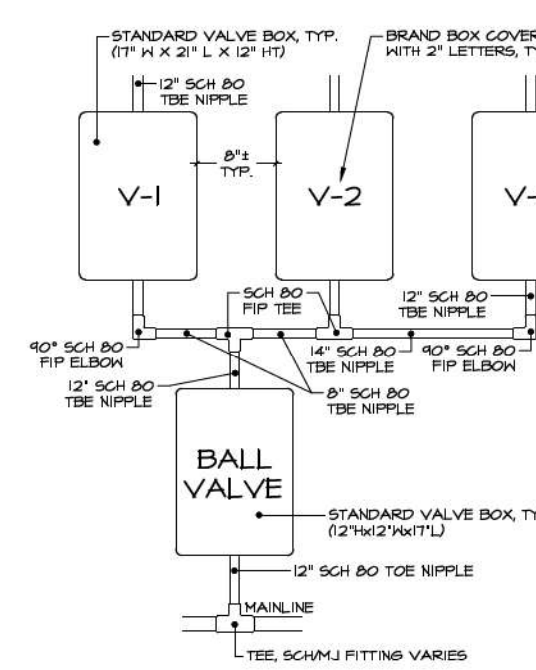
INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE
SCALE N.T.S.

NOTES:

VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.

REVISIONS | DATE | BY

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CITIZENS FIRST BANK

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

DATE 09-30-24
DWN. BY RAZ
CHKD. BY SMS

REGISTERED LANDSCAPE ARCHITECT SUZANNE M. STANCIL LA 6666862 STATE OF FLORIDA

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SHEET 1 OF 1

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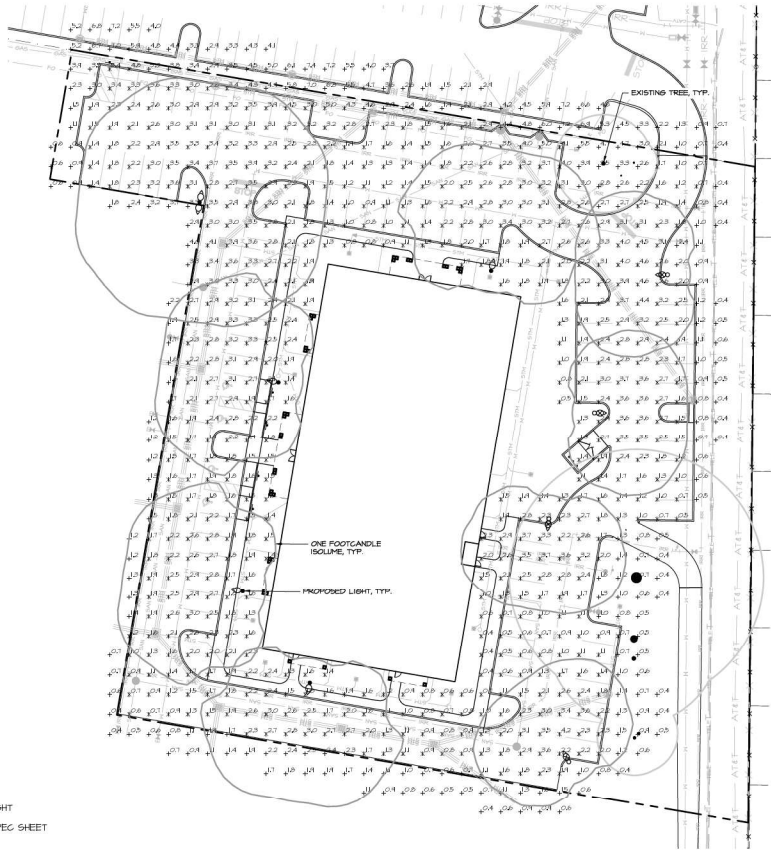


SCALE: 1"=30'

LIGHTING LEGEND

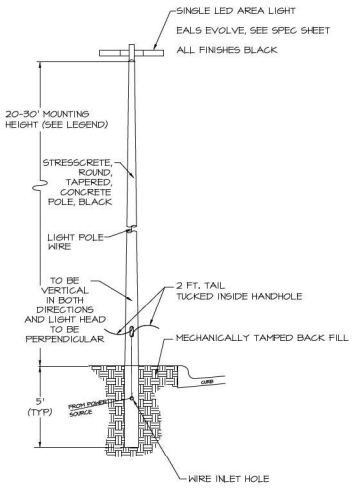
- SHOEBOX LIGHT: CURRENT DOUBLE/SINGLE EVOLVE EALS SERIES LED, EALS-03-0-K4-AH-T-30-N-A-C1-BLCK-L-T-V141, 3000K, T4 DISTRIBUTION, 24' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- SHOEBOX LIGHT: CURRENT DOUBLE/SINGLE EVOLVE EALS SERIES LED, EALS-03-0-H4-AH-T-30-N-A-C1-BLCK-L-T-V141, 3000K, T4 DISTRIBUTION, 20' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

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

Notes:

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

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





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REVISIONS

DATE	BY

CITIZENS FIRST BANK

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

DATE 09-30-24
DWN. BY RAZ
CHKD. BY SMS

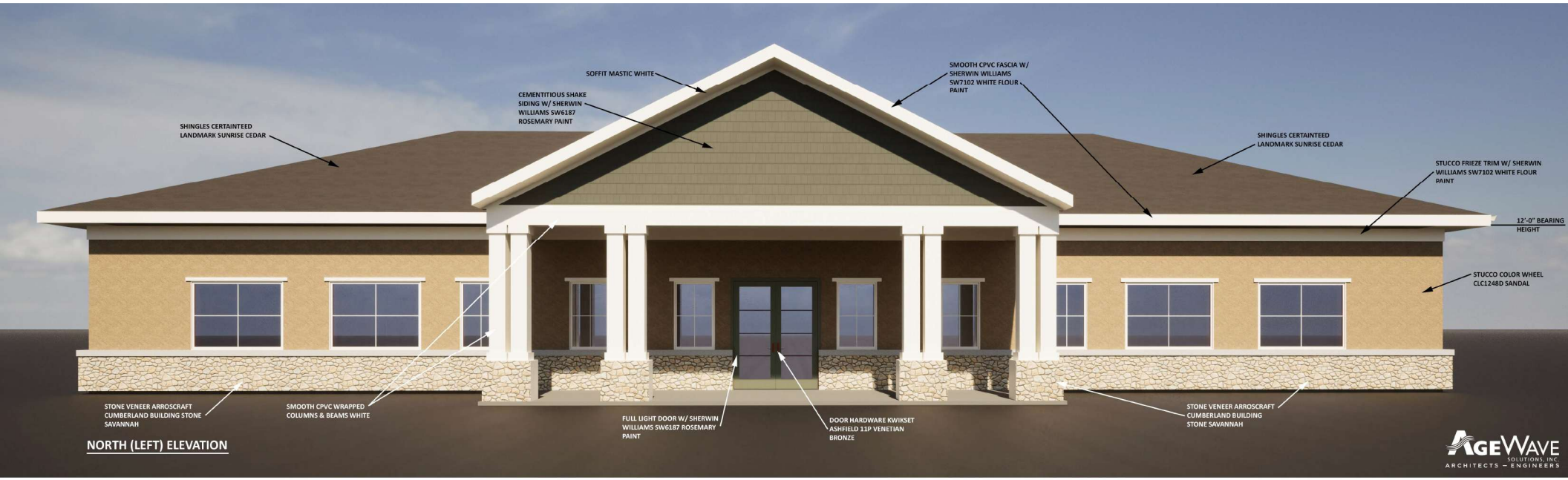
SHEET 1 OF 1

LTG-1

REGISTERED LANDSCAPE ARCHITECT
SUZANNE MARIE STANCIL
LA 6666862
STATE OF FLORIDA

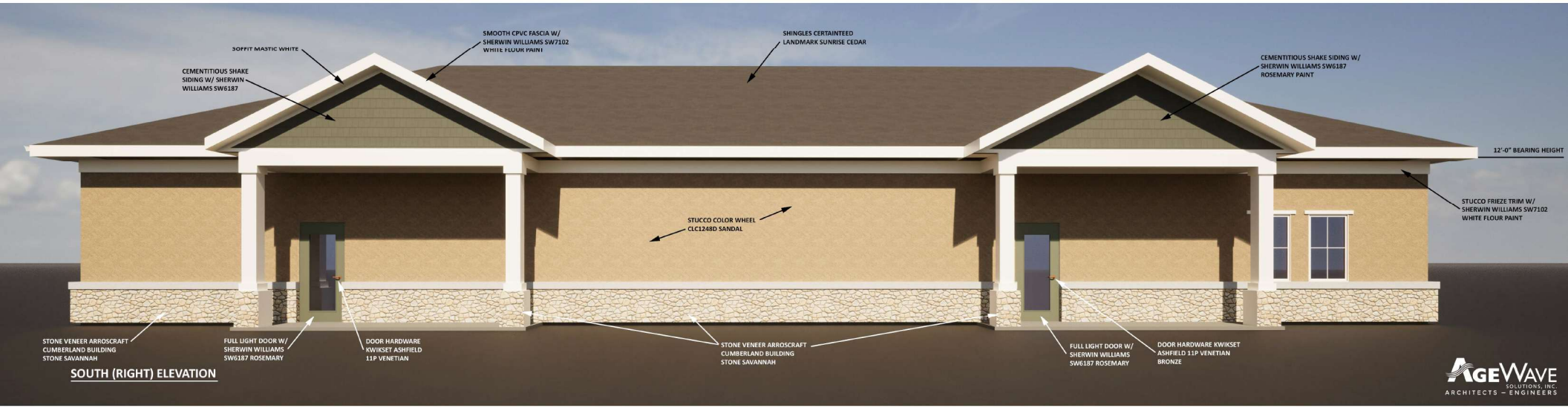
This item has been electronically signed and sealed by Suzanne M. Stancil on 09/30/24 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

P:\PROJECTS\2024 PROP PLAZA\2024 CPB\BPPL AND DMPP CPB PHASE 2 - LTG.DWG


SOFFIT MASTIC WHITE
SMOOTH CPVC FASCIA W/ SHERWIN WILLIAMS SW7102 WHITE FLOUR PAINT
CEMENTITIOUS SHAKE SIDING W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
SHINGLES CERTAINTEED LANDMARK SUNRISE CEDAR
SHINGLES CERTAINTEED LANDMARK SUNRISE CEDAR
STUCCO FRIEZE TRIM W/ SHERWIN WILLIAMS SW7102 WHITE FLOUR PAINT
12'-0" BEARING HEIGHT
STUCCO COLOR WHEEL CLC1248D SANDAL
STONE VENEER ARROSCRAFT CUMBERLAND BUILDING STONE SAVANNAH
SMOOTH CPVC WRAPPED COLUMNS & BEAMS WHITE
FULL LIGHT DOOR W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
DOOR HARDWARE KWIKSET ASHFIELD 11P VENETIAN BRONZE
STONE VENEER ARROSCRAFT CUMBERLAND BUILDING STONE SAVANNAH
NORTH (LEFT) ELEVATION
AGEWAVE SOLUTIONS, INC. ARCHITECTS – ENGINEERS



EAST (REAR) ELEVATION



SOUTH (RIGHT) ELEVATION


CEMENTITIOUS SHAKE SIDING W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
STANDING SEAM METAL ROOF BERRIDGE FORREST GREEN
SHUTTERS W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
STONE VENEER ARROSCRAFT CUMBERLAND
SMOOTH CPVC WRAPPED COLUMNS & BEAMS WHITE
STANDING SEAM METAL ROOF BERRIDGE FORREST GREEN
SMOOTH CPVC FASCIA W/ SHERWIN WILLIAMS SW7102 WHITE FLOUR PAINT
CEMENTITIOUS SHAKE SIDING W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
CITIZENS FIRST BANK
16'-0" RAISED ENTRY BEARING
14'-0" RAISED ENTRY SHED
FULL LIGHT DOOR W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
DOOR HARDWARE KWIKSET ASHFIELD 11P VENETIAN BRONZE
SHINGLES CERTAINTEED LANDMARK SUNRISE CEDAR
CEMENTITIOUS SHAKE SIDING W/ SHERWIN WILLIAMS SW6187 ROSEMARY PAINT
STONE VENEER ARROSCRAFT CUMBERLAND
STANDING SEAM METAL ROOF BERRIDGE FORREST GREEN
14'-0" RAISED PORCH BEARING
12'-0" BEARING HEIGHT
STUCCO COLOR WHEEL CLC1248D SANDAL
SMOOTH CPVC WRAPPED COLUMNS & BEAMS WHITE
WEST (FRONT) ELEVATION
AGEWAVE SOLUTIONS, INC. ARCHITECTS – ENGINEERS

Project Review Committee
Technical Standards Waiver Request

Project Name Citizens First Bank Office Building #1

Project # SP2408-008

1. Briefly describe your waiver request.

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

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

   LDR 4.4(D)(2)

3. Please provide the justification for your waiver request.

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

Name (Print) Stephen M. Campbell **Date** November 04, 2024

Signature

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a one-story 20,000-square-foot commercial office building featuring a total of 85 parking spaces, including 81 standard parking spaces, four (4) Florida ADA accessible parking spaces, together with associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 2.41 acres MOL. The subject property is addressed as 6503 Powell Road, Wildwood, FL 34785, approximately 237 feet north of the intersection of SR 44A and Powell Road.

Case Number: SP 2408-008 Citizen's First Bank Office Building

Applicant(s): Stephen M. Campbell, P.E. with Clymer, Farner, Barley, Inc

Owner(s): The Villages Operating Company

Parcel(s): Portion of Parcel G08-120

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

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

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Intermediate Drive - Update**

REQUESTED ACTION: Staff recommends acceptance of deed pursuant to the established roadway transfer procedure.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

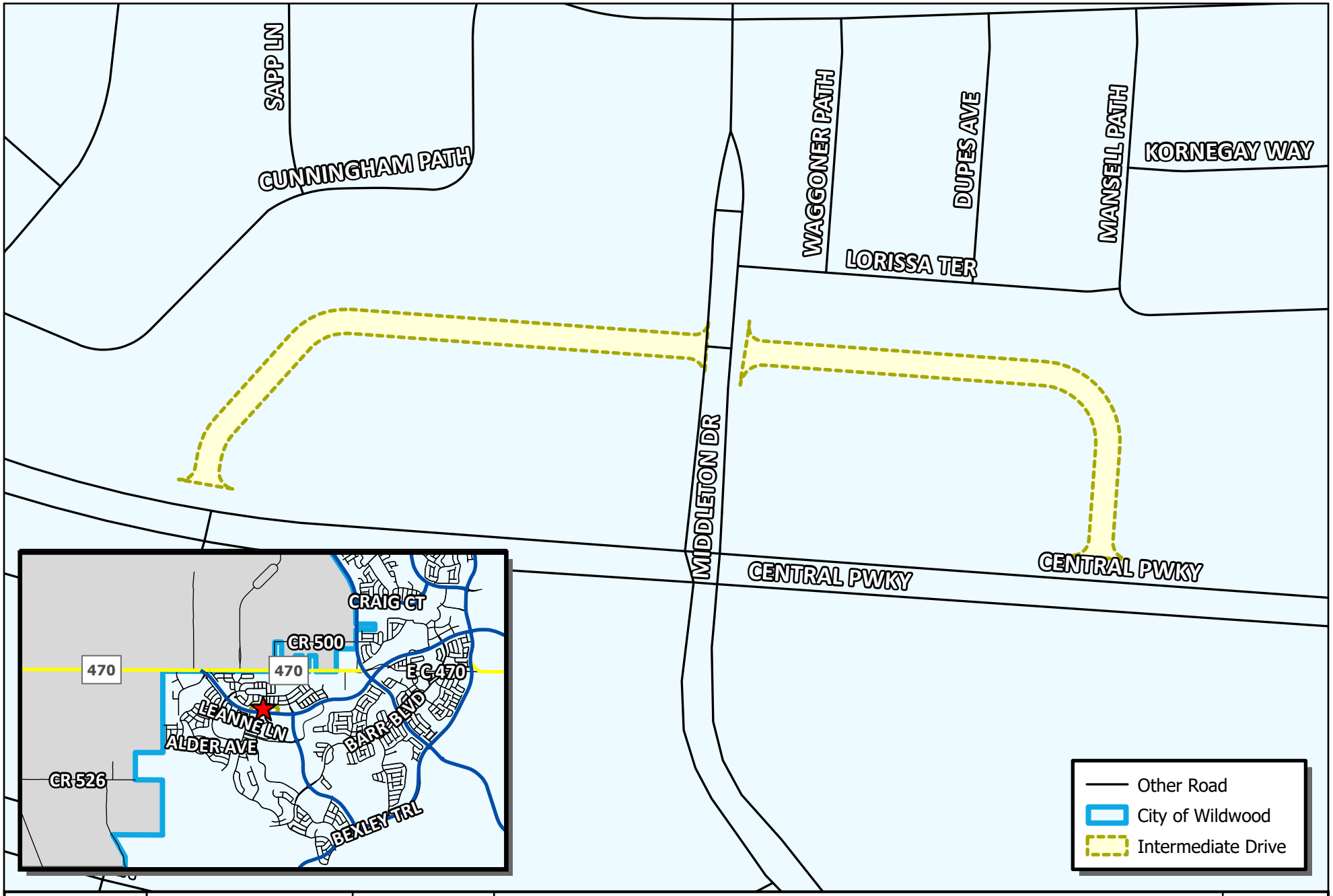
HISTORY/FACTS/ISSUES:

The City has been granted right-of-way ownership of Intermediate Drive. The original acceptance was submitted in November 2024, but it was found that the Deed did not include Tract T, Middleton Unit No. 4. As a result, that left a gap between the west right of way of Middleton Drive and the westerly portion of Intermediate Drive. To correct the oversight, a new Right-of-Way Deed has been executed by the Developer and requested to be approved by the City Commission to reconcile the differences.

The Villages Land Operating Company, LLC, will maintain the right-of-way until the two-year maintenance period has expired, and the city engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibility will be granted to the City for the road right-of-way (Intermediate Drive).

DATED: 01/17/2025

Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

INTERMEDIATE DRIVE

MAP 1AV

LOCATION MAP

JAN 2025

This instrument prepared by:
Erick D. Langenbrunner, Esq./zd
7580 Middleton Drive
Middleton, Florida 34762

RIGHT-OF-WAY DEED

THIS INDENTURE, made this 14th day of January, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida to-wit:

Tract T of Middleton Unit No. 4, per the Plat recorded in Plat Book 21, Pages 7, 7A through 7I, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor** and its assigns, and each of their successors, tenants, invitees, and guests perpetual easements for ingress and egress and the construction, installation, maintenance and operation of underground electric, telephone, cable, gas and other utilities, irrigation facilities, potable water, sanitary sewer and storm water facilities, landscaped areas, fences, walls, entry facilities, including electronic card reading equipment, golf cart and pedestrian paths, signage, enjoyment improvements and golf cart and pedestrian bridges.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

THE VILLAGES DEVELOPMENT COMPANY, LLC,
a Florida limited liability company

BY: VDC Manager, LLC,
a Florida limited liability company,
its Manager

By: _____
Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 14th day of January, 2025, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, ~~LLC~~, a Florida limited liability company, who is personally known to me.

Zoey

Notary Public – State of Florida
Print Name: Zoey Devine
Commission Number:
Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

52.50
.70
6 copy
59.20 + .50 misc = 59.70

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460047297 Date: 11/22/2024 Time: 8:38AM
Page 1 of 6 B: 4755 P: 603 By: MC
Doc Stamp-Deed: 0.70

This instrument prepared by:
Erick D. Langenbrunner, Esq./zd
7580 Middleton Drive
Middleton, Florida 34762

RIGHT-OF-WAY DEED

THIS INDENTURE, made this 5th day of November, 2024, by **THE VILLAGES DEVELOPMENT OPERATING COMPANY, LLC**, a Florida limited liability company, whose address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida to-wit:

See Attached *Exhibit "A"*

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor** and its assigns, and each of their successors, tenants, invitees, and guests perpetual easements for ingress and egress and the construction, installation, maintenance and operation of underground electric, telephone, cable, gas and other utilities, irrigation facilities, potable water, sanitary sewer and storm water facilities, landscaped areas, fences, walls, entry facilities, including electronic card reading equipment, golf cart and pedestrian paths, signage, enjoyment improvements and golf cart and pedestrian bridges.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Print Name: Vicki C. Suber
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Brandon Matulka
Address: 7580 Middleton Drive
Middleton, Florida 34762

THE VILLAGES DEVELOPMENT OPERATING COMPANY, LLC,
a Florida limited liability company

BY: VDC Manager, LLC,
a Florida limited liability company,
its Manager

By:
Print Name:
Title: Manager

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460047297 Date: 11/22/2024 Time: 8:38AM
Page 2 of 6 B: 4755 P: 604 By: MC
Doc Stamp-Deed: 0.70

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 5th day of Nov., 2024, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Operating Company, LLC, a Florida limited liability company, who is personally known to me.

Notary Public – State of Florida
Print Name: Vicki C. Suber
Commission Number:
Commission Expires:

VICKI C. SUBER
NOTARY PUBLIC
MY COMMISSION
EXPIRES 9-22-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 443830

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\LANDSTONE\SITE PLANS\COMMERCIAL SITES\INTERMEDIATE RD AREA SKETCH\ MIDDLETON NORTH-EAST_INTERMEDIATE.DWG -01 10/17/2024 8:30 AM BY: GWALTERS
----- : CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460047297 Date: 11/22/2024 Time: 8:38AM
Page 3 of 6 B: 4755 P: 605 By: MC
Doc Stamp-Deed: 0.70

INTERMEDIATE DRIVE

EXHIBIT " A "
SHEET 1 OF 4

LEGAL DESCRIPTION

A STRIP OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "T", MIDDLETON UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 7, 7A THROUGH 7I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "T" RUN S04°20'22"W, 35.24 FEET TO THE NORTHWEST CORNER OF TRACT "S" OF SAID PLAT; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "S" CONTINUE S04°20'22"W, 161.15 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "S"; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE RUN S85°48'22"E, 74.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDDLETON DRIVE PER SAID PLAT; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY LINE: RUN N04°11'32"E, 122.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 215.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'11", AN ARC DISTANCE OF 7.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 03°02'20", A DISTANCE OF 11.40 FEET TO THE POINT OF TANGENCY; THENCE N09°09'03"E, 56.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 215.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'31", AN ARC DISTANCE OF 18.61 FEET TO THE POINT OF TANGENCY; THENCE N04°11'32"E, 0.19 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°48'28"E, 28.28 FEET TO WHICH A RADIAL LINE BEARS N85°48'28"W; SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF TRACT "M" PER PLAT OF MIDDLETON UNIT NO. 5, AS RECORDED IN PLAT BOOK 22, PAGES 12, 12A THROUGH 12K, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY BOUNDARY LINE OF TRACT "M": RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE S85°48'28"E, 412.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 117.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'05", AN ARC DISTANCE OF 183.79 FEET TO THE POINT OF TANGENCY; THENCE S04°11'37"W, 136.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF CUSP; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER PLAT OF MIDDLETON UNIT NO. 1, AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN N85°48'23"W, 85.00 FEET TO THE POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°11'37"E, 35.36 FEET TO WHICH A RADIAL LINE BEARS S04°11'37"W; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N04°11'37"E, 136.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'05", AN ARC DISTANCE OF 128.81 FEET TO THE POINT OF TANGENCY; THENCE N85°48'28"W, 406.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°04'49", AN ARC DISTANCE OF 49.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.62 ACRES, MORE OR LESS.

LEGEND:	
LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

10/1/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01123.03290

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3. BEARINGS ARE BASED ON THE RECORD PLAT OF MIDDLETON UNIT NO. 1 PER PLAT BOOK 20, PAGES 28-28N, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AS A REFERENCE FOR THIS SKETCH, THE NORTHERLY RIGHT OF WAY LINE FOR CENTRAL PARKWAY HAS A BEARING OF S85°48'23"E.

CFB | CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB6498

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460047297 Date: 11/22/2024 Time: 8:38AM
Page 4 of 6 B: 4755 P: 606 By: MC
Doc Stamp-Deed: 0.70

INTERMEDIATE DRIVE

EXHIBIT " A "
SHEET 2 OF 4

LEGAL DESCRIPTION

A STRIP OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "T", MIDDLETON UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 7, 7A THROUGH 7I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "T" RUN S04°20'22"W, 35.24 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N81°52'18"W, 3.43 FEET TO WHICH A RADIAL LINE BEARS N12°03'52"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°52'20", AN ARC DISTANCE OF 3.43 FEET TO THE POINT OF TANGENCY; THENCE N85°48'28"W, 494.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°06'32"W, 61.46 FEET TO WHICH A RADIAL LINE BEARS N04°08'54"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°04'44", AN ARC DISTANCE OF 63.63 FEET TO THE POINT OF TANGENCY; THENCE S42°04'10"W, 164.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 74.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°23'38", AN ARC DISTANCE OF 40.55 FEET TO THE POINT OF TANGENCY; THENCE S10°40'32"W, 15.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'14", AN ARC DISTANCE OF 40.06 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,935.00 FEET AND A CHORD BEARING AND DISTANCE OF N79°55'44"W, 81.00 FEET TO WHICH A RADIAL LINE BEARS S08°52'18"W; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER PLAT OF MIDDLETON UNIT NO. 1, AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°23'55", AN ARC DISTANCE OF 81.00 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N55°58'23"E, 28.43 FEET TO WHICH A RADIAL LINE BEARS S11°16'30"W; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF TRACT "C" OF AFORESAID PLAT OF MIDDLETON UNIT NO. 4; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID BOUNDARY LINE: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°36'14", AN ARC DISTANCE OF 31.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°40'32"E, 21.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 109.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°23'38", AN ARC DISTANCE OF 59.72 FEET TO THE POINT OF TANGENCY; THENCE N42°04'10"E, 164.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°04'44", AN ARC DISTANCE OF 95.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°48'28"E, 497.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.68 ACRES, MORE OR LESS.

LEGEND:

LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE RECORD PLAT OF MIDDLETON UNIT NO. 4 PER PLAT BOOK 21, PAGES 7-7I, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AS A REFERENCE FOR THIS SKETCH, THE WEST LINE OF TRACT "T" HAS A BEARING OF S04°20'22"W.

JOB S01123.03290

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8498

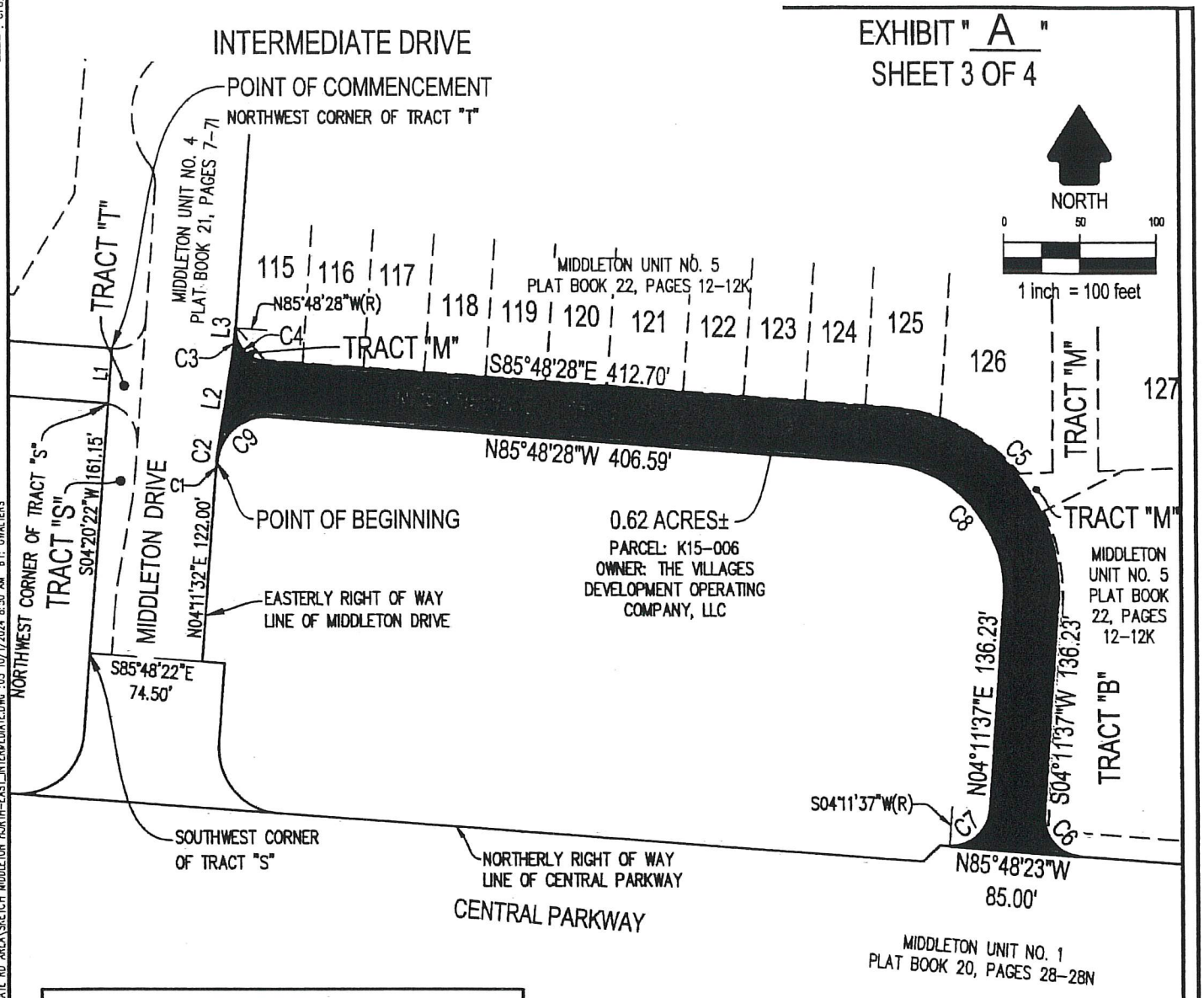
DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\LANDSTONE\SITE PLANS\COMMERCIAL SITES\INTERMEDIATE 80' AREA\SKETCH MIDDLETON NORTH-WEST_INTERMEDIATE.DWG 2 10/7/2024 8:51 AM BY: GWALTERS

----- : CFB_Survey_Standard.ctb

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460047297 Date: 11/22/2024 Time: 8:38AM
Page 5 of 6 B: 4755 P: 607 By: MC
Doc Stamp-Deed: 0.70

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT " A "
SHEET 3 OF 4



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	215.00'	1°55'11"	7.20'	N05°09'07"E	7.20'
C2	215.00'	3°02'20"	11.40'	N07°37'53"E	11.40'
C3	215.00'	4°57'31"	18.61'	N06°40'17"E	18.60'
C4	20.00'	90°00'00"	31.42'	S40°48'28"E	28.28'
C5	117.00'	90°00'05"	183.79'	S40°48'26"E	165.47'
C6	25.00'	90°00'00"	39.27'	S40°48'23"E	35.36'
C7	25.00'	90°00'00"	39.27'	N49°11'37"E	35.36'
C8	82.00'	90°00'05"	128.81'	N40°48'26"W	115.97'
C9	32.50'	88°04'49"	49.96'	S50°09'07"W	45.19'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S04°20'22"W	35.24'
L2	N09°09'03"E	56.47'
L3	N04°11'32"E	0.19'

JOB S01123.03290

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8488

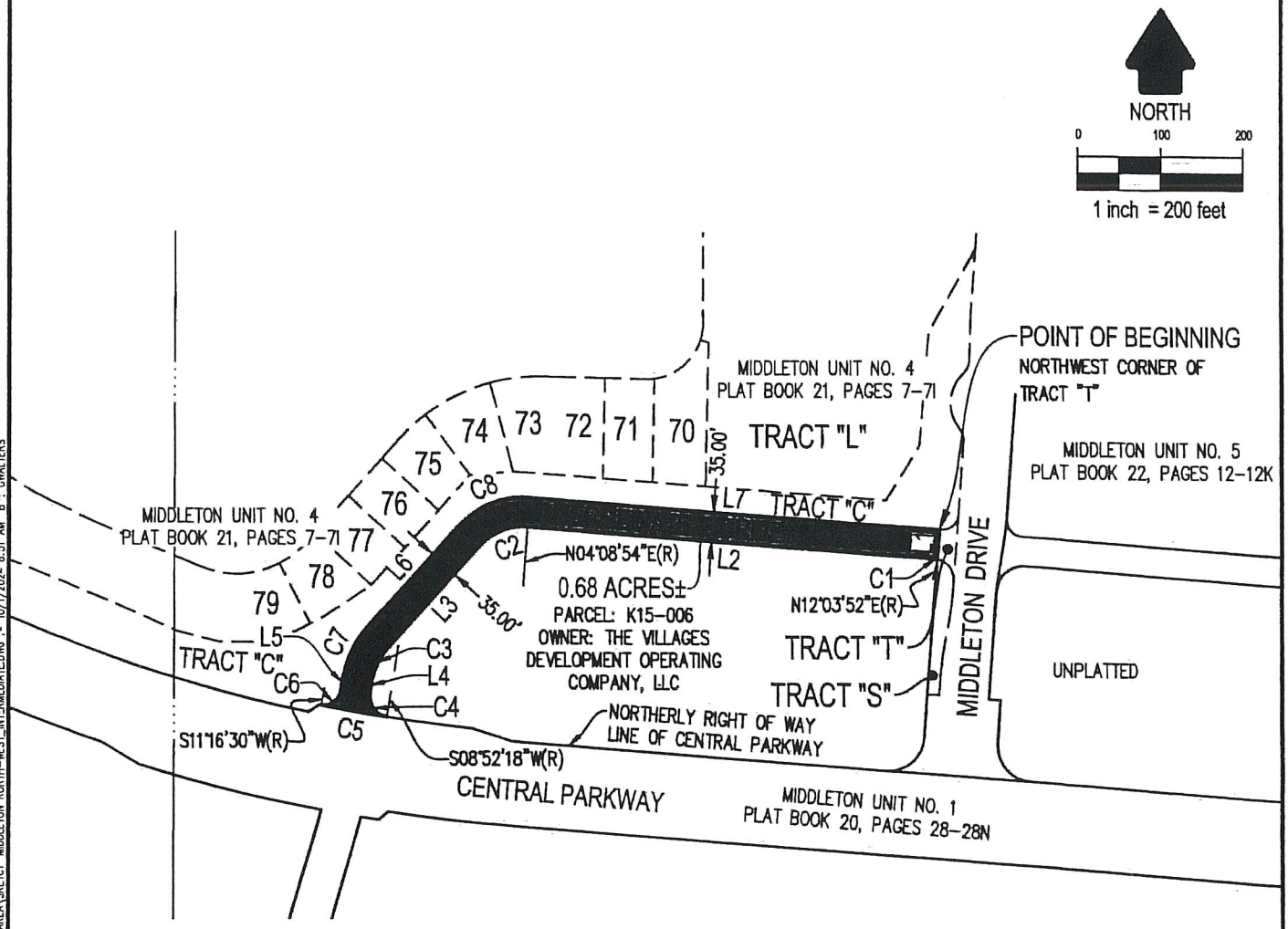
DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\LANDSTONE\SITE PLANS\COMMERCIAL SITES\INTERMEDIATE RD AREA\SKETCH MIDDLETON NORTH-EAST_INTERMEDIATE.DWG :03 10/1/2024 8:50 AM BY: GWALTERS

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460047297 Date: 11/22/2024 Time: 8:38AM
Page 6 of 6 B: 4755 P: 608 By: MC
Doc Stamp-Deed: 0.70

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

INTERMEDIATE DRIVE

EXHIBIT " A "
SHEET 4 OF 4



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	7°52'20"	3.43'	N81°52'18"W	3.43'
C2	70.00'	52°04'44"	63.63'	S68°06'32"W	61.46'
C3	74.00'	31°23'38"	40.55'	S26°22'21"W	40.04'
C4	25.00'	91°48'14"	40.06'	S35°13'35"E	35.91'
C5	1935.00'	2°23'55"	81.00'	N79°55'44"W	81.00'
C6	20.00'	90°36'14"	31.62'	N55°58'23"E	28.43'
C7	109.00'	31°23'38"	59.72'	N26°22'21"E	58.98'
C8	105.00'	52°04'44"	95.44'	N68°06'32"E	92.19'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S04°20'22"W	35.24'
L2	N85°48'28"W	494.35'
L3	S42°04'10"W	164.57'
L4	S10°40'32"W	15.90'
L5	N10°40'32"E	21.74'
L6	N42°04'10"E	164.57'
L7	S85°48'28"E	497.89'

JOB S01123.03290

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\LANDSTONE\SITE PLANS\COMMERCIAL SITES\INTERMEDIATE RD AREA SKETCH- MIDDLETON NORTH- WEST_INTERMEDIATE RD AREA SKETCH.DWG 4: 10/1/2024 8:51 AM BY: CHALLERS

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Chemical Storage Tank Replacement for the CR 501 Water Treatment Plant in the Amount of $35,558.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Guardian Equipment, Inc

Effective Date: 1/17/2025 Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted item in the 24/25 fiscal year budget. Funds for this purchase can be found in account 401-533-60-6300 (Capital Improvement Other).

HISTORY/FACTS/ISSUES:

The chlorine tank at the CR 501 Water Treatment Plant needs to be replaced due to age and deterioration of the inner wall of the tank. This is a planned maintenance project. Staff recommend approval to purchase the replacement tank from the City's chemical maintenance contractor, Guardian Equipment, for the amount of $35,558.00. See attached quote and contract.

GUARDIAN EQUIPMENT, INC.
330 Hickman Drive, Sanford, FL 32771 PH:888-928-3700 / 407-936-2216 FX:407-936-2217

January 13, 2025

Mr. Wayne Bouchard
Wildwood, City of
Wastewater Treatment Plant
1290 Industrial Drive
Wildwood, City of

RE: CR 501 WATER TREATMENT PLANT
HOUSTON STORAGE TANK - SODIUM HYPOCHLORITE

Hi Wayne,

As per our conversation, we are pleased to offer the following information for your review and consideration.

ONE (1) Houston 1,500 Gallon Working Capacity Polypropylene Double Wall Sodium Hypochlorite Storage Tank Features:
Primary Tank: 5' 6" I.D. X 9' 6" tall (primary tank); 8" Freeboard
SPG: 1.7 ; 1.2 safety factor
Polypropylene tank construction
Tank Color: black
Fitting are euro gray in color, Polypropylene fittings are 150# rated with polypropylene encapsulated steel backing rings
Tank will share a common flat top Tank will share a common flat bottom
Secondary Tank: ~6' 4" I.D. X 9' 7.5" tall (Secondary Tank) *Cylinder will be custom pulled
SPG: 1.5 ; 1.2 safety factor Polypropylene tank construction
Tank Color: black
Fittings are euro gray in color Polypropylene fittings are 150# rated with polypropylene encapsulated steel backing rings
Fill: 2" welded ANSI flange
Outlet: 3" welded ANSI flange
Vent: 4" welded ANSI flange (vent-primary tank)
Return: 2" welded ANSI flange Emergency
Vent: 6"
Manway: 22" threaded top manway
Drain: Secondary tank 3" welded ANSI flange Vent:

Wayne Bouchard
401-535-60-6300
501 WTP CIP

Secondary tank: 3" welded ANSI flange
Set of non-seismic rated polypropylene tie downs
PE Nameplate
Five-year warranty
Tank will be hydro tested for 24 hours

Price: $ 33,558.00

- **Freight and removal of existing tank has been included**

Should you have any questions or need additional information, please feel free to contact me at 407.902.8870.

Sincerely,

Kim Newman
Guardian Equipment, Inc.

PROFESSIONAL SERVICES AGREEMENT
Chemical Feed Systems Maintenance and Repair Services

THIS AGREEMENT is made this 11th day of March, 2024, by and between City of Wildwood (hereafter referred to as "City"), whose address is 100 N Main Street, Wildwood, Florida 34785, and Guardian Equipment, Inc. (hereafter referred to as "Contractor"), whose address is 330 Hickman Dr., Sanford, FL 32771.

WHEREAS, the City has need of professional services for Chemical Feed Systems Maintenance and Repair Services; and,

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Contractor, based on the Contractor's response to RFP #2024-18 – Request for Proposals for Chemical Feed Systems Maintenance and Repair Services.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Contractor to the City will be that of a professional contractor to provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to the Contractor's profession, and Contractor will endeavor to provide to the City prompt and efficient services to the best of its ability.

2. Contractor is hereby retained and employed as the Chemical Feed Systems Maintenance and Repairs Services Contractor and will work with the City to provide said services in accordance with the scope of services outlined in RFP #2024-18.

3. Contractor agrees to prepare and complete a report to the City, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Contractors may be asked to present the deliverables in person for review by staff or for discussion at a scheduled City Commission meeting.

4. The term of this Agreement shall commence on 3/11/2024 and continue in full force through 3/11/2027, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for additional consecutive one-year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Contractor of any future responsibility as described in paragraph eight (8) of this Agreement.

5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Contractor shall be authorized to receive payment for all work performed up to the date of termination.

6. With regard to compensation paid to Contractor, Contractor shall furnish to the City on a monthly basis an itemized invoice detailing all of Contractor's hours, services, expenses and any other services utilized by the City during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. The contractor shall compute the total amount due for the preceding month and all amounts due. Contractor shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. The contractor acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.

7. General Considerations.
   a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by the Contractor and presented to the City pursuant to this Agreement are and remain the property of the City as instruments of service.

b. All analyses, data, documents, models, modeling, reports, and tests performed or utilized by Contractor shall be made available to the City upon request and shall be considered public records, pursuant to F.S. 119.0701.

c. Contractor shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The City shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-Contractors (if any).

d. Contractor shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.

e. Contractor shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFP #2024-18, naming City as an additional insured in each such policy.

f. Upon Contractor's written request, the City will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Contractor and City mutually deem necessary, and Contractor may rely upon same in performing the services required under this agreement.

g. The City and Contractor each bind itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the City nor Contractor shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the City which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Contractor may be required to provide additional services to the City on challenges, public protests, administrative hearings or similar matters. The Contractor shall be available to represent the City, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between City and Contractor and which are further incorporated herein by reference, consist of the following:

a. Request for Proposals (RFP)
b. Vendor's RFP Documents, including submitted exceptions
c. Permits / Licenses
d. All RFP Addenda Issued Prior to RFP Opening Date
e. All Modifications and Change Orders Issued
f. Services hourly rates, as attached to this contract.

10. The Contractor agrees to indemnify and hold harmless the City of Wildwood, and their elected officials, employees and volunteers from and against all claims, losses and expenses, including legal costs, arising out of or resulting from, the performance of this contract, provided that any such claims, damage, loss of expenses is attributed to bodily injury, sickness, disease, personal injury or death, or to injury to or destruction of tangible property including the loss or loss of use resulting there from and is caused in whole or in part by any negligent act or omission of the Contractor.

11. Contractor, its agents, servants, or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the City and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the City, except as provided in the scope of services called for herein. Contractor is hereby designated as an independent contractor to the City and none of the employees, agents or servants of the Contractor shall have, or be entitled to, any of the fringe benefits applicable to employees of the City.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing its rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level.

13. Contractor does hereby waive any and all "venue privilege" and or "diversity of citizenship privileges" and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Contractor hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the City in any other State Court, Federal Court or administrative tribunal.

14. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

15. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

16. In performing services hereunder, Contractor shall comply with all federal, state and local laws and regulations. Contractor shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Contractor shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Contractor to provide the type of services required hereunder.

17. Contractor shall immediately notify City in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the City.

18. Each of the WHEREAS clauses listed above is hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

19. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE CITY

Name: Jason McHugh

Address: 100 N Main Street, Wildwood, FL 34785

Title: City Manager

Date: 3/11/2024

FOR THE CONTRACTOR

Name: Mark A Cliburn Jr. / Mark A Cliburn Jr.

Address: 330 Hickman Drive Sanford FL 32771

Title: President

Date: 5/2/24

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

By: Jessica Barnes

CITY OF WILDWOOD

Ed Wolf

By: Ed Wolf, Mayor

Date Signed: 5/9/24

ATTEST:

By: J Taymen

Contractor

Mark A Cliburn Jr.

By: Mark A Cliburn Jr.

Date Signed: 5/2/24

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Proclaim February 2025 as Black History Month**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation declaring February 2025 as Black History Month.

Proclamation

WHEREAS, during Black History Month, we celebrate all the contributions, achievements, and sacrifices made to advance the civil rights of all minorities in this country; and,

WHEREAS, Dr. Carter Godwin Woodson initiated Black History Week, February 12, 1926; and for many years, the second week of February, chosen so as to coincide with the birthdays of Frederick Douglas and Abraham Lincoln, was celebrated by African Americans in the United States; and,

WHEREAS, in 1976, as part of the nation's bicentennial, Black History Week was expanded and became established as Black History Month, in order to recognize the humanity of a people who survived against incredible historical odds to exemplify to the world the power and audacity of the human spirit and is now celebrated all over North America; and,

WHEREAS, the recognition of Black History Month can strengthen the insight of all our citizens regarding the issues of human rights, the great strides that have been made in the crusade to eliminate the barriers of equality for minority groups, and the continuing struggle against racial discrimination and poverty.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the month of February 2025 is hereby proclaimed as

BLACK HISTORY MONTH

in Wildwood and urge all citizens to celebrate our diverse heritage and culture and continue our efforts to create a world that is more just, peaceful, and prosperous for all.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 27th day of January 2025.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____ ATTEST: _____
Ed Wolf, Mayor Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Gene Baker - S.P.I.R.I.T. and L.O.V.E. Outreach Ministries**

REQUESTED ACTION: For Information Only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Gene Baker will bring the children from the S.P.I.R.I.T. and L.O.V.E. Outreach Ministries program to the City Commission meeting to say a few words.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **The Villages of Southern Oaks 163 Agreement 11th Amendment for Areas A, B, and C**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Florida Statute §163.3220 - §163.3243 authorizes local governments and developers to enter into certain types of development agreements with duration periods of up to 30 years to provide certainty to both parties in terms of current and future processes and entitlements under the statutes.

This agreement between the City of Wildwood and The Villages Land Company, LLC, covers the Villages of Southern Oaks project. The Villages of Southern Oaks is a large-scale master-planned development. The agreement was originally executed by the City Commission on May 8, 2017.

Below is a general summary of the changes to the Agreement this amendment proposes:

1. Increase the boundary by 9.745 acres MOL

The terms of this development agreement amendment have been discussed among City Staff and were finalized in consultation with the City Attorney.

DATED: 1/17/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

THE VILLAGES OF SOUTHERN OAKS AREA A
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2025, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to as "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI and The Village of Fenney, and The Villages Land Company, LLC has served as the Developer of The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area A Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area A is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3**; and

WHEREAS, this Agreement is solely for Area A with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area A and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the City has previously adopted Chapter 163 Development Agreements for this Project with the original agreement adopted on May 8, 2017, and subsequent amendments adopted on February 26, 2018, October 22, 2018, January 28, 2019, June 10, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, July 11, 2022, March 27, 2023 and on February 10, 2025 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements are no longer in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing;

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA A PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	25,845 DWELLING UNITS (Age Restricted)
NON-RESIDENTIAL	2,504,000 SQUARE FEET OF COMMERCIAL/OFFICE 32,000 SQUARE FEET OF OFFICE/GOVERNMENT

(B) Proposed Entitlements, Conversion Matrix.

1) The **TABLE 1** entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in **TABLE 1** above for Area A. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without

Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area A to any area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. **TABLE 1** will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in **EXHIBIT 1**, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. The maximum building height is identified in **EXHIBIT 8** of this Agreement. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). The Property is exempt from Section 4-8 of the City of Wildwood Code of Ordinances. These exemptions shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

7) Exemptions. The Project shall be exempt from the following sections of the City of Wildwood Code of Ordinances:

a) Temporary uses and special events shall be exempt for Section 11-14 of the City Code;

b) Coin-operated skill devices as defined in Section 11-71 of the City Code shall be exempt from Section 11-73(2) of the same;

c) Advertising requirements outlined in Section 3-2 and Section 3-3 shall not apply;

d) Peddler and solicitors provisions in Section 11-218(b)(3) of the City Code shall not apply;

e) Parades and Processions as outlined in Section 12-57 of the City Code shall not apply; and

f) Street and sidewalk provisions outlined in Section 16-1 and Section 16-10 (a)(1), (a)(2), (a)(5), (b) and (c) of the City Code shall not apply.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by the Florida Department of Transportation (FDOT) for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 14,969 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis

is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by the Southwest Florida Water Management District (SWFWMD). Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24”x30”) with a three-inch (3”) margin on the left and one-inch (1”) margin on the other three sides. Monuments for Permanent Reference Monuments (PRM’s), Permanent Control Points (PCP’s) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM’s.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required Community Development District (CDD) bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. Signage, striping and the final lift of asphalt will not be completed at the time of record drawing inspection but will be completed after the final home in the subdivision/unit has been completed. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by the Florida Department of Environmental Protection (FDEP). If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any

way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner

and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. **NO CONSENT OF PROPERTY OWNERS REQUIRED**. For purposes of amending this Agreement, the sole applicant shall be The Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC MS-2232
7580 Middleton Drive
Middleton, Florida 34762

Martin L. Dzuro, Manager
The Villages Land Company, LLC MS-2234
7580 Middleton Drive
Middleton, Florida 34762

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2025 and _____, 2025.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

THE VILLAGES LAND COMPANY, LLC, a Florida limited liability company

_____
(Witness Signature)

BY: VDC Manager, LLC, a Florida limited liability company, its Manager

_____
(Witness Printed Name)

By: _____
Print Name:_____
Title: Manager

Date: _____

_____
(Witness Signature)

_____
(Witness Printed Name)

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ___ physical presence or ____ on line notarization this ____ day of _____, 2025 by _____ as Manager of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
JESSICA BARNES, CLERK

Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area A Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area A Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications
Exhibit 10	Development Permitting

EXHIBIT 1

AREA A LEGAL DESCRIPTION

EXHIBIT 2

LAND USE CONVERSION MATRIX

EXHIBIT 3

AREA A LOCATION MAP

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLES 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 9

VOSO APPLICATIONS

EXHIBIT 10

DEVELOPMENT PERMITTING

(The following agency permits may or may not be needed)

1. City/County
2. Water Management District
3. Florida Department of Environmental Protection (Water and Sewer)
4. Florida Department of Environmental Protection (WUP/CUP)
5. FDOT Drainage
6. FDOT Driveway
7. FEMA
8. Annexation
9. Rezoning
10. Comprehensive Plan Amendment
11. ROW Utility Connection
12. DUKE Easement
13. SECO Easement
14. Sabal Easement
15. Health Department
16. Department of Army Corps. Of Engineers
17. Florida Fish & Wildlife Conservation Commission
18. United States Fish & Wildlife Service

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED
(CONTAINING ±9,475.76 ACRES)

TRACT 1:

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

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

AND LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

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

AND:

TRACT 2:

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 RUN N00°19'52"E, ALONG THE WEST LINE THEREOF 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N00°19'52"E, 213.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°20'43"E, 356.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLAMINGO BOULEVARD (A/K/A WILLIAMSBURG LANE) AS SHOWN ON THE PLAT OF HEARTY HOST RESORT RECORDED IN PLAT BOOK 3, PAGE 57 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S50°29'07"W, 116.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°21'33", A DISTANCE OF 105.50 FEET TO A POINT THAT IS 200 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID WESTERLY RIGHT-OF-

WAY, N69°20'43"W, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 3:

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

AND:

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

AND:

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

AND:

TRACT 4:

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

BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET, THENCE N0°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N0°01'08"W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE S89°47'45"W, ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S0°01'08"E. ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID LANDS AND ITS WESTERLY EXTENSION FOR 627.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S0°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE S89°49'28"W ALONG SAID NORTH LINE 660.24 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF, S0°02'15"E, 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N89°55'38"E, 2619.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2648.05 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 5:

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

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

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)

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

AND:

(LIFT STATION NO. 2)

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S53°17'26'W, ALONG A SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 6-FOOT TALL PRIVACY FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE S35°18'00"E, PARALLEL TO SAID FENCE A DISTANCE OF 5.78 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53°11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35°18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 6:

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

AND:

THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 7, 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LYING NORTH AND EAST OF SAID FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA.

AND:

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

AND

TRACT 7:

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

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42°56'27"W, 3,013.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°56'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°09'41"W, 661.41 FEET TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, N89°53'07"W, 1,322.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°10'33"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET

AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89°39'16"E, 580.03 FEET; THENCE N00°21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00°22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N, THE FOLLOWING COURSES: N89°39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00°22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89°35'38"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89°39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89°37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00°05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89°41'39"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89°38'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00°21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89°35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 8:

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

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00°19'55"W, 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00°20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE

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

AND:

TRACT 9:

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

AND:

TRACT 10:

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

AND:

THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED
(CONTAINING ±9,475.49 ACRES)

TRACT 11:

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

AND:

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

AND:

TRACT 12:

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

AND:

TRACT 13A:

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, RUN N89°40'42"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 997.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00°16'48"E, 139.00 FEET TO THE POINT OF BEGINNING; THENCE N89°40'42"W, PARALLEL WITH SAID SOUTH LINE, 1,000.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, N00°16'48"E, 517.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 44 AND A POINT ON THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 2423.83 FEET, CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 06°19'58" EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'25" AN ARC DISTANCE OF 626.40 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 547.46 FEET; 3) THENCE RUN SOUTH 08°28'27" EAST, A DISTANCE OF 183.21 FEET; 4) THENCE RUN SOUTH 66°38'54" EAST, A DISTANCE OF 90.62 FEET; 5) THENCE RUN SOUTH 58°22'24" EAST, A DISTANCE OF 173.88 FEET; 6) THENCE RUN NORTH 66°50'21" EAST, A DISTANCE OF 256.38 FEET; 7) THENCE RUN NORTH 08°28'27" WEST, A DISTANCE OF 278.00 FEET; 8) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 723.51 FEET TO A POINT OF CURVATURE OF A 2732.78 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; 9) THENCE RUN EASTERLY

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'56" AN ARC DISTANCE OF 468.17 FEET; 10) THENCE RUN SOUTH 18°37'48" WEST, A DISTANCE OF 135.19 FEET; 11) THENCE RUN SOUTH 62°40'42" EAST, A DISTANCE OF 301.86 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 AND A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1766, PAGE 516 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 619, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1766, PAGE 516 AND OFFICIAL RECORDS BOOK 1784, PAGE 619 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 59°14'07" EAST, A DISTANCE OF 50.74 FEET; 2) THENCE RUN NORTH 18°40'04" EAST, A DISTANCE OF 190.28 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 137.94 FEET; 2) THENCE RUN NORTH 77°18'48" EAST, A DISTANCE OF 88.06 FEET; 3) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 31.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE S25°48'03"E, 121.61 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF PARCEL G AS DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 402, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING THREE COURSES; THENCE S29°25'38"W, 419.26 FEET; THENCE S60°34'22"E, 12.00 FEET; THENCE S29°25'38"W, 966.13 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 127, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 605.30 FEET AND A CHORD BEARING AND DISTANCE OF N50°56'19"W, 159.95 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID BOUNDARY THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°11'07", A DISTANCE OF 160.42 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.45 FEET AND A CHORD BEARING AND DISTANCE OF N25°26'24"W, 116.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'37", A DISTANCE OF 117.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'46", A DISTANCE OF 210.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 572.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'59", A DISTANCE OF 144.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 944.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'46", A DISTANCE OF 203.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 223.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", A DISTANCE OF 112.82 FEET; THENCE N27°00'57"W, 67.60 FEET; THENCE N21°19'28"W, 145.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°52'52", A DISTANCE OF 62.95 FEET; THENCE N08°26'35"W, 45.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG

THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE S81°33'25"W, 232.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 13°38'27", A DISTANCE OF 52.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", A DISTANCE OF 23.17 FEET; THENCE S72°39'24"W, 191.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 288.13 FEET AND A CHORD BEARING AND DISTANCE OF S89°39'01"W, 169.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°14'40", A DISTANCE OF 172.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°46'29"W, 101.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°40'40", A DISTANCE OF 107.29 FEET; THENCE S40°18'40"W, 316.94 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 13B:

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

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 914.12 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTH LINE, RUN NORTH 18°39'57" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 70°07'08" WEST, A DISTANCE OF 279.72 FEET; THENCE RUN NORTH 53°55'59" WEST, A DISTANCE OF 173.89 FEET; THENCE RUN NORTH 53°34'31" EAST, A DISTANCE OF 241.78 FEET; THENCE RUN NORTH 11°03'18" WEST, A DISTANCE OF 257.34 FEET; THENCE RUN NORTH 45°33'02" EAST, A DISTANCE OF 20.69 FEET; THENCE RUN NORTH 73°23'56" EAST, A DISTANCE OF 35.92 FEET; THENCE RUN NORTH 73°20'46" EAST, A DISTANCE OF 269.93 FEET; THENCE RUN SOUTH 05°34'11" EAST, A DISTANCE OF 339.58 FEET; THENCE RUN SOUTH 06°31'03" WEST, A DISTANCE OF 173.40 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.79 FEET TO THE POINT OF BEGINNING.

AND

TRACT 13C:

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

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 307.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 02°12'21" WEST, A DISTANCE OF 83.53 FEET; THENCE RUN NORTH 74°17'14" EAST, A DISTANCE OF 9.30 FEET; THENCE RUN NORTH 58°47'30" EAST, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 37°35'18" EAST, A DISTANCE OF 34.84 FEET; THENCE RUN NORTH 21°04'32" WEST, A DISTANCE OF 56.05 FEET; THENCE RUN NORTH 70°48'08" WEST, A DISTANCE OF 44.60 FEET; THENCE RUN SOUTH 72°47'47" WEST, A DISTANCE OF 34.12 FEET; THENCE RUN NORTH 56°59'10" WEST, A DISTANCE OF 91.41 FEET; THENCE RUN NORTH 15°45'28" EAST, A DISTANCE OF 72.90 FEET; THENCE RUN NORTH 01°01'48" EAST, A DISTANCE OF 26.06 FEET; THENCE RUN SOUTH 87°07'30" WEST, A DISTANCE OF 7.87 FEET, THENCE RUN NORTH 06°53'54" EAST, A DISTANCE OF 21.12 FEET; THENCE RUN NORTH 34°55'43" EAST, A DISTANCE OF 39.35 FEET; THENCE RUN NORTH 49°26'51" EAST, A DISTANCE OF 73.44 FEET; THENCE RUN NORTH 63°33'41" EAST, A DISTANCE OF 37.47 FEET; THENCE RUN NORTH 47°56'38" EAST, A DISTANCE OF 42.38 FEET; THENCE RUN NORTH 39°17'51" EAST, A DISTANCE OF 23.67 FEET; THENCE RUN SOUTH 52°41'41" EAST, A DISTANCE OF 26.37 FEET; THENCE RUN SOUTH 60°21'28" EAST, A DISTANCE OF 13.40 FEET; THENCE RUN SOUTH 18°06'12" EAST, A DISTANCE OF 32.70 FEET; THENCE RUN SOUTH 59°36'55" EAST, A DISTANCE OF 55.66 FEET; THENCE RUN NORTH 81°43'00" EAST, A DISTANCE OF 52.63 FEET; THENCE RUN SOUTH 49°25'02" EAST, A DISTANCE OF 32.51 FEET; THENCE RUN SOUTH 60°20'24" EAST, A DISTANCE OF 41.47 FEET; THENCE RUN SOUTH 78°56'47" EAST, A DISTANCE OF 57.68 FEET; THENCE RUN SOUTH 53°55'59" EAST, A DISTANCE OF 114.77 FEET; THENCE RUN SOUTH 70°07'08" EAST, A DISTANCE OF 279.72 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.08 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 82°37'28" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 85°48'06" WEST, A DISTANCE OF 10.48 FEET; THENCE RUN NORTH 62°09'24" WEST, A DISTANCE OF 38.81 FEET; THENCE RUN NORTH 65°03'49" WEST, A DISTANCE OF 37.01 FEET; THENCE RUN NORTH 81°36'47" WEST, A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 11°30'36" WEST, A DISTANCE OF 10.49 FEET; THENCE RUN SOUTH 84°00'50" WEST, A DISTANCE OF 34.92 FEET; THENCE RUN SOUTH 74°20'43" WEST, A DISTANCE OF 42.59 FEET; THENCE RUN SOUTH 75°39'30" WEST, A DISTANCE OF 38.43 FEET; THENCE RUN SOUTH 85°32'14" WEST, A DISTANCE OF 36.25 FEET; THENCE

RUN SOUTH 75°55'40" WEST, A DISTANCE OF 30.73 FEET; THENCE RUN SOUTH 63°06'53" WEST, A DISTANCE OF 53.78 FEET; THENCE RUN SOUTH 26°58'44" WEST, A DISTANCE OF 37.58 FEET; THENCE RUN SOUTH 19°22'35" WEST, A DISTANCE OF 47.72 FEET; THENCE RUN SOUTH 12°37'06" WEST, A DISTANCE OF 57.19 FEET TO A POINT ON THE AFORESAID NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC.; THENCE RUN NORTH 89°58'28" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 228.11 FEET TO THE POINT OF BEGINNING.

AND

TRACT 14:

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

AND:

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

AND:

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

AND:

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

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

AND:

THOSE PORTIONS OF SECTIONS 35 AND 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

AND:

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

LESS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1057.86 FEET TO THE EAST ¼ CORNER OF SAID

SECTION 1; THENCE S00°44'45”W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED ON FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP PROJECT NO. 2, SECTION 14; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30”W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 14°36'04” AND A CHORD BEARING AND DISTANCE OF N49°46'20”W, 1494.30 FEET); (3) THENCE N57°03'06”W, A DISTANCE OF 287.77 FEET TO A POINT ON THE WEST LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 342, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N02°21'09”W, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 337.71 FEET; THENCE N00°39'29”E, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1724.92 FEET; THENCE S89°36'07”E, A DISTANCE OF 1733.89 FEET RETURNING TO THE POINT OF BEGINNING.

AND:

TRACT 15:

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

AND:

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

AND:

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

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THAT PART OF THE WEST 1/2 LYING SOUTH AND WEST OF COUNTY ROAD CR-501.

AND LESS:

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

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S33°52'42"E, 202.27 FEET (THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 HAVING A BEARING OF S00°08'13"E); THENCE N66°56'13"E, 149.48 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND THE POINT

OF BEGINNING; THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE S23°03'47"E, 396.69 FEET; THENCE S66°56'13"W, 414.82 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,920.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°47'23", A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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

TOGETHER WITH:

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

TOGETHER WITH:

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

AND:

TRACT 16:

A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE RUN SOUTH 89°42'48" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1329.49 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°22'44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1993.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°45'13" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 665.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'56" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14; THENCE DEPARTING SAID SOUTH LINE,

RUN SOUTH 30°52'18" WEST, 601.81 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE THREAD (CENTERLINE) OF SHADY BROOK; THENCE RUN SOUTHWESTERLY ALONG SAID THREAD (CENTERLINE) OF SHADY BROOK THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 30°39'11" WEST, A DISTANCE OF 206.13 FEET; 2) THENCE RUN SOUTH 36°48'33" WEST, A DISTANCE OF 143.00 FEET; 3) THENCE RUN SOUTH 34°04'51" WEST, A DISTANCE OF 43.09 FEET; 4) THENCE RUN SOUTH 63°06'48" WEST, A DISTANCE OF 108.78 FEET; 5) THENCE RUN SOUTH 72°59'03" WEST, A DISTANCE OF 51.27 FEET; 6) THENCE RUN SOUTH 80°53'56" WEST, A DISTANCE OF 47.52 FEET; 7) THENCE RUN SOUTH 86°58'55" WEST, A DISTANCE OF 99.28 FEET; 8) THENCE RUN SOUTH 63°14'45" WEST, A DISTANCE OF 238.03 FEET; 9) THENCE RUN SOUTH 64°37'12" WEST, A DISTANCE OF 183.19 FEET; 10) THENCE RUN SOUTH 54°17'50" WEST, A DISTANCE OF 178.15 FEET; 11) THENCE RUN SOUTH 36°57'57" WEST, A DISTANCE OF 104.22 FEET; 12) THENCE RUN SOUTH 64°03'19" WEST, A DISTANCE OF 91.46 FEET; 13) THENCE RUN SOUTH 79°02'43" WEST, A DISTANCE OF 121.33 FEET; 13) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 14) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 15) THENCE RUN SOUTH 59°44'16" WEST, A DISTANCE OF 154.04 FEET; 16) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 17) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 18) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 19) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 20) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET; THENCE DEPARTING SAID THREAD (CENTERLINE) OF SHADY BROOK, RUN NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET, MORE OR LESS; THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; THENCE RUN NORTH 31°28'06" EAST, A DISTANCE OF 320.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE RUN SOUTH 89°46'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1114.38 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'16" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2659.09 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

A PORTION OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, AND A PORTION OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 585.80 FEET TO THE SOUTHWEST CORNER OF VILLAGES OF SOUTHERN OAKS UNIT NO. 140, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 22 THROUGH 22E OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID VILLAGES OF SOUTHERN OAKS UNIT NO. 140 THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) RUN SOUTH 87°10'58" EAST, A DISTANCE

OF 190.55 FEET; 2) THENCE RUN NORTH 72°33'13" EAST, A DISTANCE OF 103.67 FEET; 3) THENCE RUN SOUTH 87°10'58" EAST, A DISTANCE OF 170.89 FEET; 4) THENCE RUN NORTH 76°20'01" EAST, A DISTANCE OF 143.21 FEET; 5) THENCE RUN NORTH 82°13'57" EAST, A DISTANCE OF 50.00 FEET; 6) THENCE RUN NORTH 07°46'03" WEST, A DISTANCE OF 22.49 FEET; 7) THENCE RUN SOUTH 89°45'13" EAST, A DISTANCE OF 588.81 FEET; 8) THENCE RUN NORTH 14°26'17" EAST, A DISTANCE OF 51.55 FEET; 9) THENCE RUN NORTH 48°57'09" EAST, A DISTANCE OF 113.77 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°22'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 125.06 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°45'13" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 665.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'56" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'01" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 30°52'18" WEST, A DISTANCE OF 601.81 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 6 AND THE CENTERLINE (THREAD) OF SHADY BROOK; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID CENTERLINE OF SHADY BROOK THE FOLLOWING 21 COURSES AND DISTANCES: 1) RUN SOUTH 30°39'11" WEST, A DISTANCE OF 206.13 FEET; 2) THENCE RUN SOUTH 36°48'33" WEST, A DISTANCE OF 143.00 FEET; 3) THENCE RUN SOUTH 34°04'51" WEST, A DISTANCE OF 43.09 FEET; 4) THENCE RUN SOUTH 63°06'48" WEST, A DISTANCE OF 108.78 FEET; 5) THENCE RUN SOUTH 72°59'03" WEST, A DISTANCE OF 51.27 FEET; 6) THENCE RUN SOUTH 80°53'56" WEST, A DISTANCE OF 47.52 FEET; 7) THENCE RUN SOUTH 86°58'55" WEST, A DISTANCE OF 99.28 FEET; 8) THENCE RUN SOUTH 63°14'45" WEST, A DISTANCE OF 238.03 FEET; 9) THENCE RUN SOUTH 64°37'12" WEST, A DISTANCE OF 183.19 FEET; 10) THENCE RUN SOUTH 54°17'50" WEST, A DISTANCE OF 178.15 FEET; 11) THENCE RUN SOUTH 36°57'57" WEST, A DISTANCE OF 104.22 FEET; 12) THENCE RUN SOUTH 64°03'19" WEST, A DISTANCE OF 91.46 FEET; 13) THENCE RUN SOUTH 79°02'43" WEST, A DISTANCE OF 121.33 FEET; 14) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 15) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 16) THENCE RUN SOUTH 59°44'16" WEST, A DISTANCE OF 154.04 FEET; 17) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 18) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 19) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 20) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 21) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET, MORE OF LESS, TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4013, PAGE 804, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF SHADY BROOK, RUN ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET; 2) THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; 3) THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; 4) THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; 5) THENCE RUN NORTH

31°28'06" EAST, A DISTANCE OF 320.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 89°46'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1114.32 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°25'16" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 17:

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

AND:

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

AND:

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

AND:

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

LESS:

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

AND TOGETHER WITH:

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

AND

TRACT 18:

PARCEL 1:

THE WEST 434 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING NORTH OF THE SUNSHINE PARKWAY IN SUMTER COUNTY, FLORIDA; TOGETHER WITH A PROPER 50 FOOT ROAD EASEMENT OVER AND ACROSS THAT PART OF SAID PROPERTY LYING IMMEDIATELY NORTHERLY OF AND PARALLEL TO THE SUNSHINE PARKWAY, NOT INCLUDING THE 50 FOOT RIGHT OF WAY EASEMENT FOR COUNTY ROAD #181. ALSO DESCRIBED AS: THE WEST 434 FEET OF LOT 10, BLOCK Q, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 29A AND 29B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R. BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 89°43'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°43'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 676 FEET, TO A POINT THAT IS SOUTH 89°43'27" WEST AND 200.0 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 09°32'27" WEST, 672.47 FEET; THENCE SOUTH 74°24'25" WEST, 440.63 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A RADIAL BEARING OF SOUTH 43°43'40" WEST, RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'27" AN ARC DISTANCE OF 187.20 FEET, TO A POINT THAT IS 434.00 FEET EASTERLY OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'50" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 651.13 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT, COUNTY ROAD 181, A 50 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, AND RUN SOUTH 00°16'31' EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1333.54 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 211.12 FEET TO THE EASTERLY RIGHT OF WAY OF THE SUNSHINE PARKWAY; THENCE NORTH 43°18'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY 462.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°57'26" A DISTANCE OF 303.46 FEET, TO A POINT ON SAID CURVE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN NORTH 74°24'25" EAST, 440.63 FEET; THENCE NORTH 09°32'27" EAST, 672.47 FEET TO THE NORTH LINE OF AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°43'27" EAST ALONG SAID NORTH LINE 200.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

AND

LOT 7, BLOCK R, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

TRACT 19:

PARCEL 1:

THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE N 3/4 OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 504, PAGE 89, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 719, PAGE 747, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY,

FLORIDA LESS THE WEST 80.00 FEET THEREOF FOR COUNTY ROAD 501 AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE BOARD OF COMMISSIONERS OF SUMTER COUNTY, FLORIDA, PREPARED BY MOOREHEAD ENGINEERING COMPANY, FILE NUMBER 93-151, DATED 01/12/94 SHEETS 1 THROUGH 9.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE S 00°18'50" E., ALONG THE WESTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 405.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 405.00 FEET OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE DEPARTING THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, N 89°57'50" E., ALONG THE SOUTHERLY LINE OF THE SAID NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 501, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89°57'50" E. ALONG SAID LINE A DISTANCE OF 806.67 FEET; THENCE DEPARTING SAID LINE, S. 00°15'50" E., PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 270.00 FEET; THENCE S. 89°57'50" W., PARALLEL WITH THE SAID SOUTHERLY LINE OF NORTH 405.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 806.67 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 501; THENCE N. 00°18'50" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAY, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PARCEL 3:

THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND;

TRACT 20:

A PORTION OF THE NORTH 500.00 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS BEING A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°40'20" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'20" WEST, ALONG SAID EAST LINE, A

DISTANCE OF 500.01 FEET TO A POINT ON A LINE LYING 500.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'07" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 1255.06 FEET TO A POINT ON THE EAST LINE OF A 170.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 86, PAGE 486, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 00°27'55" EAST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST EASEMENT LINE, RUN SOUTH 89°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF.

TRACT 21:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4018, PAGE 314 AND ALL OF THOSE LANDS REFERRED TO AS "LIFT STATION NO. 1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57 AND 57-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1077, PAGE 151; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 9°05'03" WEST, A DISTANCE OF 27.93 FEET; 2) THENCE RUN NORTH 77°59'46" EAST, A DISTANCE OF 48.35 FEET; 3) THENCE RUN SOUTH 21°34'47" EAST, A DISTANCE OF 40.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT "D"; THENCE DEPARTING THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, RUN ALONG THE SOUTH AND EAST LINES OF SAID TRACT "D" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°55'06" EAST, A DISTANCE OF 173.01 FEET; 2) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 50.00 FEET; 3) THENCE RUN SOUTH 89°55'06" WEST, A DISTANCE OF 100.00 FEET; 4) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 699.83 FEET; 5) THENCE RUN NORTH 89°58'47" EAST, A DISTANCE OF 250.00 FEET; 6) THENCE RUN NORTH 0°17'06" EAST, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, WILDWOOD COUNTRY RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID TRACT "D", RUN NORTH 89°58'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.77 FEET TO A POINT ON THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN

ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 0°28'59" WEST, A DISTANCE OF 290.15 FEET; 2) THENCE RUN NORTH 89°39'23" EAST, A DISTANCE OF 25.00 FEET; 3) THENCE RUN SOUTH 0°30'05" WEST, A DISTANCE OF 144.10 FEET; 4) THENCE RUN SOUTH 8°47'05" WEST, A DISTANCE OF 50.64 FEET TO A POINT ON A 29.98 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°04'37" EAST AND A CHORD LENGTH OF 52.48 FEET; 5) THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°09'08", AN ARC DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVATURE OF A 330.13 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°13'38" WEST AND A CHORD LENGTH OF 179.46 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'37", AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 0°27'20" WEST, A DISTANCE OF 435.82 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°27'20" WEST, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT RIGHT-OF-WAY, SAID POINT BEING ON A 535.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°44'26" WEST AND A CHORD LENGTH OF 279.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°18'55", AN ARC DISTANCE OF 283.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

TRACT 22:

PARCEL 1:

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

LESS AND EXCEPT:

ANY PORTION LYING WITH VILLAGES OF SOUTHERN OAKS MEGGISON ROAD CORRIDOR, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 2:

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

LYING SOUTH OF STATE ROAD NO. 44

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

LYING NORTH OF SPRINGFIELD WAY (ALSO KNOWN AS BLUEGILL STREET PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

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

LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 293, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 327, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF FLAMINGO BOULEVARD, NOW KNOWN AS WILLIAMSBURG LANE, AS SET FORTH ON THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT, RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND DESCRIBED AS WILLIAMSBURG LANE, AS SET FORTH IN THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT UNIT 2, RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC

RECORDS OF SUMTER COUNTY, FLORIDA, LYING NORTH OF A NORTHEASTERLY RADIAL EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK A, OF SAID HEARTY HOST LAKE RESORT UNIT 2, AND LYING SOUTH OF STATE ROAD 44.

AND

PARCEL 3:

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

LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 267, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 378, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 475, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED
(CONTAINING ±9,475.49 ACRES)

TRACT 23:

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°11'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2650.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 0°16'48" EAST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 139.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 139 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 40°18'40" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON A 90.83 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°46'29" EAST AND A CHORD LENGTH OF 101.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'40", AN ARC DISTANCE OF 107.29 FEET TO A POINT ON A 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°46'37" EAST AND A CHORD LENGTH OF 125.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'55", AN ARC DISTANCE OF 126.22 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°13'47" EAST AND A CHORD LENGTH OF 44.65 FEET, EASTERLY, THROUGH A CENTRAL ANGLE OF 08°53'18", AN ARC DISTANCE OF 44.70 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 72°39'24" EAST, A DISTANCE OF 193.01 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°17'11" EAST AND A CHORD LENGTH OF 23.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", AN ARC DISTANCE OF 23.17 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°44'11" EAST AND A CHORD LENGTH OF 52.25 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'27", AN ARC DISTANCE OF 52.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°33'25" EAST, A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°26'35" EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 8°26'35" EAST, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°53'02" EAST AND A CHORD LENGTH OF 62.82 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'52", AN ARC DISTANCE OF 62.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°19'28" EAST, A DISTANCE OF 145.92 FEET; THENCE RUN SOUTH 27°00'57" EAST, A DISTANCE OF 67.60 FEET TO A POINT ON A 223.89 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°34'57" EAST AND A CHORD LENGTH OF 111.63 FEET; THENCE RUN

SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", AN ARC DISTANCE OF 112.82 FEET TO A POINT ON A 944.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°08'42" WEST AND A CHORD LENGTH OF 160.48 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'43", AN ARC DISTANCE OF 160.67 FEET TO A POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°22'24" WEST AND A CHORD LENGTH OF 615.93 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'06", AN ARC DISTANCE OF 637.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°31'33" WEST, A DISTANCE OF 26.36 FEET TO A POINT OF CURVATURE OF A 280.90 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°39'26" WEST AND A CHORD LENGTH OF 1.29 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'46", AN ARC DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING.

TRACT 24:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 80 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TRACT 25:

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.

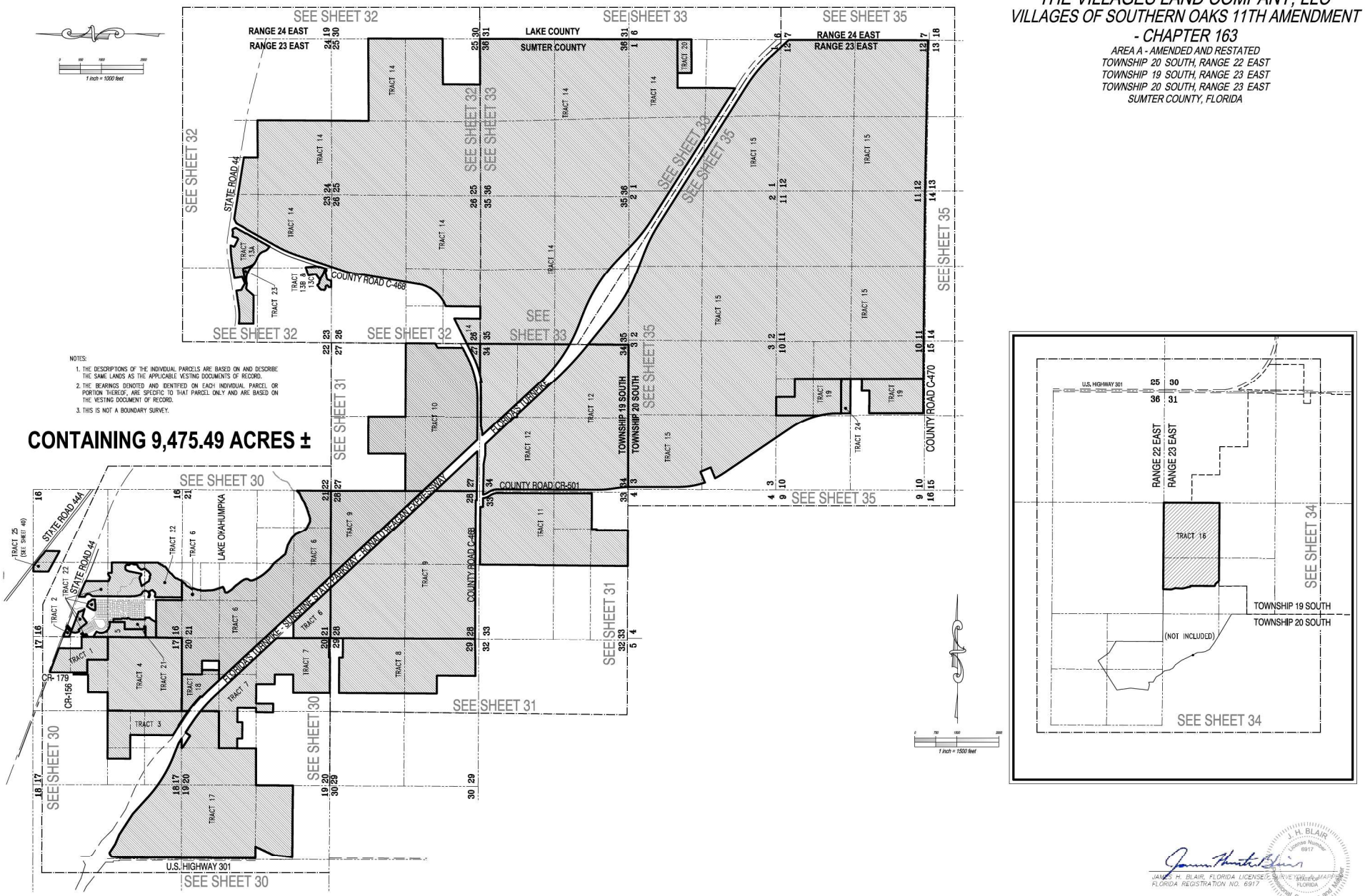
LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK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

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT - CHAPTER 163
AREA A - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 22 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



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

CONTAINING 9,475.49 ACRES ±

J. H. BLAIR
License Number 6917
STATE OF FLORIDA

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6917

CFB CLYDE FERRY BLAIR SURVEYING
LB# 7806

DATE
10-14-2024
10-14-2024

REVISIONS:
ADDED TRACT 16 - MKB
ADDED TRACT 25 - MKB

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJ. NO.: 2024-068
DRAWING DATE: 10/14/2024
DRAWN BY: MKB
CHECKED BY: DMS
FIELD BOOK: ## PAGE: ##

VOSO 11TH AMENDMENT - CHAPTER 163
AREA A - AMENDED AND RESTATED
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 27 OF 40

TRACT 1
THOSE PORTIONS OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

AND LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

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

AND:

TRACT 2
THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 RUN N00°19'52"E, ALONG THE WEST LINE THEREOF 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N00°19'52"E, 213.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°20'43"E, 356.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLAMINGO BOULEVARD (A/K/A WILLIAMSBURG LANE) AS SHOWN ON THE PLAT OF HEARTY HOST RESORT RECORDED IN PLAT BOOK 3, PAGE 57 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S50°29'07"W, 116.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°21'33", A DISTANCE OF 105.50 FEET TO A POINT THAT IS 200 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, N69°20'43"W, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 3
THE NORTH 811.80 FEET OF THE EAST 1716.00 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
AND:
THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 181, LESS THE NORTH 811.80 FEET THEREOF.
AND:
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE. LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND:

TRACT 4
THAT PORTION OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET, THENCE N00°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N00°08'W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE NE 1/4; THENCE S89°47'45"W, ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°01'08"E, ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID ALONG SAID AND ITS WESTERLY EXTENSION FOR 827.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S00°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE S89°49'28"W ALONG SAID NORTH LINE 660.24 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF, S00°21'51"E, 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N89°55'38"E, 2619.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2648.05 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 5
TRACT D, HEARTY HOST LAKE RESORT AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT A 50.00 FOOT BY 100.00 FOOT STRIP ABUTTING THE SOUTH LINE OF LOT 20, BLOCK B OF SAID PLAT.
AND LESS AND EXCEPT ANY PORTIONS THEREOF, LYING WITHIN THE CITY OF WILDWOOD LIFT STATION PROPERTIES (LIFT STATION NO. 1 AND LIFT STATION NO. 2) AS DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)
COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH89°38'01"E, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4--FOOT TALL FIELD FENCE SURROUNDING LIFT STATION 3ITE AND IMPROVEMENTS, THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

AND:

(LIFT STATION NO. 2)
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH89°38'01"E, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4--FOOT TALL FIELD FENCE SURROUNDING LIFT STATION 3ITE AND IMPROVEMENTS; THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 5.78 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53?11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35?18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 6
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF;
AND:
THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 7, 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LYING NORTH AND EAST OF SAID FLORIDA'S TURNPIKE.
AND:
THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA.
AND:
THE SOUTH 1/2 OF THE SOUTH 1/2 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF LAKE OKAHUMPKA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TRACT 7
THAT LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42?56'27"W, 3,013.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,578.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07?56'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00?09'41"W, 661.41 FEET TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, N89?53'07"W, 1,322.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00?03'37"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89?39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00?21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89?39'16"E, 580.03 FEET; THENCE N00?21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89?39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00?22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N THE FOLLOWING COURSES: N89?39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00?22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89?35'36"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00?22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89?39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00?19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89?37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00?05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89?41'38"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00?21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89?36'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00?21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89?35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 8
THAT LAND LYING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00?19'55"W, 648.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00?19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00?20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGE 736 AND OFFICIAL RECORDS BOOK 871, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING COURSES: N89?43'13"W, 115.87 FEET; THENCE S88?50'55"W, 747.68 FEET; THENCE N89?09'24"W, 209.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SAID NORTHERLY AND HAVING A RADIUS OF 5,594.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02?29'41", A DISTANCE OF 252.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N00?29'26"E, 1,377.15 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK J, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: N89?38'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 13 A DISTANCE OF 639.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, S00?21'17"W, 1,300.12 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, BLOCK H; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, S89?39'22"E, ALONG THE NORTHERLY BOUNDARY OF LOT 10, BLOCK H AND LOT 33, BLOCK H, A DISTANCE OF 1,260.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, S00?21'42"W, 130.36 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK G; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S89?37'28"E, ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY OF SAID LOT 9, 699.71 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 9
ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

TRACT 10
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
AND:
THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF--WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

TRACT 11
THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468;
AND:
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF--WAY FOR COUNTY ROAD 501.

AND:

TRACT 12
ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF--WAY FOR FLORIDA'S TURNPIKE AND LESS RIGHT OF WAY FOR COUNTY ROAD 468 AND LESS RIGHT-OF--WAY FOR COUNTY ROAD 501. LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF FLORIDA'S TURNPIKE.

AND:

TRACT 13A
THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, RUN N89°40'42"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 997.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00?16'48"E, 139.00 FEET TO THE POINT OF BEGINNING; THENCE N89°40'42"W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 1,000.00 FEET; THENCE N00?16'48"E, 517.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF--WAY OF STATE ROAD NO. 44 AND A POINT ON THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 2423.83 FEET, CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 00°39'58" EAST; THENCE ALONG SAID SOUTHERLY RIGHT--WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'25" AN ARC DISTANCE OF 626.40 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81?31'33" EAST, A DISTANCE OF 547.46 FEET; 3) THENCE RUN SOUTH 08?28'27" EAST, A DISTANCE OF 183.27 FEET; 4) THENCE RUN NORTH 81?56'54" EAST, A DISTANCE OF 1,000.00 FEET; 5) THENCE RUN NORTH 58?22'24" EAST, A DISTANCE OF 173.88 FEET; 6) THENCE RUN NORTH 66?50'21" EAST, A DISTANCE OF 256.38 FEET; 7) THENCE RUN NORTH 08?28'27" WEST, A DISTANCE OF 278.00 FEET; 8) THENCE RUN NORTH 81?31'33" EAST, A DISTANCE OF 723.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,100.00 FOOT RADIUS; 9) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'56" AN ARC DISTANCE OF 468.17 FEET; 10) THENCE RUN SOUTH 18?37'48" WEST, A DISTANCE OF 135.19 FEET; 11) THENCE RUN SOUTH 62?40'42" EAST, A DISTANCE OF 301.86 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF--WAY LINE OF COUNTY ROAD NO. 468 AND A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1766, PAGE 516 AND RE--RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 619, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF--WAY LINE, RUN ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1766, PAGE 516 AND OFFICIAL RECORDS BOOK 1784, PAGE 619 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 59?14'07" EAST, A DISTANCE OF 50.74 FEET; 2) THENCE RUN NORTH 18?40'04" EAST, A DISTANCE OF 190.28 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF--WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN ALONG SAID SOUTHERLY RIGHT--OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 81?01'49" EAST, A DISTANCE OF 137.94 FEET; 2) THENCE RUN NORTH 77?18'48" EAST, A DISTANCE OF 88.06 FEET; 3) THENCE RUN SOUTH 81?01'49" EAST, A DISTANCE OF 32.12 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 525?48'03"; 121.61 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF PARCEL G AS DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 402, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING THREE COURSES AND DISTANCES: 1) THENCE RUN NORTH 56?34'22"E, 12.02 FEET; 2) THENCE RUN SOUTH 33?25'38"E, 966.12 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 127, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 605.30 FEET AND A CHORD BEARING AND DISTANCE OF N50?56'19"W, 159.95 FEET; THENCE DEPARTING SAID RIGHT-OF--WAY AND ALONG SAID BOUNDARY THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15?10'07", A DISTANCE OF 160.42 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.45 FEET AND A CHORD BEARING AND DISTANCE OF N25?26'24"W, 116.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16?06'37", A DISTANCE OF 117.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36?31'46", A DISTANCE OF 210.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 572.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14?24'59", A DISTANCE OF 144.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 944.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12?18'46", A DISTANCE OF 203.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 223.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28?52'15", A DISTANCE OF 112.82 FEET; THENCE N27?00'57"W, 67.60 FEET; THENCE N21?19'28"W, 145.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12?52'52", A DISTANCE OF 62.95 FEET; THENCE N08?26'35"W, 45.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90?00'00", A DISTANCE OF 39.27 FEET; THENCE S81?33'25"W, 232.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 13?38'27", A DISTANCE OF 52.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", A DISTANCE OF 23.17 FEET; THENCE S72?39'24"W, 191.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 288.13 FEET AND A CHORD BEARING AND DISTANCE OF S89?30'01"W, 169.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34?14'40", A DISTANCE OF 172.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.83 FEET AND A CHORD BEARING AND DISTANCE OF S79?46'29"W, 101.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67?40'40", A DISTANCE OF 107.29 FEET; THENCE S40?18'40"W, 316.94 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 13B
A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00?17'52" EAST, A DISTANCE OF 12.60 FEET TO A 5/8" I

TRACT 18
PARCEL 1:
THE WEST 434 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING NORTH OF THE SUNSHINE PARKWAY IN SUMTER COUNTY, FLORIDA; TOGETHER WITH A PROPER 50 FOOT ROAD EASEMENT OVER AND ACROSS THAT PART OF SAID PROPERTY LYING IMMEDIATELY NORTHERLY OF AND PARALLEL TO THE SUNSHINE PARKWAY, NOT INCLUDING THE 50 FOOT RIGHT OF WAY EASEMENT FOR COUNTY ROAD #181. ALSO DESCRIBED AS: THE WEST 434 FEET OF LOT 10, BLOCK Q, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 29A AND 29B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R. BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 89°43'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°43'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 676 FEET, TO A POINT THAT IS SOUTH 89°43'27" WEST AND 200.0 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 09°32'27" WEST, 672.47 FEET; THENCE SOUTH 74°24'25" WEST, 440.63 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A RADIAL BEARING OF SOUTH 43°43'40" WEST, RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'27" AN ARC DISTANCE OF 187.20 FEET, TO A POINT THAT IS 434.00 FEET EASTERLY OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'50" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 651.13 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT, COUNTY ROAD 181, A 50 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 3:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, AND RUN SOUTH 00°16'31" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1333.54 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 211.12 FEET TO THE EASTERLY RIGHT OF WAY OF THE SUNSHINE PARKWAY; THENCE NORTH 43°18'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY 462.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°57'26" A DISTANCE OF 303.46 FEET, TO A POINT ON SAID CURVE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN NORTH 74°24'25" EAST, 440.63 FEET; THENCE NORTH 09°32'27" EAST, 672.47 FEET TO THE NORTH LINE OF AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°43'27" EAST ALONG SAID NORTH LINE 200.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

AND

LOT 7, BLOCK R, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

TRACT 19
PARCEL 1:
THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE N 3/4 OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 504, PAGE 89, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 495 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 719, PAGE 747, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LESS THE WEST 80.00 FEET THEREOF FOR COUNTY ROAD 501 AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE BOARD OF COMMISSIONERS OF SUMTER COUNTY, FLORIDA, PREPARED BY MOORE-HEAD ENGINEERING COMPANY, FILE NUMBER 93-151, DATED 01/12/94 SHEETS 1 THROUGH 9.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE S 00°18'50" E., ALONG THE WESTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 405.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 405.00 FEET OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE DEPARTING THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, N 89°57'50" E., ALONG THE SOUTH LINE OF THE SAID NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 501, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89°57'50" E. ALONG SAID LINE A DISTANCE OF 806.67 FEET; THENCE DEPARTING SAID LINE, S. 00°15'50" E., PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 270.00 FEET; THENCE S. 89°57'50" W., PARALLEL WITH THE SAID SOUTHERLY LINE OF NORTH 405.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 806.67 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 501; THENCE N 00°18'50" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAY, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF;

AND;

TRACT 20
A PORTION OF THE NORTH 500.00 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS BEING A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°40'20" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 174.01 FEET TO THE NORTH-EAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'20" WEST, ALONG SAID EAST LINE, A DISTANCE OF 500.01 FEET TO A POINT ON A LINE LYING 500.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'07" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 1255.06 FEET TO A POINT ON THE EAST LINE OF A 170.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 86, PAGE 486, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 00°27'55" EAST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST EASEMENT LINE, RUN SOUTH 89°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF.

TRACT 21
A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4018, PAGE 314 AND ALL OF THOSE LANDS REFERRED TO AS "LIFT STATION NO. 1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57 AND 57-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1077, PAGE 151; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 9°05'03" WEST, A DISTANCE OF 27.93 FEET; 2) THENCE RUN NORTH 77°59'46" EAST, A DISTANCE OF 48.35 FEET; 3) THENCE RUN SOUTH 21°34'47" EAST, A DISTANCE OF 40.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT "D"; THENCE DEPARTING THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, RUN ALONG THE SOUTH AND EAST LINES OF SAID TRACT "D" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°55'06" EAST, A DISTANCE OF 173.01 FEET; 2) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 50.00 FEET; 3) THENCE RUN SOUTH 89°55'06" WEST, A DISTANCE OF 100.00 FEET; 4) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 699.83 FEET; 5) THENCE RUN NORTH 89°58'47" EAST, A DISTANCE OF 250.00 FEET; 6) THENCE RUN NORTH 0°17'06" EAST, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, WILDWOOD COUNTRY RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID TRACT "D", RUN NORTH 89°58'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.77 FEET TO A POINT ON THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 0°28'59" WEST, A DISTANCE OF 290.15 FEET; 2) THENCE RUN NORTH 89°39'23" EAST, A DISTANCE OF 25.00 FEET; 3) THENCE RUN SOUTH 0°30'05" WEST, A DISTANCE OF 144.10 FEET; 4) THENCE RUN SOUTH 8°47'05" WEST, A DISTANCE OF 50.64 FEET TO A POINT ON A 29.98 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST; BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°04'37" EAST AND A CHORD LENGTH OF 52.48 FEET; 5) THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°09'08", AN ARC DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVATURE OF A 330.13 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°13'38" WEST AND A CHORD LENGTH OF 179.46 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'57", AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 0°27'20" WEST, A DISTANCE OF 435.82 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 53, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°27'20" WEST, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT RIGHT-OF-WAY, SAID POINT BEING ON A 535.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°44'29" WEST AND A CHORD LENGTH OF 279.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°18'55", AN ARC DISTANCE OF 283.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

TRACT 22:
PARCEL 1:
TRACT A OF HEARTY HOST LAKE RESORT UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 62 AND 62A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

LESS AND EXCEPT:
ANY PORTION LYING WITH VILLAGES OF SOUTHERN OAKS MEGGISON ROAD CORRIDOR, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 2:
THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING WITHIN THE FOLLOWING LANDS:
LYING SOUTH OF STATE ROAD NO. 44

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

LYING NORTH OF SPRINGFIELD WAY (ALSO KNOWN AS FRIENDLY STREET PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)
LYING NORTH OF LOT 1, BLOCK A, OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2932, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2759, PAGE 168, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 293, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 327, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

AND

PARCEL 3:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF STATE ROAD 44, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH AND WEST OF THE SUBMERGED LANDS OF LAKE OKAHUMPKA, LESS ROAD-RIGHT-OF-WAY, ALL IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

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

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

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

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

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 267, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 378, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 475, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TRACT 23:
A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°11'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2650.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 0°16'48" EAST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 139.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 139 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 40°18'40" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON A 90.83 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH; BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°46'29" EAST AND A CHORD LENGTH OF 101.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'40", AN ARC DISTANCE OF 107.29 FEET TO A POINT ON A 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH; BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°46'37" EAST AND A CHORD LENGTH OF 125.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'55", AN ARC DISTANCE OF 126.22 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°13'47" EAST AND A CHORD LENGTH OF 44.85 FEET, EASTERLY, THROUGH A CENTRAL ANGLE OF 08°53'18", AN ARC DISTANCE OF 44.70 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 72°39'24" EAST, A DISTANCE OF 193.01 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°17'11" EAST AND A CHORD LENGTH OF 23.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", AN ARC DISTANCE OF 23.17 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°44'11" EAST AND A CHORD LENGTH OF 52.25 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'27", AN ARC DISTANCE OF 52.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°33'25" EAST, A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°26'35" EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 8°26'35" EAST, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°53'02" EAST AND A CHORD LENGTH OF 62.82 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'52", AN ARC DISTANCE OF 62.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°19'28" EAST, A DISTANCE OF 145.92 FEET; THENCE RUN SOUTH 27°00'57" EAST, A DISTANCE OF 67.60 FEET TO A POINT ON A 223.89 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST; BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°34'57" EAST AND A CHORD LENGTH OF 111.63 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", AN ARC DISTANCE OF 112.82 FEET TO A POINT ON A 944.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°08'42" WEST AND A CHORD LENGTH OF 160.48 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'43", AN ARC DISTANCE OF 160.67 FEET TO A POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°22'24" WEST AND A CHORD LENGTH OF 615.93 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'06", AN ARC DISTANCE OF 637.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°31'33" WEST, A DISTANCE OF 26.36 FEET TO A POINT OF CURVATURE OF A 280.90 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°39'26" WEST AND A CHORD LENGTH OF 1.29 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'46", AN ARC DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING.

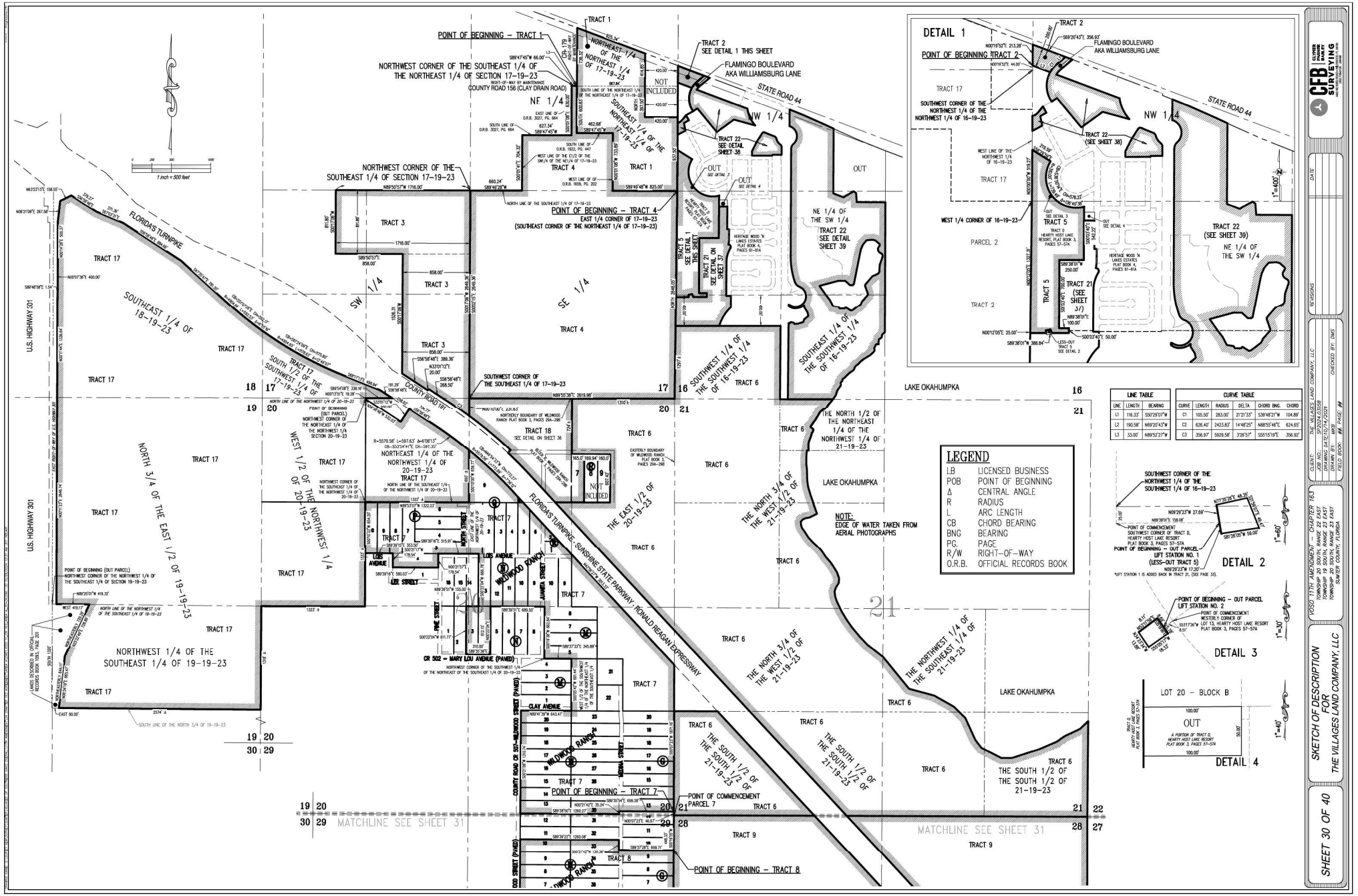
TRACT 24:
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 80 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TRACT 25:
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

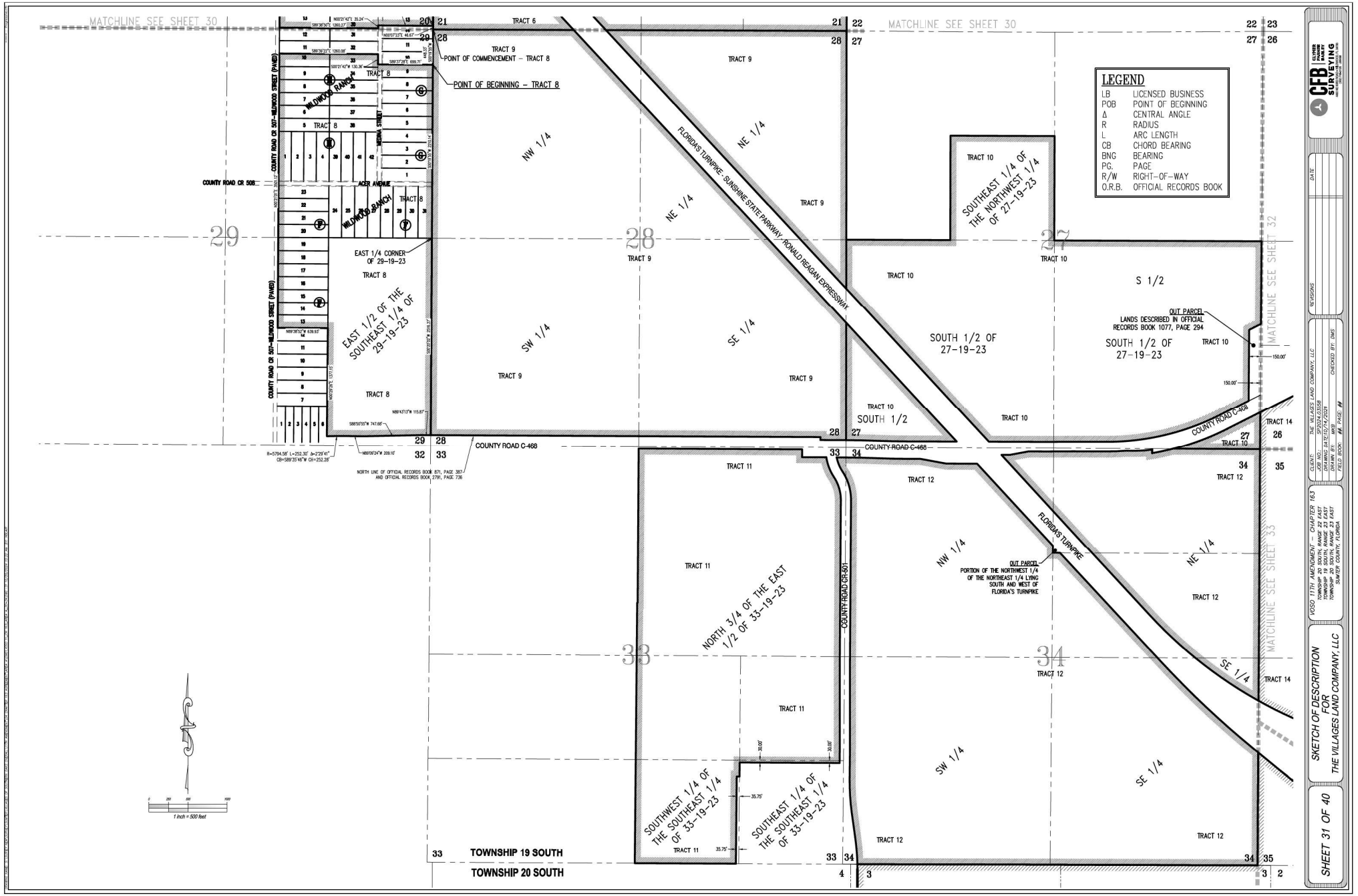
A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST,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



SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 30 OF 40



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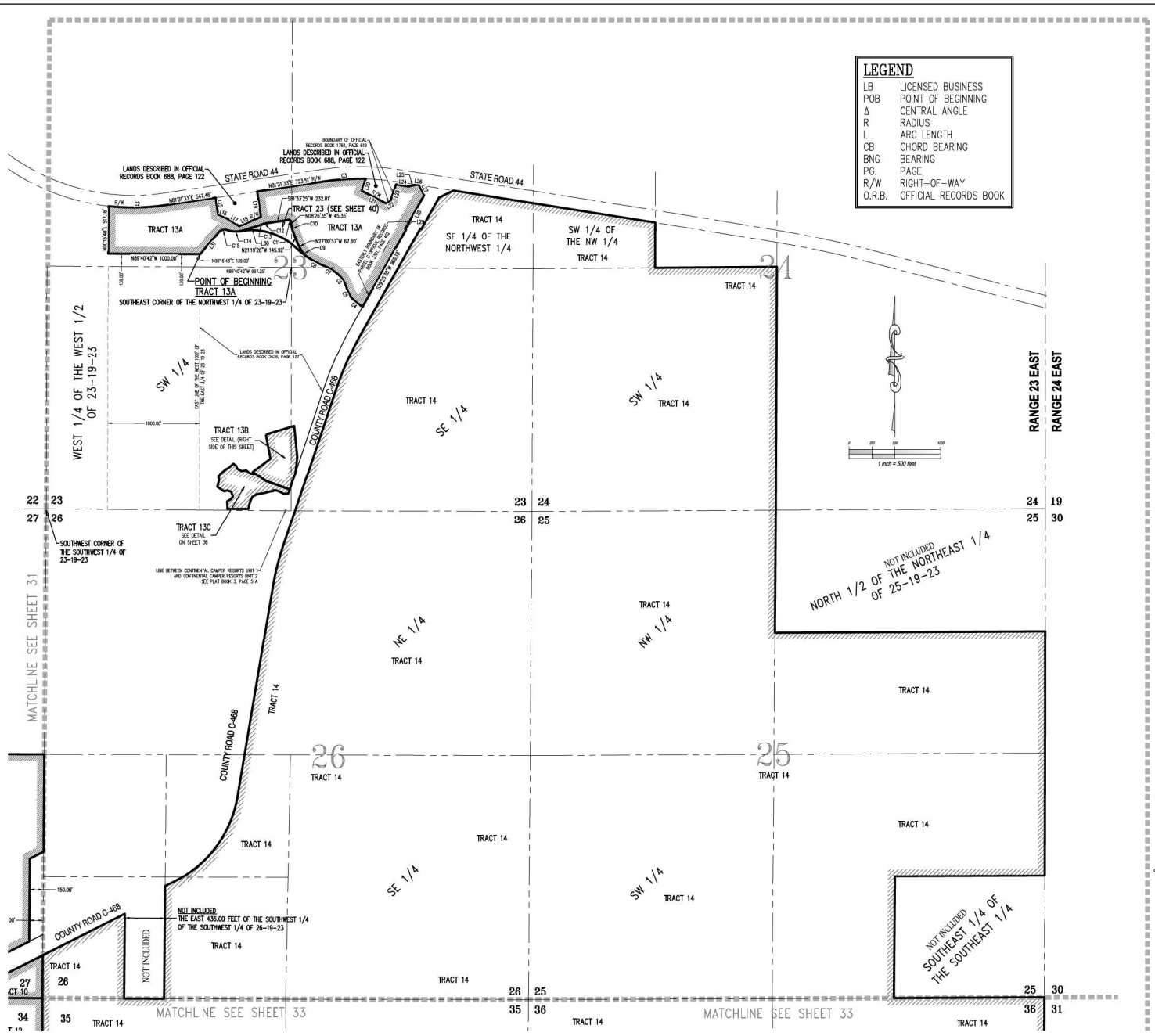
VOSO 11TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

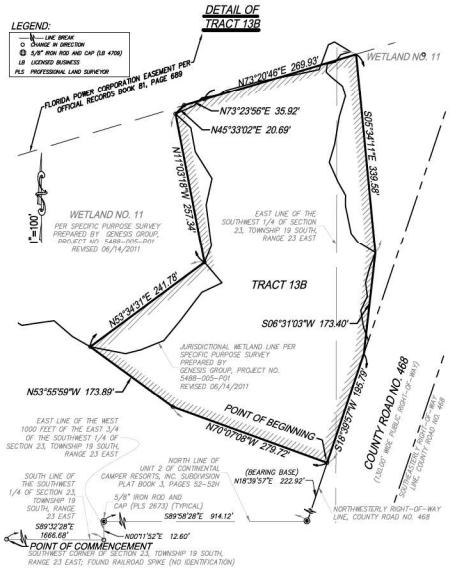
SHEET 31 OF 40



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C2	626.40'	2423.83'	14°48'25"	N88°55'46"E	624.65'
C3	468.17'	2732.78'	9°48'56"	N89°26'01"E	467.58'
C4	160.42'	605.30'	15°11'07"	N50°56'19"W	159.95'
C5	117.10'	416.45'	16°06'37"	N25°26'24"W	116.71'
C6	210.99'	330.93'	36°31'46"	N35°36'58"W	207.44'
C7	144.10'	572.69'	14°24'39"	N61°07'21"W	143.72'
C8	203.00'	944.63'	12°18'46"	N62°10'27"W	202.61'
C9	112.82'	223.89'	28°52'15"	N41°34'57"W	111.63'
C10	62.95'	280.00'	12°52'52"	N14°57'02"W	62.82'
C11	39.27'	25.00'	90°00'00"	N53°26'35"W	35.36'
C12	52.38'	220.00'	13°38'27"	S74°44'11"W	52.25'
C13	23.17'	280.00'	4°44'27"	S70°17'11"W	23.16'
C14	172.21'	288.13'	34°14'40"	S89°39'01"W	169.66'
C15	101.28'	963.83'	6° 02' 41"	S79°46'26"W	101.19'
C54	340.86'	217.00'	90°00'00"	S05°05'10"W	306.88'
C55	153.35'	283.00'	31°02'49"	N19°50'10"W	151.48'
C56	400.11'	11394.16'	2°00'43"	N88°48'00"W	400.09'
C57	392.08'	11524.16'	1°56'58"	N88°46'08"W	392.06'
C58	164.02'	75.00'	125°18'12"	S15°05'13"E	133.23'
C59	356.97'	5929.58'	3°26'57"	S55°15'19"E	356.92'

LINE TABLE		
LINE	LENGTH	BEARING
L4	284.42'	N89°58'28"W
L5	418.72'	S18°39'57"W
L6	173.40'	S6°31'03"W
L7	339.58'	S5°34'11"E
L8	269.93'	N73°20'46"E
L9	35.92'	N73°23'56"E
L10	20.69'	N45°33'02"E
L11	257.34'	N11°03'18"W
L12	241.78'	N53°34'31"E
L13	173.89'	N53°55'59"W
L14	319.93'	N16°50'44"E
L15	183.21'	S8°28'27"E
L16	90.62'	S66°38'54"E
L17	173.88'	S58°22'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	256.38'	N66°50'21"E
L19	278.00'	N8°28'27"W
L20	135.19'	S18°37'48"W
L21	301.88'	S82°40'42"E
L22	50.74'	N59°14'07"E
L23	190.28'	N18°40'04"E
L24	137.94'	S81°01'48"E
L25	88.06'	N77°16'48"E
L26	31.32'	S81°01'48"E
L27	121.61'	S25°48'03"E
L28	419.26'	S29°25'38"W
L29	12.00'	S60°34'22"E
L30	191.71'	S72°39'24"W
L31	316.94'	S40°18'40"W



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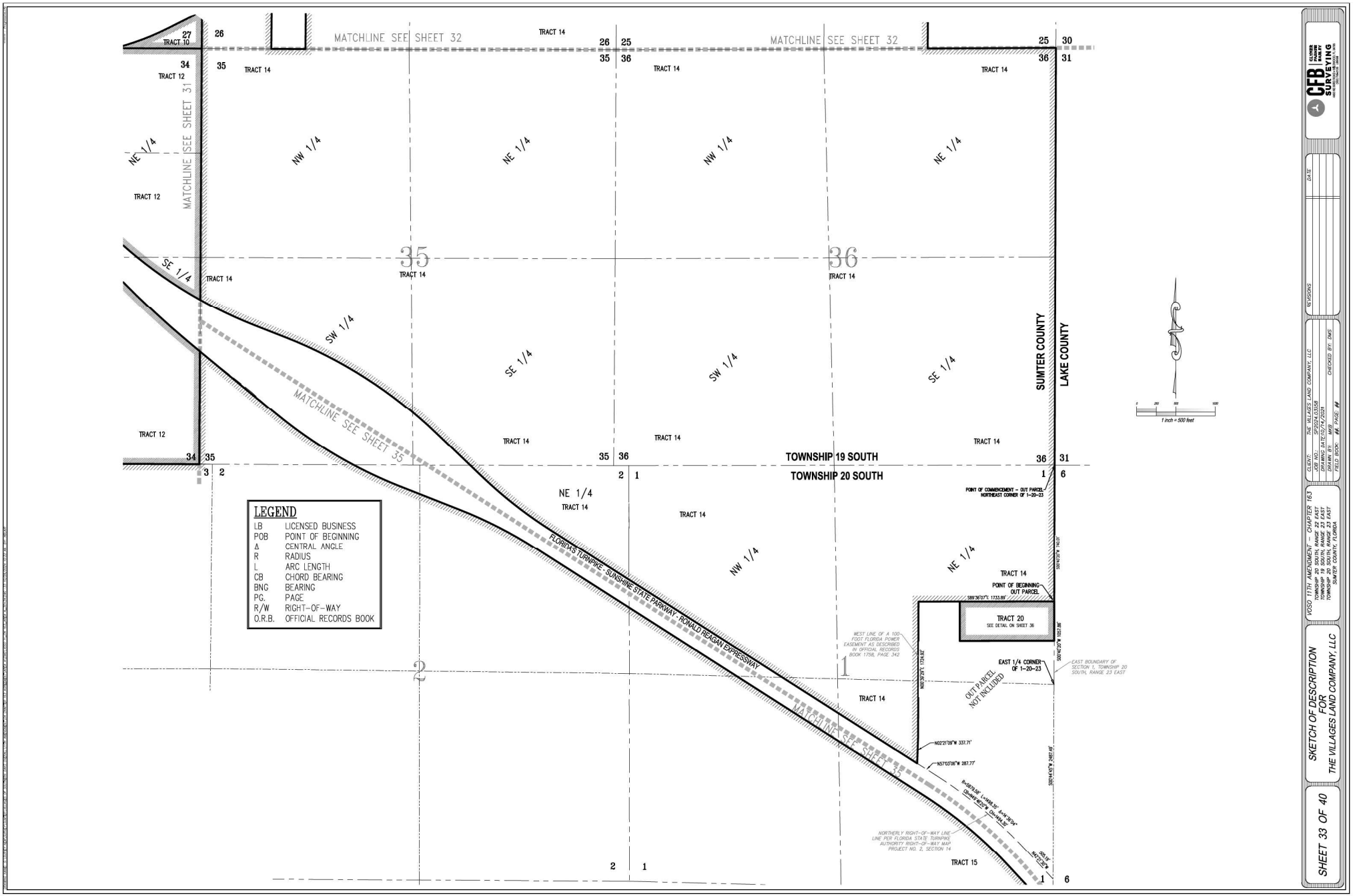
VOSO 11TH AMENDMENT — CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 32 OF 40


MATCHLINE SEE SHEET 32
MATCHLINE SEE SHEET 31
MATCHLINE SEE SHEET 35
TRACT 10
TRACT 12
TRACT 14
TRACT 15
NE 1/4
NW 1/4
SE 1/4
SW 1/4
35
36
2
1
TOWNSHIP 19 SOUTH
TOWNSHIP 20 SOUTH
SUMTER COUNTY
LAKE COUNTY
FLORIDA'S TURNPIKE - SUNSHINE STATE PARKWAY - RONALD REAGAN EXPRESSWAY
POINT OF COMMENCEMENT - OUT PARCEL NORTHEAST CORNER OF 1-20-23
POINT OF BEGINNING OUT PARCEL
TRACT 20
SEE DETAIL ON SHEET 36
EAST 1/4 CORNER OF 1-20-23
OUT PARCEL NOT INCLUDED
WEST LINE OF A 100-FOOT FLORIDA POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1758, PAGE 342
EAST BOUNDARY OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST
NORTHERLY RIGHT-OF-WAY LINE LINE PER FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP PROJECT NO. 2, SECTION 14
LEGEND
LB LICENSED BUSINESS
POB POINT OF BEGINNING
Δ CENTRAL ANGLE
R RADIUS
L ARC LENGTH
CB CHORD BEARING
BNG BEARING
PG. PAGE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
1 inch = 500 feet
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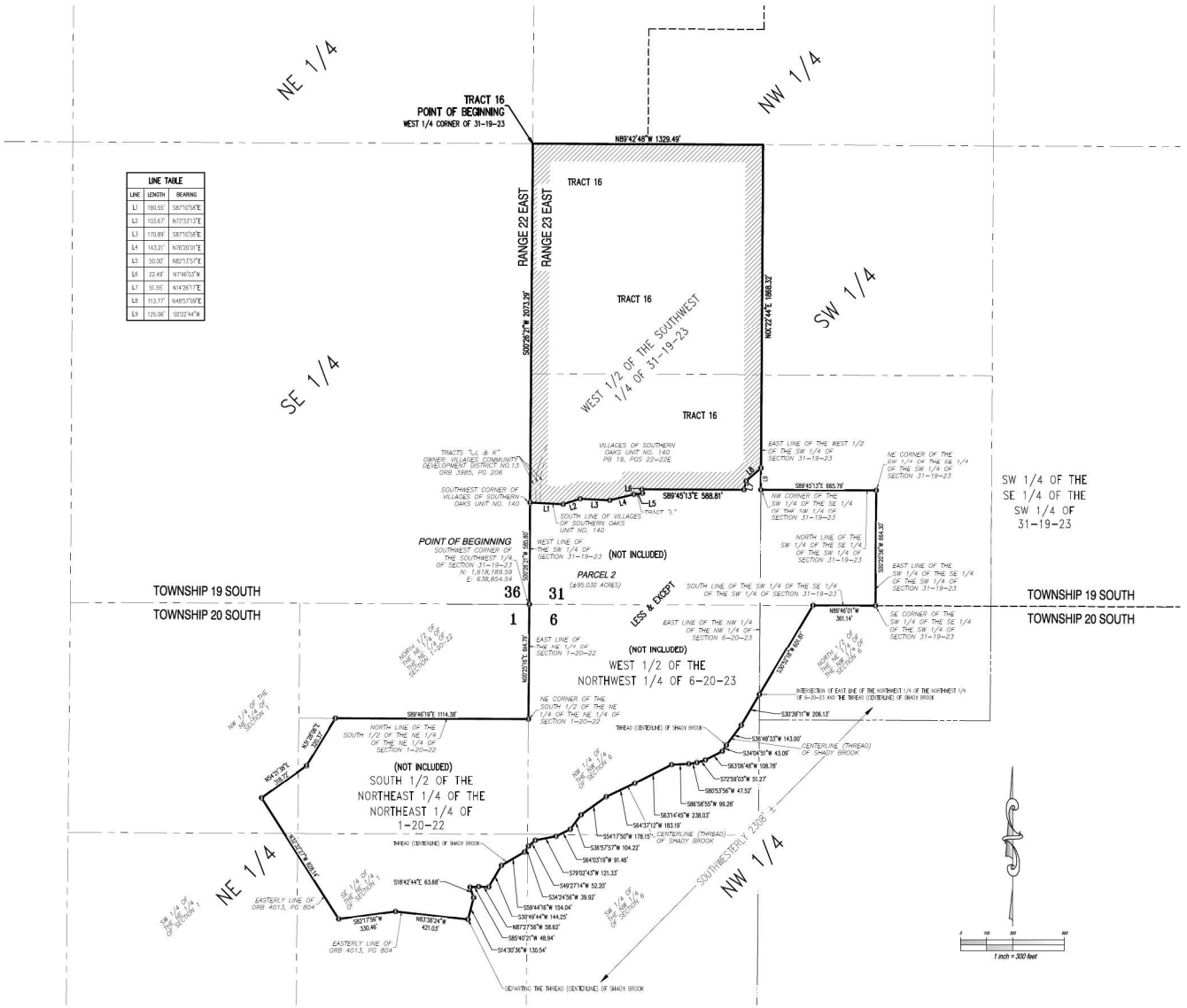
VOSO 11TH AMENDMENT - CHAPTER 163
TOWNSHIP 20 SOUTH, RANGE 22 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 33 OF 40



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VOSO 11TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
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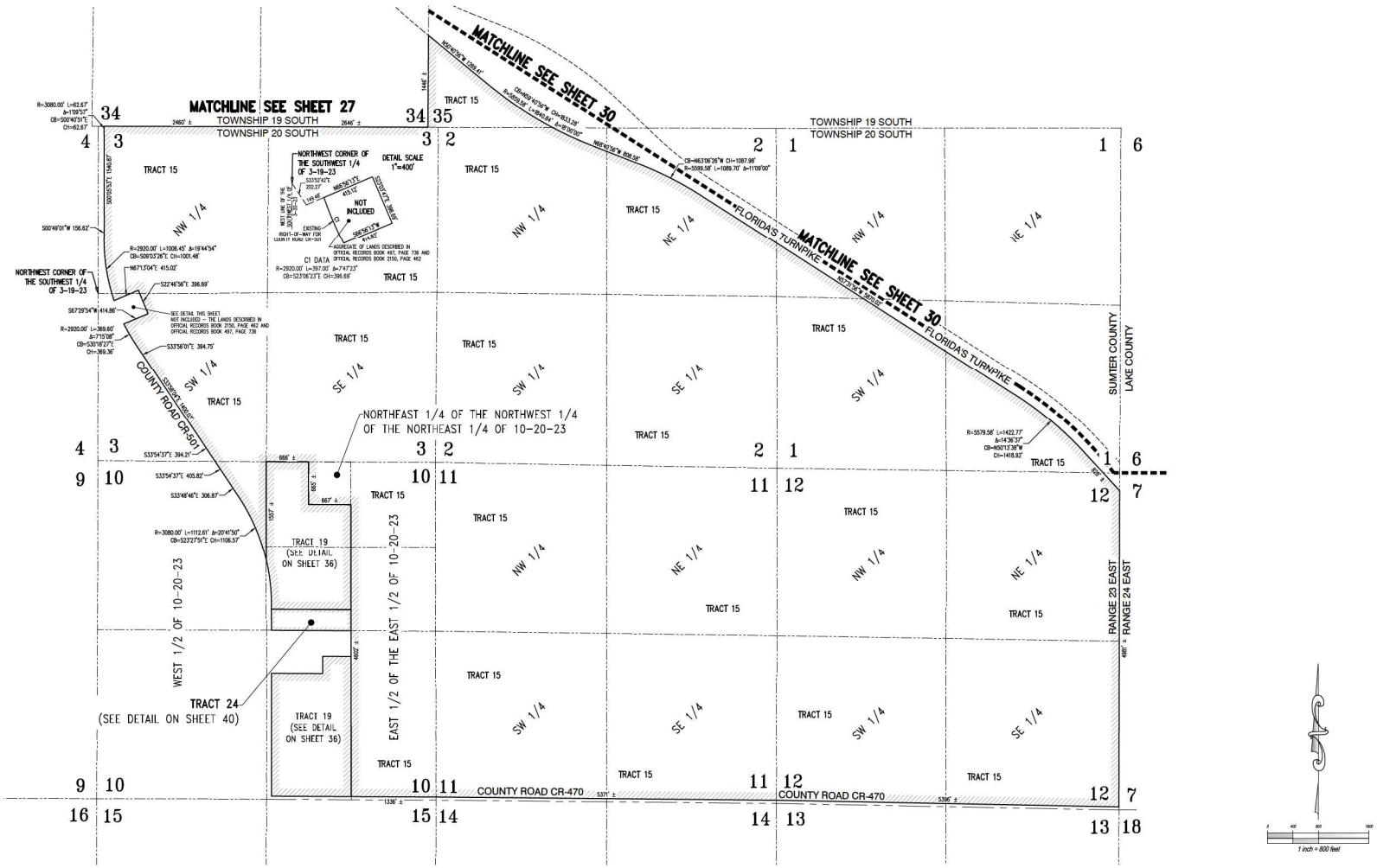
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 34 OF 40



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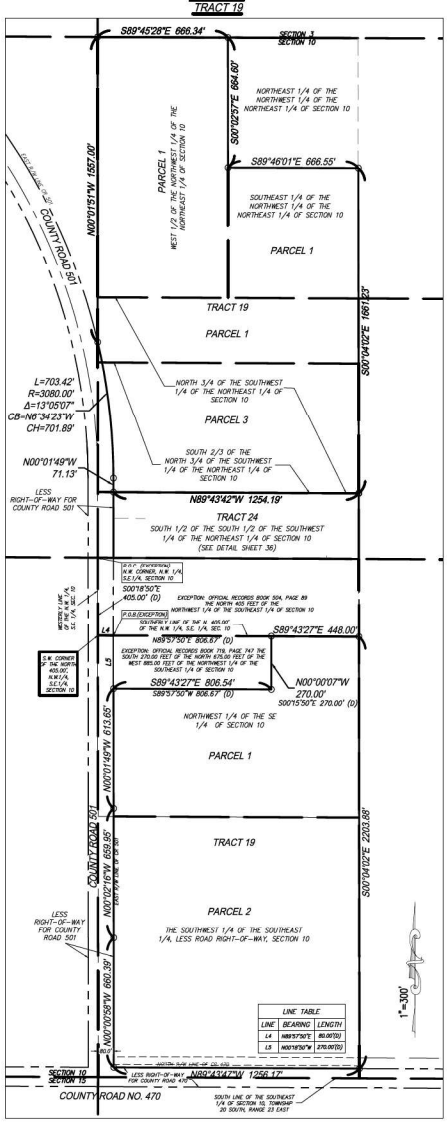
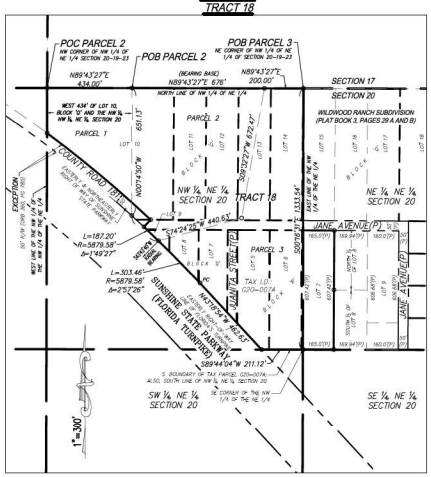
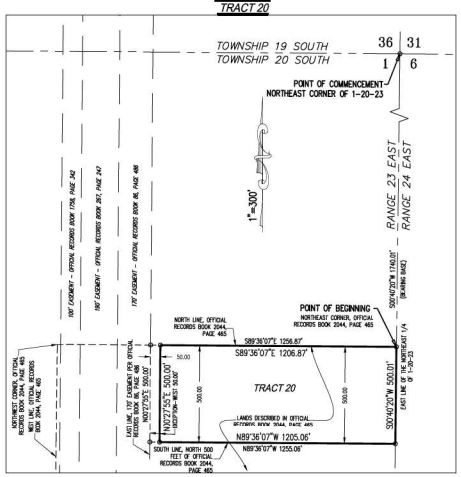
VOSO 11TH AMENDMENT – CHAPTER 163
TOWNSHIP 20 SOUTH, RANGE 22 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

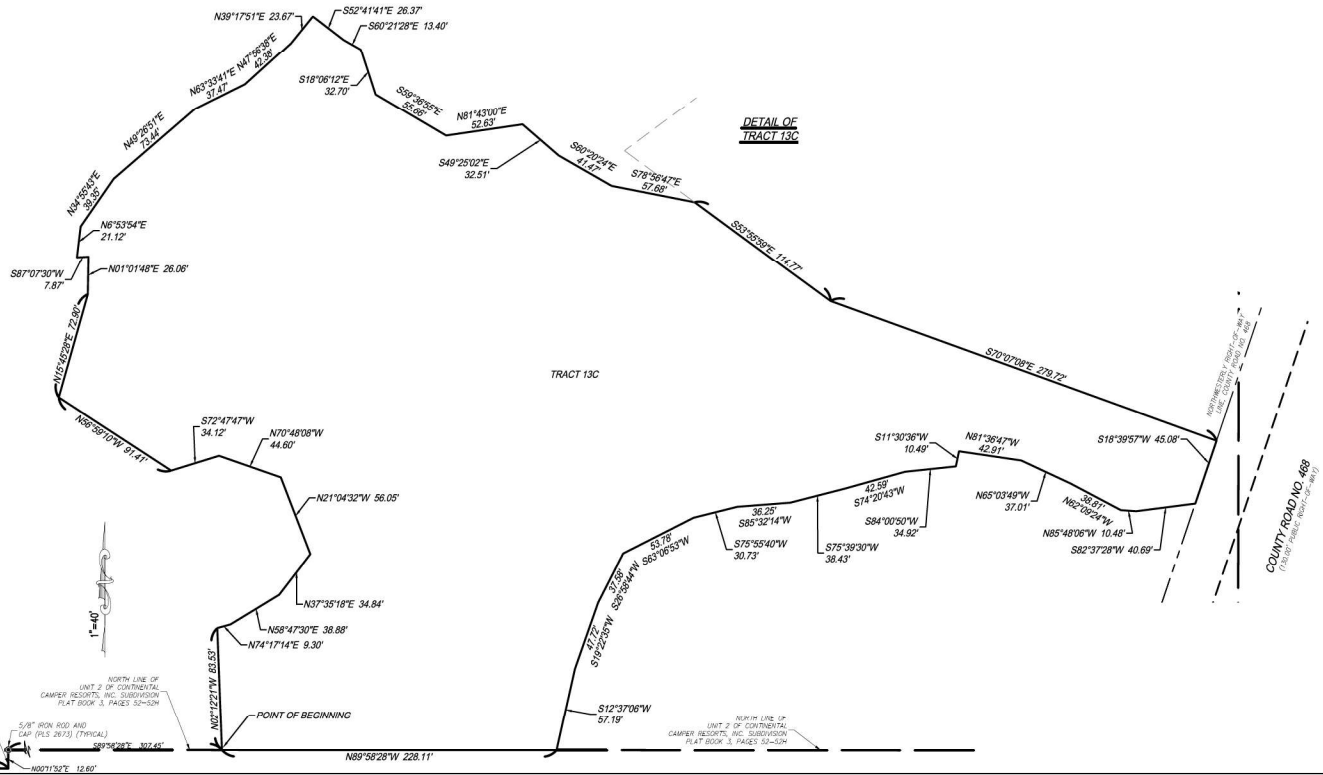
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 35 OF 40









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V050 11TH AMENDMENT — CHAPTER 163
SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 36 OF 40

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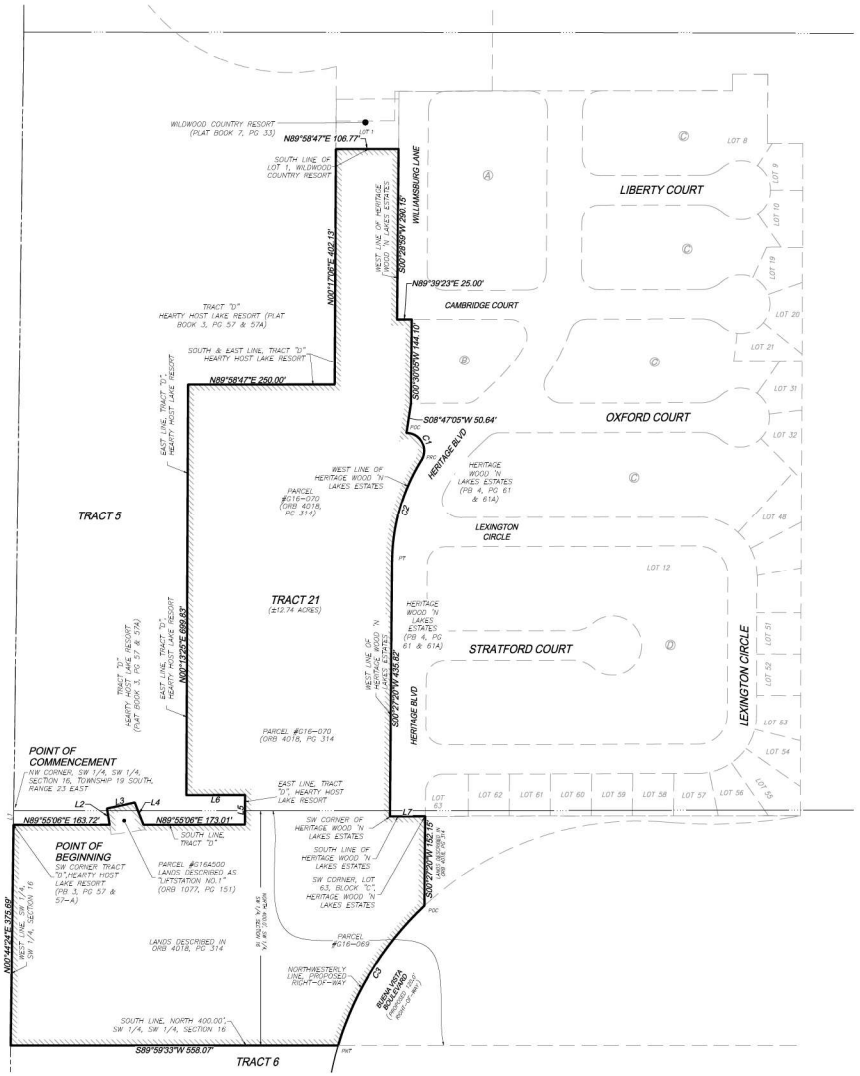

LINE TABLE		
LINE	BEARING	LENGTH
L1	S5°44'24"W	24.35'
L2	N89°03'13"W	27.93'
L3	N77°58'46"E	48.35'
L4	S21°34'47"E	40.38'
L5	N01°31'25"E	50.00'
L6	S88°35'08"W	100.00'
L7	N89°57'04"E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	63.91'	29.96'	122°09'08"	52.46'	S25°34'37"E
C2	181.75'	330.13	031°32'07"	179.46'	S16°13'38"W
C3	283.07'	535.00	030°18'55"	279.78'	S31°44'26"W

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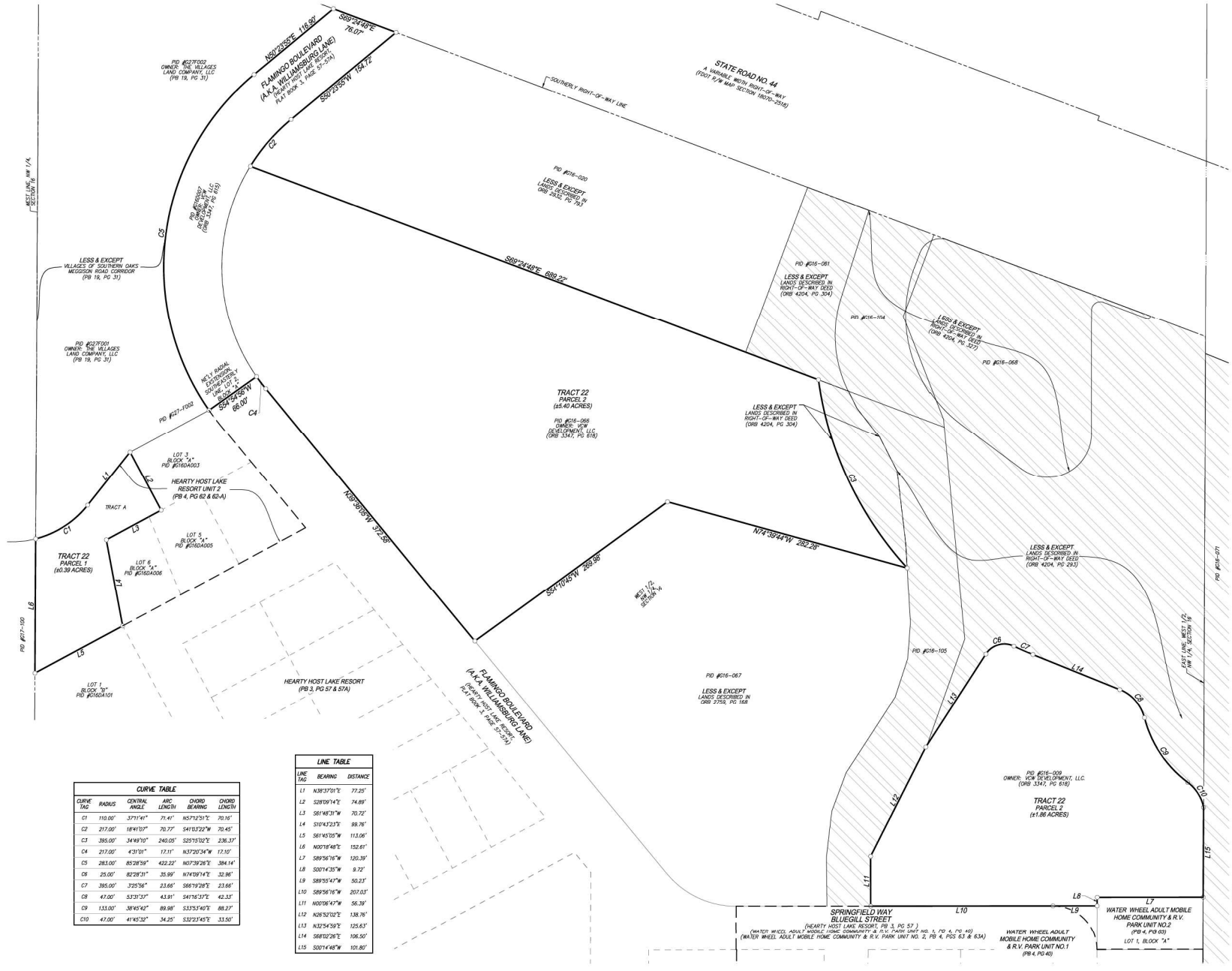
VOSO 11TH AMENDMENT — CHAPTER 163
LANDS IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 37 OF 40



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	110.00'	37°11'41"	71.41'	N57°12'51"E	70.16'
C2	217.00'	18°41'07"	70.77'	S41°03'22"W	70.45'
C3	395.00'	34°49'10"	240.05'	S25°53'02"E	236.37'
C4	217.00'	4°31'01"	17.11'	N37°20'34"W	17.10'
C5	283.00'	85°28'59"	422.22'	N07°39'28"E	384.14'
C6	25.00'	82°28'31"	35.99'	N74°09'14"E	32.96'
C7	395.00'	3°25'56"	23.66'	S66°19'28"E	23.66'
C8	47.00'	53°31'37"	43.91'	S41°16'37"E	42.33'
C9	133.00'	38°45'42"	89.98'	S33°53'40"E	88.27'
C10	47.00'	41°45'32"	34.25'	S32°23'45"E	33.50'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N38°37'01"E	77.25'
L2	S28°09'14"E	74.89'
L3	S61°48'31"W	70.72'
L4	S10°43'23"E	99.76'
L5	S61°45'05"W	113.06'
L6	N00°18'48"E	152.61'
L7	S89°56'16"W	120.39'
L8	S00°14'35"W	9.72'
L9	S89°55'47"W	50.23'
L10	S89°56'16"W	207.03'
L11	N00°06'47"W	56.39'
L12	N26°52'02"E	138.76'
L13	N32°54'59"E	125.63'
L14	S68°02'26"E	106.50'
L15	S00°14'48"W	101.80'

CFB ELVER FREY BARRY SURVEYING
1901 NORTHCROSS PARKWAY, SUITE 220, ATLANTA, GEORGIA 30346 (770) 455-8555

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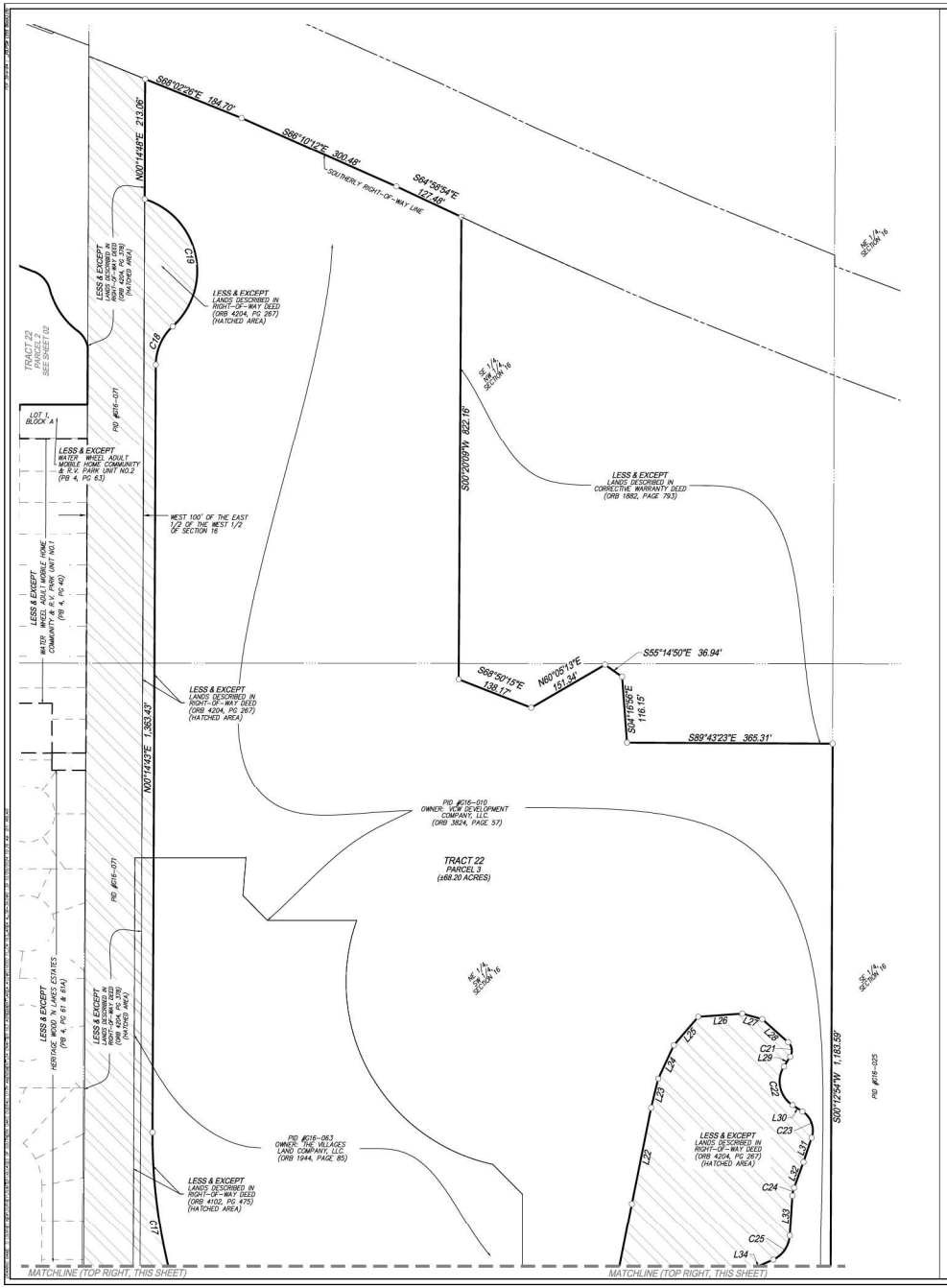
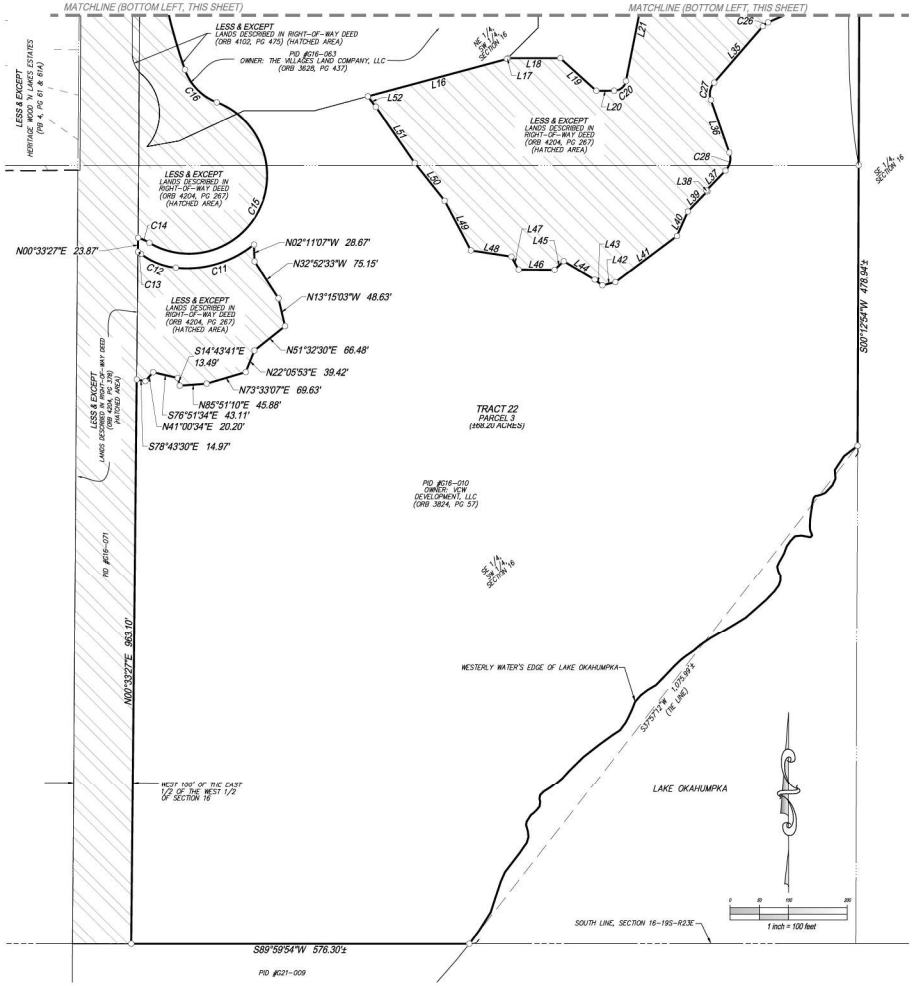
VOSO 11TH AMENDMENT — CHAPTER 163
SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 38 OF 40





LINE TABLE		
LINE TAG	BEARING	DISTANCE
L16	S75°00'00"W	245.80'
L17	S45°00'00"W	2.07'
L18	N90°00'00"W	89.35'
L19	N47°53'02"W	82.86'
L20	S89°47'09"W	30.37'
L21	S11°15'43"W	227.70'
L22	S11°20'11"W	173.69'
L23	S13°40'27"W	53.30'
L24	S25°03'49"W	65.47'
L25	S40°40'39"W	66.38'
L26	S85°55'00"W	78.64'
L27	N74°31'39"W	36.73'
L28	N48°22'11"W	61.28'
L29	N32°19'43"E	20.51'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L30	N57°33'40"W	20.58'
L31	N18°39'01"E	45.42'
L32	N20°03'10"E	48.56'
L33	N03°45'11"E	72.62'
L34	N66°00'00"E	58.22'
L35	N40°56'32"E	126.64'
L36	N19°19'19"W	95.08'
L37	N43°58'19"E	46.64'
L38	N47°53'02"W	2.00'
L39	N43°58'19"E	47.77'
L40	N23°58'33"E	45.56'
L41	N53°09'00"E	131.06'
L42	N75°39'12"E	22.99'
L43	S52°55'35"E	16.40'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L44	S59°10'01"E	61.45'
L45	N46°35'01"E	21.57'
L46	S89°38'42"E	61.17'
L47	S29°11'01"E	25.53'
L48	S81°18'00"E	69.68'
L49	S27°54'12"E	95.56'
L50	S38°29'09"E	81.80'
L51	S34°45'19"E	116.38'
L52	S37°58'51"E	22.65'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	181.20'	45°04'41"	142.56'	S73°25'57"W	138.92'
C12	117.56'	31°27'04"	64.53'	N66°18'11"W	63.72'
C13	66.40'	5°31'20"	6.40'	N55°20'19"W	6.40'
C14	92.00'	13°08'59"	21.11'	S66°04'30"E	21.07'
C15	133.00'	189°42'36"	440.37'	N25°38'42"E	265.05'
C16	92.00'	49°56'41"	80.20'	N44°14'16"W	77.68'
C17	990.00'	19°30'38"	337.12'	N09°30'36"W	335.49'
C18	92.00'	47°30'30"	76.28'	N23°59'58"E	74.12'
C19	133.00'	120°27'19"	278.61'	N12°28'27"W	230.89'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	20.50'	78°31'27"	28.10'	S50°31'26"W	25.95'
C21	20.00'	80°41'34"	28.17'	N08°01'14"W	25.90'
C22	50.00'	89°53'24"	78.44'	N12°36'58"W	70.64'
C23	40.00'	76°12'41"	53.21'	N19°27'20"W	49.37'
C24	50.00'	161°7'59"	14.22'	N11°54'1"E	14.18'
C25	50.00'	62°14'49"	54.32'	N34°52'36"E	51.69'
C26	25.00'	25°03'28"	10.93'	N53°28'16"E	10.85'
C27	30.00'	60°15'52"	31.55'	N10°48'36"E	30.12'
C28	30.00'	63°17'39"	33.14'	N12°19'30"E	31.48'

CFB CIVIL ENGINEERING SURVEYING
CERTIFICATE NUMBER 29599

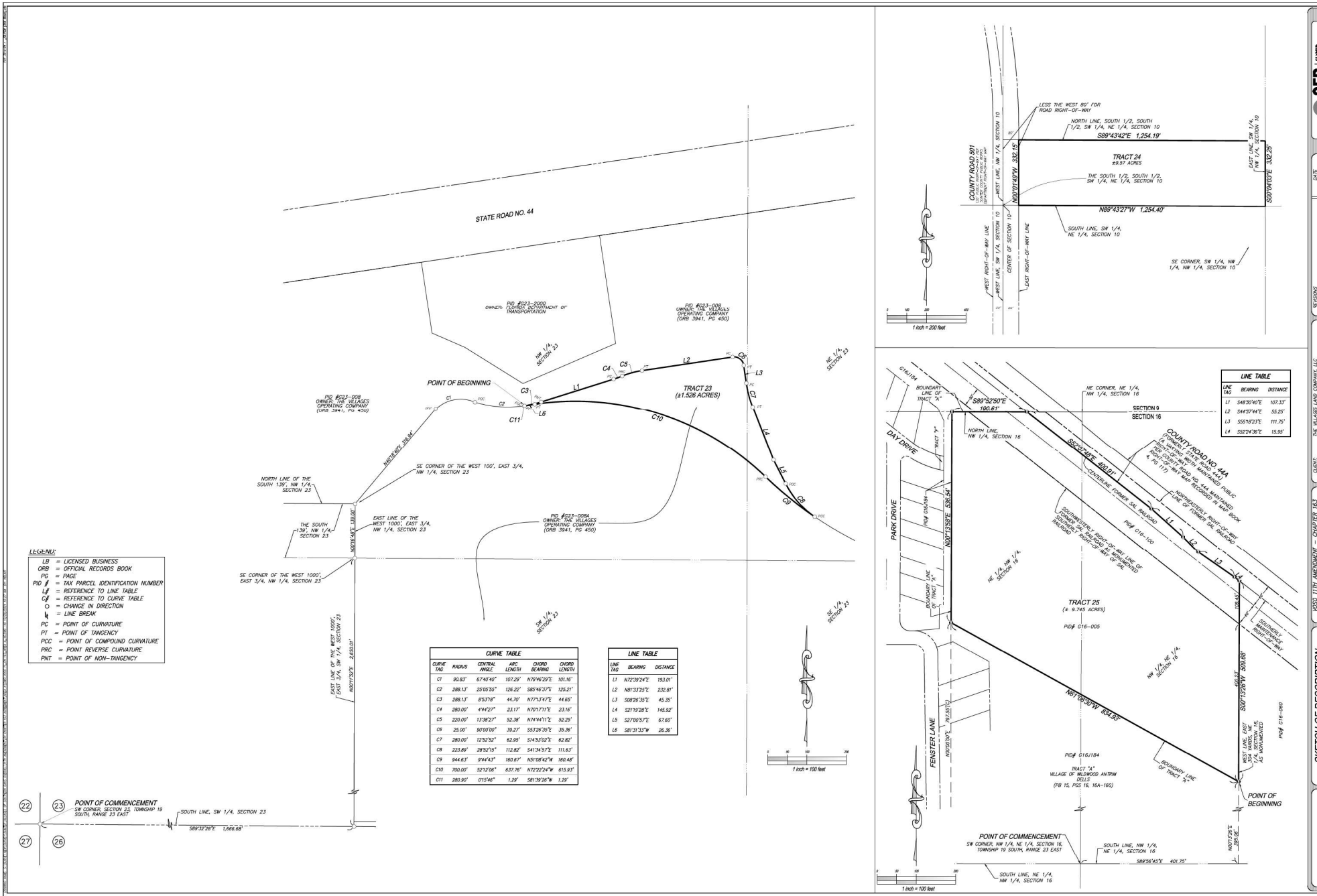
REVISIONS	DATE

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT NO.: 2024-0188
DRAWING DATE: 10/14/2024
DRAWN BY: MRB
CHECKED BY: DMS
FIELD BOOK: ---, PAGE: ---

VOSO 11TH AMENDMENT — CHAPTER 163
SECTION 16 TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 39 OF 40



LEGEND:

LB	= LICENSED BUSINESS
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PID #	= TAX PARCEL IDENTIFICATION NUMBER
L#	= REFERENCE TO LINE TABLE
C#	= REFERENCE TO CURVE TABLE
○	= CHANGE IN DIRECTION
	= LINE BREAK
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PCC	= POINT OF COMPOUND CURVATURE
PRC	= POINT REVERSE CURVATURE
PNT	= POINT OF NON-TANGENCY

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.83'	67°40'40"	107.29'	N79°46'29"E	101.16'
C2	288.13'	25°05'55"	126.22'	S85°46'37"E	125.21'
C3	288.13'	8°53'18"	44.70'	N77°13'47"E	44.65'
C4	280.00'	4°44'27"	23.17'	N70°17'11"E	23.16'
C5	220.00'	13°38'27"	52.38'	N74°44'11"E	52.25'
C6	25.00'	90°00'00"	39.27'	S53°26'35"E	35.36'
C7	280.00'	12°52'52"	62.95'	S14°53'02"E	62.82'
C8	223.89'	28°52'15"	112.82'	S41°34'57"E	111.63'
C9	944.63'	9°44'43"	160.67'	N51°08'42"W	160.48'
C10	700.00'	52°12'06"	637.76'	N72°22'24"W	615.93'
C11	280.90'	0°15'46"	1.29'	S81°39'26"W	1.29'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N72°39'24"E	193.01'
L2	N81°33'25"E	232.81'
L3	S08°26'35"E	45.35'
L4	S21°19'28"E	145.92'
L5	S27°00'57"E	67.60'
L6	S81°31'33"W	26.36'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	S48°30'40"E	107.33'
L2	S44°37'44"E	55.25'
L3	S55°18'23"E	111.75'
L4	S52°24'36"E	15.95'

CFB CLYMER FLOYD BARRY SURVEYING
CERTIFICATE OF AUTHORIZATION LB 7809

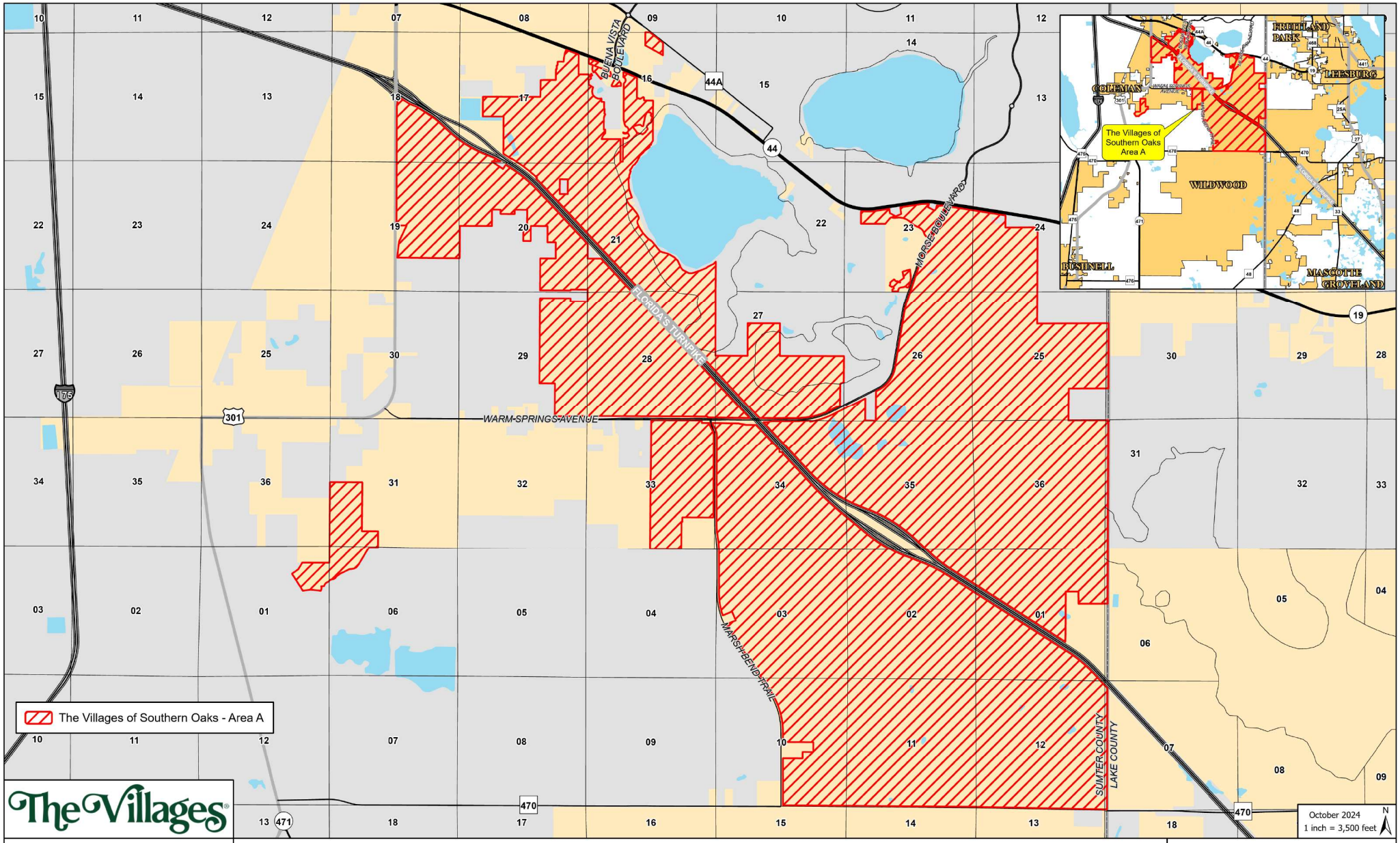
REVISIONS | DATE

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 24-01-0088
DRAWING DATE: 10/24/2024
DRAWN BY: MRB | CHECKED BY: DMS
FIELD BOOK: ----- | PAGES: -----

V050 11TH AMENDMENT - CHAPTER 163
PORTIONS OF SECTIONS 23 AND 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 40 OF 40



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THE VILLAGES OF SOUTHERN OAKS AREA B
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2025, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to as "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI and The Village of Fenney, and The Villages Land Company, LLC has served as the Developer of The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area B Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area B is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.**; and

WHEREAS, this Agreement is solely for Area B with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area B and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the original agreement for Area B was adopted on September 23, 2019 and a subsequent amendment adopted on February 24, 2020, October 12, 2020, March 22, 2021, July 11, 2022, March 27, 2023 and on February 10, 2025 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements are no longer in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound

capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing;

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and

additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA B PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	**18,413 DWELLING UNITS (Age Restricted)**
NON-RESIDENTIAL	**2,315,000 SQUARE FEET OF COMMERCIAL/OFFICE** **110,000 SQUARE FEET OF OFFICE/GOVERNMENT**

(B) Proposed Entitlements, Conversion Matrix.

1) The **TABLE 1** entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in **TABLE 1** above for Area B. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area B to any future area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. **TABLE 1** will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in **EXHIBIT 1**, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. The maximum building height is identified in **EXHIBIT 8** of this Agreement. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). The Property is exempt from Section 4-8 of the City of Wildwood Code of Ordinances. These exemptions shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

7) Exemptions. The Project shall be exempt from the following sections of the City of Wildwood Code of Ordinances:

a) Temporary uses and special events shall be exempt for Section 11-14 of the City Code;

b) Coin-operated skill devices as defined in Section 11-71 of the City Code shall be exempt from Section 11-73(2) of the same;

c) Advertising requirements outlined in Section 3-2 and Section 3-3 shall not apply;

d) Peddler and solicitors provisions in Section 11-218(b)(3) of the City Code shall not apply;

e) Parades and Processions as outlined in Section 12-57 of the City Code shall not apply; and

f) Street and sidewalk provisions outlined in Section 16-1 and Section 16-10(a)(1), (a)(2), (a)(5), (b) and (c) of the City Code shall not apply.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by the Florida Department of Transportation (FDOT) for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 12,125 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will

be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by the Southwest Florida Water Management District (SWFWMD). Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24”x30”) with a three-inch (3”) margin on the left and one-inch (1”) margin on the other three sides. Monuments for Permanent Reference Monuments (PRM’s), Permanent Control Points (PCP’s) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM’s.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required Community Development District (CDD) bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. Signage, striping and the final lift of asphalt will not be completed at the time of record drawing inspection but will be completed after the final home in the subdivision/unit has been completed. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by the Florida Department of Environmental Protection (FDEP). If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any

way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner

and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. NO CONSENT OF PROPERTY OWNERS REQUIRED. For purposes of amending this Agreement, the sole applicant shall be The Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC MS-2232
7580 Middleton Drive
Middleton, Florida 34762

Martin L. Dzuro, Manager
The Villages Land Company, LLC MS-2234
7580 Middleton Drive
Middleton, Florida 34762

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2025 and _____, 2025.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

_____
(Witness Signature)

BY: VDC Manager, LLC, a Florida limited liability company, its Manager

_____
(Witness Printed Name)

By: _____
Print Name:_____
Title: Manager

Date: _____

_____
(Witness Signature)

_____
(Witness Printed Name)

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ as Manager of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
JESSICA BARNES, CLERK

Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area B Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area B Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications
Exhibit 10	Development Permitting

EXHIBIT 1

AREA B LEGAL DESCRIPTION

EXHIBIT 2

LAND USE CONVERSION MATRIX

EXHIBIT 3

AREA B LOCATION MAP

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLES 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 9

VOSO APPLICATIONS

EXHIBIT 10

DEVELOPMENT PERMITTING

(The following agency permits may or may not be needed)

1. City/County
2. Water Management District
3. Florida Department of Environmental Protection (Water and Sewer)
4. Florida Department of Environmental Protection (WUP/CUP)
5. FDOT Drainage
6. FDOT Driveway
7. FEMA
8. Annexation
9. Rezoning
10. Comprehensive Plan Amendment
11. ROW Utility Connection
12. DUKE Easement
13. SECO Easement
14. Sabal Easement
15. Health Department
16. Department of Army Corps. Of Engineers
17. Florida Fish & Wildlife Conservation Commission
18. United States Fish & Wildlife Service

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA B – AMENDED AND RESTATED
(CONTAINING ±8,378.46 ACRES)

TRACT 1:

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

LESS:

COUNTY ROAD 470 RIGHT OF WAY.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

LESS:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; EXCEPT THE WEST 175.00 FEET OF THE EAST 190.00 FEET THEREOF.

TOGETHER WITH:

ALL OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.

TOGETHER WITH:

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

AND:

ALL OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.TRACT 2:

PARCEL 1:

ALL OF SECTIONS 25 AND 26, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:

THE EAST THREE-QUARTERS (E 3/4) AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

A PART OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE, THENCE NORTH 89°48'17" WEST 1607.46 FEET, TO A CONCRETE

MONUMENT, THENCE NORTH 01°16'52" WEST 969.87 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 1, THENCE SOUTH 89°44'42" EAST ALONG THE NORTH LINE OF SECTION 1 A DISTANCE OF 2222.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE SOUTH 42°09'00" WEST 662.38 FEET, THENCE SOUTH 07°50'34" EAST 94.87 FEET, THENCE SOUTH 60°54'12" WEST 597.97 FEET, THENCE SOUTH 66°52'27" WEST 184.59 FEET, THENCE SOUTH 78°41'22" WEST 135.40 FEET, THENCE NORTH 53°45'08" WEST 100.94 FEET, THENCE NORTH 31°26'21" WEST 464.31 FEET, THENCE NORTH 03°04'03" WEST 526.98 FEET, THENCE SOUTH 89°48'17" EAST 1607.46 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

BEGIN 311.45 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH 3,012.39 FEET, ALONG SECTION LINE, THENCE NORTH 84°41'50" WEST 777.43 FEET, THENCE NORTH 08°08'34" WEST 1808.51 FEET, NORTH 41°51' EAST 1544.19 FEET TO POINT OF BEGINNING.

TRACT 3:

ALL OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; A PORTION OF SECTIONS 16, 17, 21, 22, 27, 34, 35, AND 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; AND A PORTION OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN SOUTH 0°03'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2623.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°02'13" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1322.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID WEST LINE, RUN ALONG CENTERLINE OF SAID CANAL THE FOLLOWING TWO HUNDRED FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 22°51'09" WEST, A DISTANCE

OF 269.86 FEET; 2) THENCE RUN NORTH 24°35'05" WEST, A DISTANCE OF 734.95 FEET; 3) THENCE RUN NORTH 15°12'47" WEST, A DISTANCE OF 186.06 FEET; 4) THENCE RUN NORTH 1°35'32" WEST, A DISTANCE OF 223.23 FEET; 5) THENCE RUN NORTH 2°11'35" WEST, A DISTANCE OF 1157.08 FEET; 6) THENCE RUN NORTH 1°47'43" WEST, A DISTANCE OF 1425.32 FEET; 7) THENCE RUN NORTH 2°09'06" WEST, A DISTANCE OF 1633.27 FEET; 8) THENCE RUN NORTH 4°54'12" WEST, A DISTANCE OF 294.11 FEET; 9) THENCE RUN NORTH 25°21'19" WEST, A DISTANCE OF 458.61 FEET; 10) THENCE RUN NORTH 25°52'24" WEST, A DISTANCE OF 1050.83 FEET; 11) THENCE RUN NORTH 25°31'00" WEST, A DISTANCE OF 1750.21 FEET; 12) THENCE RUN NORTH 25°59'50" WEST, A DISTANCE OF 1339.15 FEET; 13) THENCE RUN NORTH 24°24'20" WEST, A DISTANCE OF 671.77 FEET; 14) THENCE RUN NORTH 26°08'34" WEST, A DISTANCE OF 799.74 FEET; 15) THENCE RUN NORTH 26°01'44" WEST, A DISTANCE OF 906.86 FEET; 16) THENCE RUN NORTH 26°14'58" WEST, A DISTANCE OF 1083.72 FEET; 17) THENCE RUN NORTH 25°33'45" WEST, A DISTANCE OF 819.48 FEET; 18) THENCE RUN NORTH 25°28'52" WEST, A DISTANCE OF 968.13 FEET; 19) THENCE RUN NORTH 25°51'42" WEST, A DISTANCE OF 726.06 FEET; 20) THENCE RUN NORTH 19°29'28" WEST, A DISTANCE OF 398.97 FEET; 21) THENCE RUN NORTH 12°40'25" WEST, A DISTANCE OF 726.83 FEET; 22) THENCE RUN NORTH 12°51'05" WEST, A DISTANCE OF 924.25 FEET; 23) THENCE RUN NORTH 12°54'52" WEST, A DISTANCE OF 954.44 FEET; 24) THENCE RUN NORTH 25°15'06" WEST, A DISTANCE OF 161.04 FEET; 25) THENCE RUN NORTH 64°00'12" WEST, A DISTANCE OF 129.11 FEET; 26) THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 410.32 FEET; 27) THENCE RUN NORTH 70°55'17" WEST, A DISTANCE OF 449.10 FEET; 28) THENCE RUN NORTH 66°21'49" WEST, A DISTANCE OF 344.48 FEET; 29) THENCE RUN NORTH 73°23'48" WEST, A DISTANCE OF 298.06 FEET; 30) THENCE RUN NORTH 56°20'13" WEST, A DISTANCE OF 282.99 FEET; 31) THENCE RUN NORTH 15°23'26" WEST, A DISTANCE OF 162.21 FEET; 32) THENCE RUN NORTH 33°42'31" WEST, A DISTANCE OF 107.91 FEET; 33) THENCE RUN NORTH 11°42'52" WEST, A DISTANCE OF 99.77 FEET; 34) THENCE RUN NORTH 9°37'52" WEST, A DISTANCE OF 140.51 FEET; 35) THENCE RUN NORTH 49°49'11" WEST, A DISTANCE OF 94.23 FEET; 36) THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 33.12 FEET; 37) THENCE RUN SOUTH 14°19'15" WEST, A DISTANCE OF 34.16 FEET; 38) THENCE RUN NORTH 85°44'39" WEST, A DISTANCE OF 31.86 FEET; 39) THENCE RUN NORTH 27°59'46" WEST, A DISTANCE OF 61.20 FEET; 40) THENCE RUN NORTH 58°53'24" WEST, A DISTANCE OF 65.88 FEET; 41) THENCE RUN NORTH 71°28'04" WEST, A DISTANCE OF 120.01 FEET; 42) THENCE RUN NORTH 9°25'46" WEST, A DISTANCE OF 21.71 FEET; 43) THENCE RUN NORTH 19°02'23" EAST, A DISTANCE OF 47.42 FEET; 44) THENCE RUN NORTH 41°53'52" WEST, A DISTANCE OF 24.69 FEET; 45) THENCE RUN SOUTH 88°57'43" WEST, A DISTANCE OF 39.65 FEET; 46) THENCE RUN NORTH 75°01'42" WEST, A DISTANCE OF 46.78 FEET; 47) THENCE RUN SOUTH 65°29'44" WEST, A DISTANCE OF 19.93 FEET; 48) THENCE RUN SOUTH 44°24'19" WEST, A DISTANCE OF 52.38 FEET; 49) THENCE RUN SOUTH 77°49'11" WEST, A DISTANCE OF 25.26 FEET; 50) THENCE RUN NORTH 40°26'02" WEST, A DISTANCE OF 26.19 FEET; 51) THENCE RUN NORTH 1°55'57" EAST, A DISTANCE OF 32.53 FEET; 52) THENCE RUN NORTH 65°15'18" WEST, A DISTANCE OF 20.68 FEET; 53) THENCE RUN SOUTH 71°14'56" WEST, A DISTANCE OF 24.55 FEET; 54) THENCE RUN NORTH 79°11'28" WEST, A DISTANCE OF 48.18 FEET; 55) THENCE RUN NORTH 48°48'16" WEST, A DISTANCE OF 35.02 FEET; 56) THENCE RUN NORTH 87°19'54" WEST, A DISTANCE OF 20.88 FEET; 57) THENCE RUN NORTH 87°23'57" WEST, A DISTANCE OF 33.14 FEET; 58) THENCE RUN NORTH 42°08'01" WEST, A DISTANCE OF 31.68 FEET; 59) THENCE RUN NORTH 58°55'47" WEST, A DISTANCE OF 78.56 FEET; 60) THENCE RUN SOUTH 51°21'35" WEST, A DISTANCE OF 14.12 FEET; 61) THENCE RUN SOUTH 26°37'30" WEST, A DISTANCE OF 33.13 FEET; 62) THENCE RUN SOUTH 85°41'13" WEST, A DISTANCE OF 19.40 FEET; 63) THENCE RUN NORTH 27°26'56"

WEST, A DISTANCE OF 51.36 FEET; 64) THENCE RUN NORTH 55°06'49" WEST, A DISTANCE OF 108.58 FEET; 65) THENCE RUN NORTH 23°38'32" WEST, A DISTANCE OF 44.56 FEET; 66) THENCE RUN NORTH 50°58'32" WEST, A DISTANCE OF 78.80 FEET; 67) THENCE RUN NORTH 59°28'14" WEST, A DISTANCE OF 117.72 FEET; 68) THENCE RUN NORTH 83°31'17" WEST, A DISTANCE OF 59.03 FEET; 69) THENCE RUN NORTH 71°06'28" WEST, A DISTANCE OF 34.29 FEET; 70) THENCE RUN NORTH 12°48'03" WEST, A DISTANCE OF 74.96 FEET; 71) THENCE RUN NORTH 16°39'22" EAST, A DISTANCE OF 27.91 FEET; 72) THENCE RUN NORTH 34°23'30" WEST, A DISTANCE OF 85.96 FEET; 73) THENCE RUN NORTH 64°29'32" WEST, A DISTANCE OF 42.11 FEET; 74) THENCE RUN SOUTH 88°10'53" WEST, A DISTANCE OF 84.46 FEET; 75) THENCE RUN NORTH 53°45'09" WEST, A DISTANCE OF 81.87 FEET; 76) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 24.61 FEET; 77) THENCE RUN NORTH 67°31'04" WEST, A DISTANCE OF 28.35 FEET; 78) THENCE RUN NORTH 15°20'00" WEST, A DISTANCE OF 86.48 FEET; 79) THENCE RUN NORTH 51°37'51" WEST, A DISTANCE OF 175.99 FEET; 80) THENCE RUN NORTH 68°44'22" WEST, A DISTANCE OF 99.52 FEET; 81) THENCE RUN NORTH 48°42'41" WEST, A DISTANCE OF 36.34 FEET; 82) THENCE RUN NORTH 17°38'36" WEST, A DISTANCE OF 55.96 FEET; 83) THENCE RUN NORTH 33°24'47" WEST, A DISTANCE OF 56.25 FEET; 84) THENCE RUN NORTH 8°00'29" WEST, A DISTANCE OF 125.66 FEET; 85) THENCE RUN NORTH 50°23'31" EAST, A DISTANCE OF 53.96 FEET; 86) THENCE RUN NORTH 31°03'41" EAST, A DISTANCE OF 38.79 FEET; 87) THENCE RUN NORTH 4°13'34" WEST, A DISTANCE OF 35.96 FEET; 88) THENCE RUN NORTH 13°45'41" WEST, A DISTANCE OF 93.16 FEET; 89) THENCE RUN NORTH 17°25'44" EAST, A DISTANCE OF 80.97 FEET; 90) THENCE RUN NORTH 38°11'30" EAST, A DISTANCE OF 44.67 FEET; 91) THENCE RUN NORTH 4°24'06" WEST, A DISTANCE OF 30.34 FEET; 92) THENCE RUN NORTH 37°12'15" WEST, A DISTANCE OF 28.24 FEET; 93) THENCE RUN NORTH 55°52'16" WEST, A DISTANCE OF 34.28 FEET; 94) THENCE RUN NORTH 43°58'43" WEST, A DISTANCE OF 56.19 FEET; 95) THENCE RUN NORTH 28°06'40" WEST, A DISTANCE OF 63.85 FEET; 96) THENCE RUN NORTH 5°18'49" WEST, A DISTANCE OF 44.55 FEET; 97) THENCE RUN SOUTH 80°20'17" EAST, A DISTANCE OF 40.79 FEET; 98) THENCE RUN NORTH 13°09'59" EAST, A DISTANCE OF 13.56 FEET; 99) THENCE RUN NORTH 10°37'01" WEST, A DISTANCE OF 52.15 FEET; 100) THENCE RUN NORTH 56°34'43" WEST, A DISTANCE OF 18.77 FEET; 101) THENCE RUN NORTH 89°13'20" WEST, A DISTANCE OF 47.61 FEET; 102) THENCE RUN SOUTH 83°21'16" WEST, A DISTANCE OF 55.94 FEET; 103) THENCE RUN NORTH 70°12'27" WEST, A DISTANCE OF 113.37 FEET; 104) THENCE RUN NORTH 34°04'28" WEST, A DISTANCE OF 29.88 FEET; 105) THENCE RUN NORTH 8°24'46" WEST, A DISTANCE OF 53.94 FEET; 106) THENCE RUN NORTH 34°04'34" WEST, A DISTANCE OF 18.52 FEET; 107) THENCE RUN NORTH 88°35'11" WEST, A DISTANCE OF 18.17 FEET; 108) THENCE RUN NORTH 78°16'53" WEST, A DISTANCE OF 80.04 FEET; 109) THENCE RUN NORTH 21°44'28" WEST, A DISTANCE OF 50.54 FEET; 110) THENCE RUN NORTH 9°34'51" EAST, A DISTANCE OF 29.71 FEET; 111) THENCE RUN NORTH 18°55'25" EAST, A DISTANCE OF 50.15 FEET; 112) THENCE RUN NORTH 69°13'53" WEST, A DISTANCE OF 72.04 FEET; 113) THENCE RUN NORTH 46°49'17" WEST, A DISTANCE OF 38.83 FEET; 114) THENCE RUN NORTH 31°09'45" WEST, A DISTANCE OF 99.77 FEET; 115) THENCE RUN NORTH 71°34'38" WEST, A DISTANCE OF 33.47 FEET; 116) THENCE RUN NORTH 8°03'40" EAST, A DISTANCE OF 30.62 FEET; 117) THENCE RUN NORTH 12°18'13" EAST, A DISTANCE OF 33.81 FEET; 118) THENCE RUN NORTH 36°09'16" WEST, A DISTANCE OF 16.52 FEET; 119) THENCE RUN NORTH 18°37'18" WEST, A DISTANCE OF 55.44 FEET; 120) THENCE RUN NORTH 54°19'16" WEST, A DISTANCE OF 34.82 FEET; 121) THENCE RUN SOUTH 46°15'23" WEST, A DISTANCE OF 41.19 FEET; 122) THENCE RUN SOUTH 11°37'08" WEST, A DISTANCE OF 55.42 FEET; 123) THENCE RUN SOUTH 3°52'06" EAST, A DISTANCE OF 46.07 FEET; 124) THENCE RUN SOUTH 66°54'01" WEST, A DISTANCE OF 18.47 FEET; 125) THENCE RUN

SOUTH 87°03'02" WEST, A DISTANCE OF 36.13 FEET; 126) THENCE RUN NORTH 50°22'51" WEST, A DISTANCE OF 65.53 FEET; 127) THENCE RUN NORTH 85°21'11" WEST, A DISTANCE OF 42.63 FEET; 128) THENCE RUN NORTH 60°39'35" WEST, A DISTANCE OF 18.66 FEET; 129) THENCE RUN NORTH 21°11'09" EAST, A DISTANCE OF 33.22 FEET; 130) THENCE RUN NORTH 9°46'55" EAST, A DISTANCE OF 34.17 FEET; 131) THENCE RUN NORTH 69°21'47" WEST, A DISTANCE OF 64.50 FEET; 132) THENCE RUN SOUTH 38°44'14" WEST, A DISTANCE OF 49.09 FEET; 133) THENCE RUN SOUTH 69°27'26" WEST, A DISTANCE OF 48.70 FEET; 134) THENCE RUN NORTH 30°01'39" WEST, A DISTANCE OF 42.40 FEET; 135) THENCE RUN NORTH 19°21'43" EAST, A DISTANCE OF 48.17 FEET; 136) THENCE RUN NORTH 6°11'39" WEST, A DISTANCE OF 112.62 FEET; 137) THENCE RUN NORTH 52°24'28" WEST, A DISTANCE OF 49.31 FEET; 138) THENCE RUN NORTH 70°01'48" WEST, A DISTANCE OF 59.36 FEET; 139) THENCE RUN SOUTH 67°28'48" WEST, A DISTANCE OF 16.16 FEET; 140) THENCE RUN SOUTH 58°35'19" WEST, A DISTANCE OF 23.42 FEET; 141) THENCE RUN SOUTH 34°03'48" WEST, A DISTANCE OF 33.17 FEET; 142) THENCE RUN NORTH 86°36'10" WEST, A DISTANCE OF 29.60 FEET; 143) THENCE RUN NORTH 35°51'24" WEST, A DISTANCE OF 64.94 FEET; 144) THENCE RUN NORTH 49°18'53" WEST, A DISTANCE OF 52.48 FEET; 145) THENCE RUN NORTH 44°28'11" WEST, A DISTANCE OF 129.15 FEET; 146) THENCE RUN NORTH 66°37'19" WEST, A DISTANCE OF 34.82 FEET; 147) THENCE RUN SOUTH 31°55'50" WEST, A DISTANCE OF 30.36 FEET; 148) THENCE RUN SOUTH 12°46'38" WEST, A DISTANCE OF 80.57 FEET; 149) THENCE RUN SOUTH 6°15'31" EAST, A DISTANCE OF 20.76 FEET; 150) THENCE RUN SOUTH 87°21'34" WEST, A DISTANCE OF 18.41 FEET; 151) THENCE RUN NORTH 45°16'08" WEST, A DISTANCE OF 107.98 FEET; 152) THENCE RUN SOUTH 34°34'23" WEST, A DISTANCE OF 35.98 FEET; 153) THENCE RUN SOUTH 66°20'51" WEST, A DISTANCE OF 13.56 FEET; 154) THENCE RUN NORTH 52°17'22" WEST, A DISTANCE OF 48.07 FEET; 155) THENCE RUN NORTH 0°59'57" EAST, A DISTANCE OF 48.03 FEET; 156) THENCE RUN NORTH 24°04'20" EAST, A DISTANCE OF 31.68 FEET; 157) THENCE RUN NORTH 75°07'36" WEST, A DISTANCE OF 39.57 FEET; 158) THENCE RUN SOUTH 73°08'14" WEST, A DISTANCE OF 45.72 FEET; 159) THENCE RUN SOUTH 18°35'37" WEST, A DISTANCE OF 27.55 FEET; 160) THENCE RUN SOUTH 23°10'29" EAST, A DISTANCE OF 33.20 FEET; 161) THENCE RUN SOUTH 29°53'51" WEST, A DISTANCE OF 44.60 FEET; 162) THENCE RUN NORTH 55°46'44" WEST, A DISTANCE OF 86.46 FEET; 163) THENCE RUN NORTH 40°20'49" WEST, A DISTANCE OF 68.17 FEET; 164) THENCE RUN NORTH 78°32'36" WEST, A DISTANCE OF 64.32 FEET; 165) THENCE RUN NORTH 61°34'26" WEST, A DISTANCE OF 103.04 FEET; 166) THENCE RUN NORTH 30°29'54" WEST, A DISTANCE OF 45.35 FEET; 167) THENCE RUN NORTH 73°43'19" WEST, A DISTANCE OF 41.77 FEET; 168) THENCE RUN NORTH 25°01'56" WEST, A DISTANCE OF 47.38 FEET; 169) THENCE RUN NORTH 86°59'21" EAST, A DISTANCE OF 54.49 FEET; 170) THENCE RUN NORTH 1°30'45" WEST, A DISTANCE OF 10.89 FEET; 171) THENCE RUN NORTH 56°50'24" WEST, A DISTANCE OF 64.21 FEET; 172) THENCE RUN NORTH 32°47'53" WEST, A DISTANCE OF 71.38 FEET; 173) THENCE RUN SOUTH 87°47'18" WEST, A DISTANCE OF 53.13 FEET; 174) THENCE RUN NORTH 47°02'29" WEST, A DISTANCE OF 15.42 FEET; 175) THENCE RUN NORTH 21°33'01" WEST, A DISTANCE OF 82.39 FEET; 176) THENCE RUN SOUTH 81°37'44" WEST, A DISTANCE OF 52.43 FEET; 177) THENCE RUN NORTH 63°38'26" WEST, A DISTANCE OF 34.12 FEET; 178) THENCE RUN SOUTH 5°56'39" EAST, A DISTANCE OF 87.83 FEET; 179) THENCE RUN SOUTH 44°09'06" WEST, A DISTANCE OF 32.67 FEET; 180) THENCE RUN SOUTH 77°18'17" WEST, A DISTANCE OF 44.47 FEET; 181) THENCE RUN NORTH 73°07'24" WEST, A DISTANCE OF 61.82 FEET; 182) THENCE RUN SOUTH 81°08'29" WEST, A DISTANCE OF 43.74 FEET; 183) THENCE RUN SOUTH 49°34'23" WEST, A DISTANCE OF 77.22 FEET; 184) THENCE RUN SOUTH 0°58'17" WEST, A DISTANCE OF 29.02 FEET; 185) THENCE RUN SOUTH 63°44'58"

WEST, A DISTANCE OF 21.13 FEET; 186) THENCE RUN NORTH 70°40'06" WEST, A DISTANCE OF 24.51 FEET; 187) THENCE RUN NORTH 2°52'50" WEST, A DISTANCE OF 44.07 FEET; 188) THENCE RUN NORTH 67°59'12" WEST, A DISTANCE OF 34.77 FEET; 189) THENCE RUN NORTH 68°18'59" WEST, A DISTANCE OF 65.13 FEET; 190) THENCE RUN NORTH 23°27'16" WEST, A DISTANCE OF 60.38 FEET; 191) THENCE RUN NORTH 45°01'12" WEST, A DISTANCE OF 89.32 FEET; 192) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 57.69 FEET; 193) THENCE RUN SOUTH 85°53'14" WEST, A DISTANCE OF 130.24 FEET; 194) THENCE RUN SOUTH 44°55'32" WEST, A DISTANCE OF 29.32 FEET; 195) THENCE RUN NORTH 75°29'28" WEST, A DISTANCE OF 38.42 FEET; 196) THENCE RUN NORTH 26°58'31" WEST, A DISTANCE OF 30.15 FEET; 197) THENCE RUN NORTH 87°16'32" WEST, A DISTANCE OF 39.24 FEET; 198) THENCE RUN NORTH 8°36'07" WEST, A DISTANCE OF 32.45 FEET; 199) THENCE RUN NORTH 50°21'16" WEST, A DISTANCE OF 34.96 FEET; 200) THENCE RUN NORTH 68°22'19" WEST, A DISTANCE OF 122.63 FEET; 201) THENCE RUN NORTH 85°27'34" WEST, A DISTANCE OF 55.70 FEET; 202) THENCE RUN NORTH 59°41'38" WEST, A DISTANCE OF 45.15 FEET; 203) THENCE RUN NORTH 76°37'00" WEST, A DISTANCE OF 79.38 FEET; 204) THENCE RUN SOUTH 88°17'05" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING CENTERLINE OF SAID CANAL, RUN NORTH 0°05'18" WEST, ALONG SAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17, A DISTANCE OF 3708.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601); THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 1299.79 FEET; 2) THENCE RUN SOUTH 00°18'13" WEST, A DISTANCE OF 10.00 FEET; 3) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 33.60 FEET; 4) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 166.50 FEET; 5) THENCE RUN NORTH 00°12'29" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 2529.50 FEET; 7) THENCE RUN SOUTH 89°52'59" EAST, A DISTANCE OF 2681.14 FEET; 8) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 5346.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 0°12'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2614.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2666.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 5333.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°26'14" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5332.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°55'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2697.18 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°50'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2687.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°31'38" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.34 FEET TO THE NORTHEAST CORNER OF THE

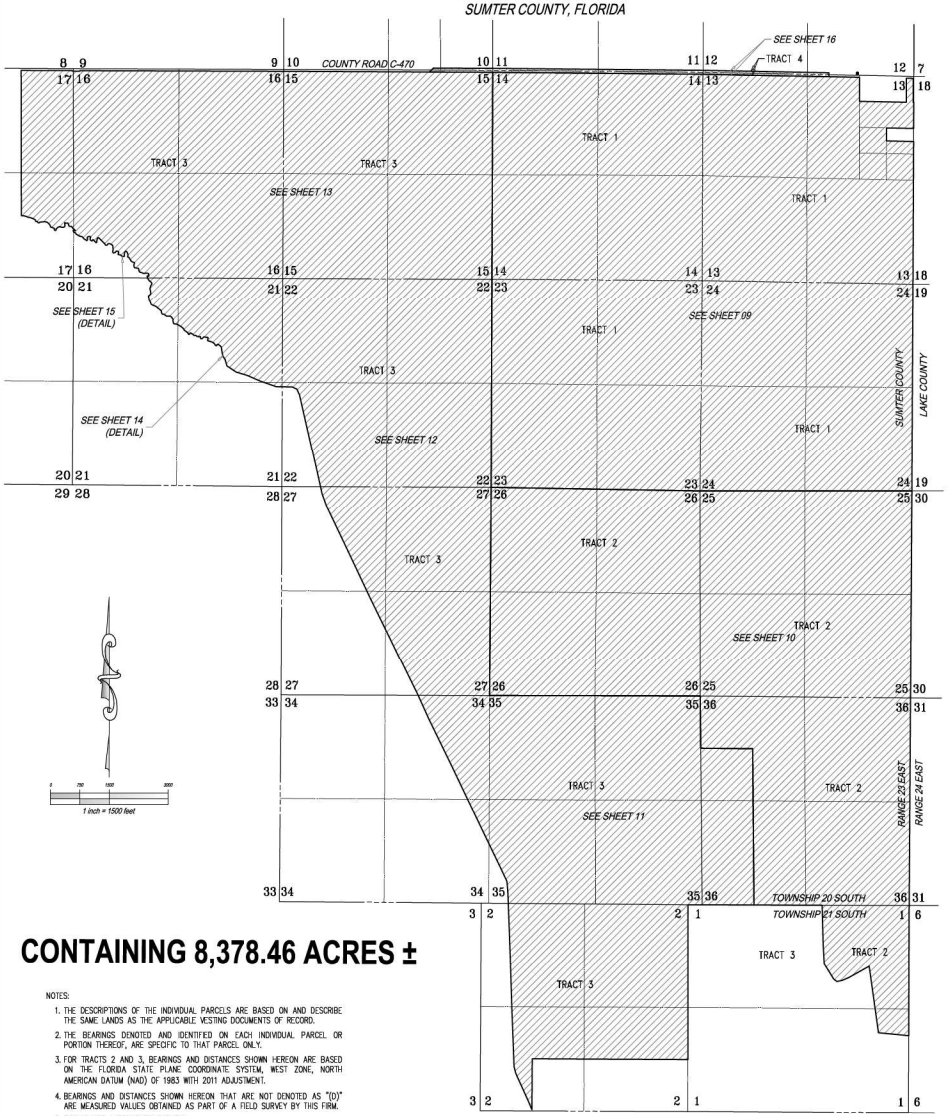
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2659.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°47'43" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1324.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°54'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 362.88 FEET TO THE POINT OF BEGINNING.

TRACT 4:

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

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'05" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1615.44 FEET TO A POINT ON THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL PARKWAY (A 100 FOOT WIDE PROPOSED RIGHT-OF-WAY), SAID POINT BEING A POINT ON A 2823.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°35'20" EAST AND A CHORD LENGTH OF 142.22 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'12", AN ARC DISTANCE OF 142.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 1514.39 FEET; 2) THENCE RUN SOUTH 89°27'00" EAST, A DISTANCE OF 5371.03 FEET; 3) THENCE RUN SOUTH 88°54'07" EAST, A DISTANCE OF 3223.53 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT - CHAPTER 163
AREA B - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



CONTAINING 8,378.46 ACRES ±

NOTES:

1. THE DESCRIPTIONS OF THE INDIVIDUAL PARCELS ARE BASED ON AND DESCRIBE THE SAME LANDS AS THE APPLICABLE VESTING DOCUMENTS OF RECORD.
2. THE BEARINGS DENOTED AND IDENTIFIED ON EACH INDIVIDUAL PARCEL OR PORTION THEREOF, ARE SPECIFIC TO THAT PARCEL ONLY.
3. FOR TRACTS 2 AND 3, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. BEARINGS AND DISTANCES SHOWN HEREON THAT ARE NOT DENOTED AS "(D)" ARE MEASURED VALUES OBTAINED AS PART OF A FIELD SURVEY BY THIS FIRM.
5. THIS IS NOT A BOUNDARY SURVEY.
6. EASEMENTS ARE NOT SHOWN.

LEGAL DESCRIPTION:

TRACT 1:

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS:
COUNTY ROAD 470 RIGHT OF WAY.
LESS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.
LESS:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.
LESS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; EXCEPT THE WEST 175.00 FEET OF THE EAST 190.00 FEET THEREOF.
TOGETHER WITH:
ALL OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.
TOGETHER WITH:
ALL OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
AND:
ALL OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TRACT 2:

PARCEL 1:
ALL OF SECTIONS 25 AND 26, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:
THE EAST THREE-QUARTERS (E 3/4) AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
A PART OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SECTION 1, RUN SOUTH 00°16'00" WEST ALONG THE EAST LINE OF SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE; THENCE NORTH 89°46'17" WEST 1607.46 FEET, TO A CONCRETE MONUMENT; THENCE NORTH 01°16'52" WEST 869.87 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 1; THENCE SOUTH 89°44'42" EAST ALONG THE NORTH LINE OF SECTION 1 A DISTANCE OF 2222.55 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN SOUTH 00°16'00" WEST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE SOUTH 42°09'00" WEST 662.38 FEET; THENCE SOUTH 07°50'34" EAST 94.87 FEET; THENCE SOUTH 60°54'12" WEST 597.97 FEET; THENCE SOUTH 66°52'27" WEST 184.59 FEET; THENCE SOUTH 78°41'22" WEST 135.40 FEET; THENCE NORTH 53°45'08" WEST 100.94 FEET; THENCE NORTH 31°26'21" WEST 464.31 FEET; THENCE NORTH 03°04'03" WEST 536.98 FEET; THENCE SOUTH 89°46'17" EAST 1607.46 FEET TO THE POINT OF BEGINNING.
AND TOGETHER WITH:
BEGIN 311.45 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH 3,012.39 FEET, ALONG SECTION LINE, THENCE NORTH 84°41'50" WEST 777.43 FEET, THENCE NORTH 08°08'34" WEST 1808.51 FEET, NORTH 41°51' EAST 1544.19 FEET TO POINT OF BEGINNING.

TRACT 3:

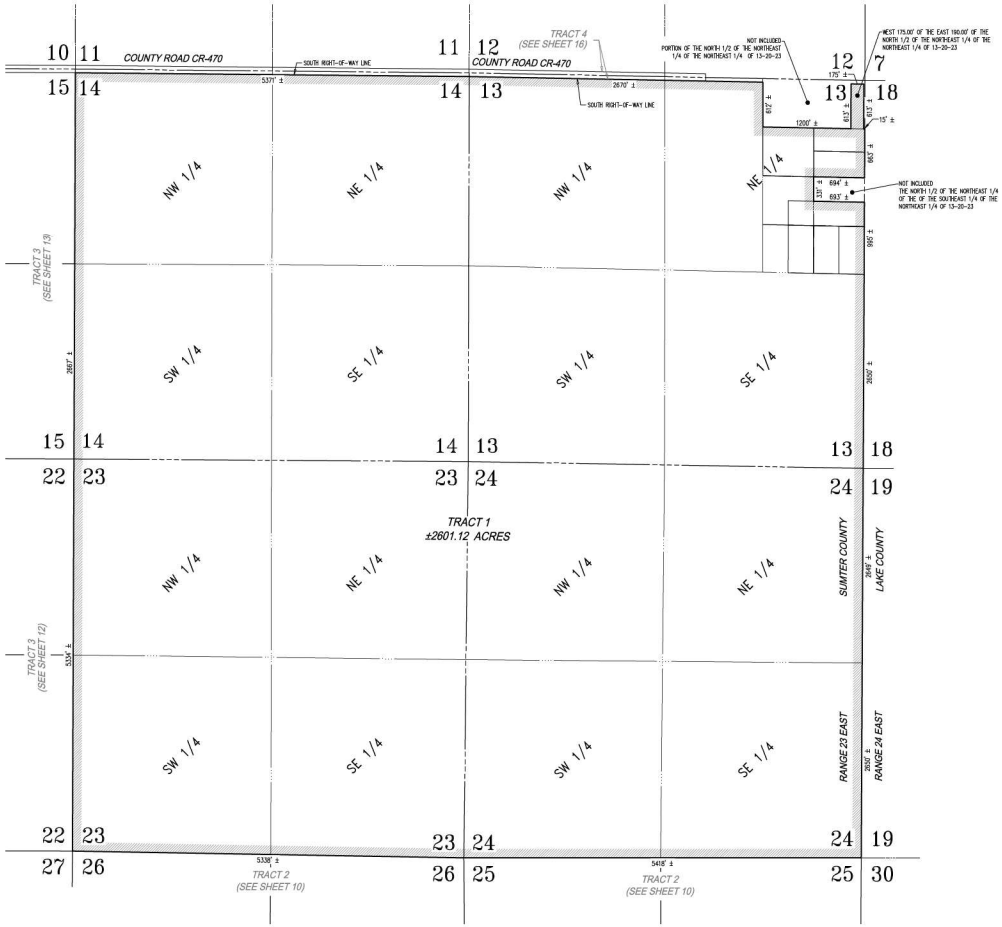
ALL OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; A PORTION OF SECTIONS 16, 17, 21, 22, 27, 34, 35, AND 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; AND A PORTION OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN SOUTH 01°03'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2623.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°02'13" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1322.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°02'39" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1291.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID WEST LINE, RUN ALONG CENTERLINE OF SAID CANAL THE FOLLOWING TWO HUNDRED FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 32°59'09" WEST, A DISTANCE OF 269.86 FEET; 2) THENCE RUN NORTH 24°35'05" WEST, A DISTANCE OF 734.95 FEET; 3) THENCE RUN NORTH 13°12'47" WEST, A DISTANCE OF 596.06 FEET; 4) THENCE RUN NORTH 11°53'32" WEST, A DISTANCE OF 223.23 FEET; 5) THENCE RUN NORTH 21°13'51" WEST, A DISTANCE OF 1157.08 FEET; 6) THENCE RUN NORTH 19°47'43" WEST, A DISTANCE OF 1425.32 FEET; 7) THENCE RUN NORTH 21°09'06" WEST, A DISTANCE OF 1633.27 FEET; 8) THENCE RUN NORTH 4°54'12" WEST, A DISTANCE OF 294.11 FEET; 9) THENCE RUN NORTH 25°21'19" WEST, A DISTANCE OF 458.61 FEET; 10) THENCE RUN NORTH 25°52'24" WEST, A DISTANCE OF 1050.83 FEET; 11) THENCE RUN NORTH 25°31'00" WEST, A DISTANCE OF 1750.21 FEET; 12) THENCE RUN NORTH 25°59'50" WEST, A DISTANCE OF 1139.15 FEET; 13) THENCE RUN NORTH 24°24'20" WEST, A DISTANCE OF 671.77 FEET; 14) THENCE RUN NORTH 28°08'34" WEST, A DISTANCE OF 799.74 FEET; 15) THENCE RUN NORTH 28°01'44" WEST, A DISTANCE OF 806.86 FEET; 16) THENCE RUN NORTH 26°47'58" WEST, A DISTANCE OF 1083.72 FEET; 17) THENCE RUN NORTH 25°33'45" WEST, A DISTANCE OF 819.48 FEET; 18) THENCE RUN NORTH 25°28'52" WEST, A DISTANCE OF 968.13 FEET; 19) THENCE RUN NORTH 25°51'42" WEST, A DISTANCE OF 726.06 FEET; 20) THENCE RUN NORTH 19°29'28" WEST, A DISTANCE OF 398.97 FEET; 21) THENCE RUN NORTH 12°40'25" WEST, A DISTANCE OF 726.83 FEET; 22) THENCE RUN NORTH 12°01'05" WEST, A DISTANCE OF 824.20 FEET; 23) THENCE RUN NORTH 12°54'52" WEST, A DISTANCE OF 904.44 FEET; 24) THENCE RUN NORTH 25°15'06" WEST, A DISTANCE OF 161.04 FEET; 25) THENCE RUN NORTH 64°07'12" WEST, A DISTANCE OF 129.11 FEET; 26) THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 410.32 FEET; 27) THENCE RUN NORTH 70°55'17" WEST, A DISTANCE OF 448.10 FEET; 28) THENCE RUN NORTH 66°21'49" WEST, A DISTANCE OF 344.48 FEET; 29) THENCE RUN NORTH 73°23'48" WEST, A DISTANCE OF 298.06 FEET; 30) THENCE RUN NORTH 56°20'13" WEST, A DISTANCE OF 282.99 FEET; 31) THENCE RUN NORTH 15°23'26" WEST, A DISTANCE OF 162.21 FEET; 32) THENCE RUN NORTH 33°42'31" WEST, A DISTANCE OF 107.91 FEET; 33) THENCE RUN NORTH 11°42'52" WEST, A DISTANCE OF 99.77 FEET; 34) THENCE RUN NORTH 9°37'52" WEST, A DISTANCE OF 140.51 FEET; 35) THENCE RUN NORTH 49°49'11" WEST, A DISTANCE OF 24.23 FEET; 36) THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 33.12 FEET; 37) THENCE RUN SOUTH 14°19'15" WEST, A DISTANCE OF 34.16 FEET; 38) THENCE RUN NORTH 85°44'39" WEST, A DISTANCE OF 31.86 FEET; 39) THENCE RUN NORTH 27°59'46" WEST, A DISTANCE OF 61.20 FEET; 40) THENCE RUN NORTH 58°53'24" WEST, A DISTANCE OF 65.88 FEET; 41) THENCE RUN NORTH 71°28'04" WEST, A DISTANCE OF 120.01 FEET; 42) THENCE RUN NORTH 9°25'46" WEST, A DISTANCE OF 21.71 FEET; 43) THENCE RUN NORTH 19°02'23" EAST, A DISTANCE OF 47.42 FEET; 44) THENCE RUN NORTH 41°53'52" WEST, A DISTANCE OF 24.69 FEET; 45) THENCE RUN SOUTH 88°57'43" WEST, A DISTANCE OF 39.65 FEET; 46) THENCE RUN NORTH 73°01'42" WEST, A DISTANCE OF 46.78 FEET; 47) THENCE RUN SOUTH 65°29'44" WEST, A DISTANCE OF 19.83 FEET; 48) THENCH RUN SOUTH 44°24'19" WEST, A DISTANCE OF 52.38 FEET; 49) THENCE RUN SOUTH 77°49'11" WEST, A DISTANCE OF 25.26 FEET; 50) THENCE RUN NORTH 40°26'02" WEST, A DISTANCE OF 26.19 FEET; 51) THENCE RUN NORTH 1°55'57" EAST, A DISTANCE OF 32.53 FEET; 52) THENCE RUN NORTH 65°15'18" WEST, A DISTANCE OF 20.68 FEET; 53) THENCE RUN SOUTH 71°14'56" WEST, A DISTANCE OF 24.55 FEET; 54) THENCE RUN NORTH 79°11'28" WEST, A DISTANCE OF 48.18 FEET; 55) THENCE RUN NORTH 48°48'16" WEST, A DISTANCE OF 35.02 FEET; 56) THENCE RUN NORTH 87°19'54" WEST, A DISTANCE OF 20.88 FEET; 57) THENCE RUN NORTH 87°23'57" WEST, A DISTANCE OF 33.14 FEET; 58) THENCE RUN NORTH 42°08'01" WEST, A DISTANCE OF 31.68 FEET; 59) THENCH RUN NORTH 58°55'47" WEST, A DISTANCE OF 78.86 FEET; 60) THENCH RUN SOUTH 51°21'39" WEST, A DISTANCE OF 14.12 FEET; 61) THENCE RUN SOUTH 26°37'30" WEST, A DISTANCE OF 33.13 FEET; 62) THENCE RUN SOUTH 85°41'13" WEST, A DISTANCE OF 19.40 FEET; 63) THENCE RUN NORTH 27°26'56" WEST, A DISTANCE OF 51.36 FEET; 64) THENCE RUN NORTH 55°06'49" WEST, A DISTANCE OF 108.58 FEET; 65) THENCE RUN NORTH 23°38'32" WEST, A DISTANCE OF 44.56 FEET; 66) THENCE RUN NORTH 50°58'32" WEST, A DISTANCE OF 78.80 FEET; 67) THENCE RUN NORTH 59°28'14" WEST, A DISTANCE OF 117.72 FEET; 68) THENCE RUN NORTH 83°31'17" WEST, A DISTANCE OF 59.03 FEET; 69) THENCE RUN NORTH 71°06'28" WEST, A DISTANCE OF 34.29 FEET; 70) THENCE RUN NORTH 12°48'03" WEST, A DISTANCE OF 74.96 FEET; 71) THENCE RUN SOUTH 16°39'22" EAST, A DISTANCE OF 27.91 FEET; 72) THENCE RUN NORTH 34°23'30" WEST, A DISTANCE OF 85.96 FEET; 73) THENCE RUN NORTH 64°29'32" WEST, A DISTANCE OF 42.11 FEET; 74) THENCE RUN SOUTH 88°10'53" WEST, A DISTANCE OF 84.46 FEET; 75) THENCE RUN NORTH 53°45'09" WEST, A DISTANCE OF 81.87 FEET; 76) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 24.61 FEET; 77) THENCE RUN NORTH 67°31'04" WEST, A DISTANCE OF 38.35 FEET; 78) THENCE RUN NORTH 15°20'00" WEST, A DISTANCE OF 86.48 FEET; 79) THENCE RUN NORTH 01°37'51" WEST, A DISTANCE OF 175.89 FEET; 80) THENCE RUN NORTH 68°44'22" WEST, A DISTANCE OF 89.52 FEET; 81) THENCE RUN NORTH 48°42'41" WEST, A DISTANCE OF 36.34 FEET; 82) THENCE RUN NORTH 17°38'38" WEST, A DISTANCE OF 55.86 FEET; 83) THENCE RUN NORTH 33°24'47" WEST, A DISTANCE OF 56.25 FEET; 84) THENCE RUN NORTH 01°00'29" WEST, A DISTANCE OF 185.66 FEET; 85) THENCE RUN NORTH 30°03'31" EAST, A DISTANCE OF 53.96 FEET; 86) THENCE RUN NORTH 31°03'41" EAST, A DISTANCE OF 36.79 FEET; 87) THENCE RUN NORTH 41°37'34" WEST, A DISTANCE OF 35.96 FEET; 88) THENCE RUN NORTH 13°45'41" WEST, A DISTANCE OF 93.16 FEET; 89) THENCE RUN NORTH 17°25'44" EAST, A DISTANCE OF 80.97 FEET; 90) THENCE RUN NORTH 38°11'30" EAST, A DISTANCE OF 44.67 FEET; 91) THENCE RUN NORTH 4°24'06" WEST, A DISTANCE OF 30.34 FEET; 92) THENCE RUN NORTH 37°12'15" WEST, A DISTANCE OF 28.24 FEET; 93) THENCE RUN NORTH 55°52'16" WEST, A DISTANCE OF 34.28 FEET; 94) THENCE RUN NORTH 4°58'43" WEST, A DISTANCE OF 58.19 FEET; 95) THENCE RUN NORTH 28°06'40" WEST, A DISTANCE OF 63.85 FEET; 96) THENCE RUN NORTH 5°18'49" WEST, A DISTANCE OF 44.55 FEET; 97) THENCE RUN SOUTH 80°20'17" EAST, A DISTANCE OF 40.79 FEET; 98) THENCE RUN NORTH 13°09'59" EAST, A DISTANCE OF 13.56 FEET; 99) THENCE RUN NORTH 10°37'01" WEST, A DISTANCE OF 52.15 FEET; 100) THENCE RUN NORTH 56°34'43" WEST, A DISTANCE OF 18.77 FEET; 101) THENCE RUN NORTH 89°37'20" WEST, A DISTANCE OF 47.61 FEET; 102) THENCE RUN SOUTH 83°21'16" WEST, A DISTANCE OF 53.94 FEET; 103) THENCE RUN NORTH 70°12'27" WEST, A DISTANCE OF 113.37 FEET; 104) THENCE RUN NORTH 34°04'28" WEST, A DISTANCE OF 29.88 FEET; 105) THENCE RUN NORTH 8°24'46" WEST, A DISTANCE OF 53.94 FEET; 106) THENCE RUN NORTH 34°04'34" WEST, A DISTANCE OF 18.52 FEET; 107) THENCE RUN NORTH 88°35'11" WEST, A DISTANCE OF 18.17 FEET; 108) THENCE RUN NORTH 78°16'53" WEST, A DISTANCE OF 80.04 FEET; 109) THENCE RUN NORTH 21°44'28" WEST, A DISTANCE OF 50.54 FEET; 110) THENCE RUN NORTH 9°34'51" EAST, A DISTANCE OF 29.71 FEET; 111) THENCE RUN NORTH 19°29'14" EAST, A DISTANCE OF 50.15 FEET; 112) THENCE RUN NORTH 69°13'53" WEST, A DISTANCE OF 72.04 FEET; 113) THENCE RUN NORTH 46°49'17" WEST, A DISTANCE OF 38.83 FEET; 114) THENCE RUN NORTH 31°09'45" WEST, A DISTANCE OF 99.77 FEET; 115) THENCE RUN NORTH 71°34'38" WEST, A DISTANCE OF 33.47 FEET; 116) THENCE RUN NORTH 8°03'40" EAST, A DISTANCE OF 30.62 FEET; 117) THENCE RUN NORTH 12°18'13" EAST, A DISTANCE OF 33.81 FEET; 118) THENCE RUN NORTH 36°09'16" WEST, A DISTANCE OF 16.52 FEET; 119) THENCE RUN NORTH 18°57'18" WEST, A DISTANCE OF 55.44 FEET; 120) THENCE RUN NORTH 54°19'16" WEST, A DISTANCE OF 34.82 FEET; 121) THENCE RUN SOUTH 46°15'23" WEST, A DISTANCE OF 41.19 FEET; 122) THENCE RUN SOUTH 11°37'08" WEST, A DISTANCE OF 55.42 FEET; 123) THENCE RUN SOUTH 3°52'06" EAST, A DISTANCE OF 46.07 FEET; 124) THENCE RUN SOUTH 69°54'01" WEST, A DISTANCE OF 18.47 FEET; 125) THENCE RUN SOUTH 87°03'02" WEST, A DISTANCE OF 36.13 FEET; 126) THENCE RUN NORTH 50°22'51" WEST, A DISTANCE OF 65.53 FEET; 127) THENCE RUN NORTH 85°21'11" WEST, A DISTANCE OF 42.63 FEET; 128) THENCE RUN NORTH 60°39'35" WEST, A DISTANCE OF 18.66 FEET; 129) THENCE RUN NORTH 21°11'09" EAST, A DISTANCE OF 33.22 FEET; 130) THENCE RUN NORTH 9°46'35" EAST, A DISTANCE OF 34.17 FEET; 131) THENCE RUN NORTH 69°21'47" WEST, A DISTANCE OF 64.50 FEET; 132) THENCE RUN SOUTH 38°47'14" WEST, A DISTANCE OF 49.09 FEET; 133) THENCE RUN SOUTH 69°27'26" WEST, A DISTANCE OF 48.70 FEET; 134) THENCE RUN NORTH 39°01'39" WEST, A DISTANCE OF 42.40 FEET; 135) THENCE RUN NORTH 19°27'43" EAST, A DISTANCE OF 48.17 FEET; 136) THENCE RUN NORTH 61°17'39" WEST, A DISTANCE OF 112.82 FEET; 137) THENCE RUN NORTH 52°34'28" WEST, A DISTANCE OF 49.31 FEET; 138) THENCE RUN NORTH 70°01'48" WEST, A DISTANCE OF 58.36 FEET; 139) THENCE RUN SOUTH 67°28'48" WEST, A DISTANCE OF 16.16 FEET; 140) THENCE RUN SOUTH 58°35'19" WEST, A DISTANCE OF 23.42 FEET; 141) THENCE RUN SOUTH 34°03'48" WEST, A DISTANCE OF 23.17 FEET; 142) THENCE RUN NORTH 61°36'16" WEST, A DISTANCE OF 29.60 FEET; 143) THENCE RUN NORTH 35°51'24" WEST, A DISTANCE OF 64.94 FEET; 144) THENCE RUN NORTH 40°18'53" WEST, A DISTANCE OF 52.48 FEET; 145) THENCE RUN NORTH 44°28'11" WEST, A DISTANCE OF 129.15 FEET; 146) THENCE RUN NORTH 68°37'19" WEST, A DISTANCE OF 34.82 FEET; 147) THENCE RUN SOUTH 31°55'50" WEST, A DISTANCE OF 30.36 FEET; 148) THENCE RUN SOUTH 12°46'38" WEST, A DISTANCE OF 80.57 FEET; 149) THENCE RUN SOUTH 6°53'31" EAST, A DISTANCE OF 25.78 FEET; 150) THENCE RUN SOUTH 81°21'34" WEST, A DISTANCE OF 18.41 FEET; 151) THENCE RUN NORTH 40°10'08" WEST, A DISTANCE OF 101.98 FEET; 152) THENCE RUN SOUTH 34°34'23" WEST, A DISTANCE OF 35.90 FEET; 153) THENCE RUN SOUTH 69°20'51" WEST, A DISTANCE OF 13.58 FEET; 154) THENCE RUN NORTH 52°17'32" WEST, A DISTANCE OF 48.07 FEET; 155) THENCE RUN NORTH 21°50'57" EAST, A DISTANCE OF 48.03 FEET; 156) THENCE RUN NORTH 24°04'20" EAST, A DISTANCE OF 31.68 FEET; 157) THENCE RUN NORTH 75°07'36" WEST, A DISTANCE OF 39.57 FEET; 158) THENCE RUN SOUTH 73°08'14" WEST, A DISTANCE OF 45.72 FEET; 159) THENCE RUN SOUTH 18°35'37" WEST, A DISTANCE OF 27.55 FEET; 160) THENCE RUN SOUTH 23°10'29" EAST, A DISTANCE OF 33.20 FEET; 161) THENCE RUN SOUTH 29°53'51" WEST, A DISTANCE OF 44.60 FEET; 162) THENCE RUN NORTH 55°46'44" WEST, A DISTANCE OF 86.46 FEET; 163) THENCE RUN NORTH 40°20'48" WEST, A DISTANCE OF 68.17 FEET; 164) THENCE RUN NORTH 78°32'36" WEST, A DISTANCE OF 64.35 FEET; 165) THENCE RUN NORTH 60°14'04" WEST, A DISTANCE OF 103.04 FEET; 166) THENCE RUN NORTH 30°29'54" WEST, A DISTANCE OF 45.35 FEET; 167) THENCE RUN NORTH 73°47'19" WEST, A DISTANCE OF 41.77 FEET; 168) THENCE RUN NORTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 169) THENCE RUN NORTH 86°59'21" EAST, A DISTANCE OF 54.49 FEET; 170) THENCE RUN NORTH 1°30'45" WEST, A DISTANCE OF 10.89 FEET; 171) THENCE RUN NORTH 56°50'24" WEST, A DISTANCE OF 64.21 FEET; 172) THENCE RUN NORTH 32°47'53" WEST, A DISTANCE OF 71.38 FEET; 173) THENCE RUN SOUTH 87°47'18" WEST, A DISTANCE OF 53.13 FEET; 174) THENCE RUN NORTH 47°02'29" WEST, A DISTANCE OF 13.42 FEET; 175) THENCE RUN NORTH 21°33'01" WEST, A DISTANCE OF 82.39 FEET; 176) THENCE RUN SOUTH 81°37'44" WEST, A DISTANCE OF 52.43 FEET; 177) THENCE RUN NORTH 63°38'26" WEST, A DISTANCE OF 34.12 FEET; 178) THENCE RUN SOUTH 55°39'53" EAST, A DISTANCE OF 87.83 FEET; 179) THENCE RUN SOUTH 44°39'06" WEST, A DISTANCE OF 32.67 FEET; 180) THENCE RUN SOUTH 77°18'17" WEST, A DISTANCE OF 44.47 FEET; 181) THENCE RUN NORTH 73°07'24" WEST, A DISTANCE OF 61.82 FEET; 182) THENCE RUN SOUTH 81°08'29" WEST, A DISTANCE OF 43.74 FEET; 183) THENCE RUN SOUTH 49°34'23" WEST, A DISTANCE OF 77.22 FEET; 184) THENCE RUN SOUTH 0°58'17" WEST, A DISTANCE OF 29.02 FEET; 185) THENCE RUN SOUTH 63°44'58" WEST, A DISTANCE OF 21.13 FEET; 186) THENCE RUN NORTH 70°40'06" WEST, A DISTANCE OF 24.51 FEET; 187) THENCE RUN NORTH 2°52'50" EAST, A DISTANCE OF 68.18 FEET; 188) THENCE RUN NORTH 68°18'59" WEST, A DISTANCE OF 34.77 FEET; 189) THENCE RUN NORTH 83°27'16" WEST, A DISTANCE OF 60.38 FEET; 190) THENCE RUN NORTH 16°39'12" WEST, A DISTANCE OF 63.13 FEET; 191) THENCE RUN NORTH 45°01'12" WEST, A DISTANCE OF 89.32 FEET; 192) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 57.69 FEET; 193) THENCE RUN SOUTH 85°53'14" WEST, A DISTANCE OF 130.24 FEET; 194) THENCE RUN SOUTH 44°55'32" WEST, A DISTANCE OF 29.32 FEET; 195) THENCE RUN NORTH 75°39'28" WEST, A DISTANCE OF 38.47 FEET; 196) THENCE RUN NORTH 26°58'31" WEST, A DISTANCE OF 30.15 FEET; 197) THENCE RUN NORTH 87°16'32" WEST, A DISTANCE OF 39.94 FEET; 198) THENCE RUN NORTH 45°23'45" EAST, A DISTANCE OF 32.45 FEET; 199) THENCE RUN NORTH 50°21'16" WEST, A DISTANCE OF 34.96 FEET; 200) THENCE RUN NORTH 68°22'19" WEST, A DISTANCE OF 122.63 FEET; 201) THENCE RUN NORTH 85°27'34" WEST, A DISTANCE OF 55.70 FEET; 202) THENCE RUN NORTH 59°41'38" WEST, A DISTANCE OF 45.15 FEET; 203) THENCE RUN NORTH 76°37'00" WEST, A DISTANCE OF 79.38 FEET; 204) THENCE RUN SOUTH 88°17'05" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING CENTERLINE OF SAID CANAL, RUN NORTH 01°03'18" WEST, ALONG SAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17, A DISTANCE OF 3708.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 1299.79 FEET; 2) THENCE RUN SOUTH 00°18'13" WEST, A DISTANCE OF 10.00 FEET; 3) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 33.60 FEET; 4) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 166.50 FEET; 5) THENCE RUN NORTH 00°12'29" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 2529.50 FEET; 7) THENCE RUN SOUTH 89°52'58" EAST, A DISTANCE OF 2681.14 FEET; 8) THENCE RUN SOUTH 89°47'47" EAST, A DISTANCE OF 5346.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°12'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2614.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°13'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 2666.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°13'06" WEST, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 5333.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°26'14" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5332.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°55'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2697.18 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°50'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2687.68 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°38'58" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°27'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 01°27'24" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2659.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°47'47" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1324.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°54'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 362.88 FEET TO THE POINT OF BEGINNING.

TRACT 4:

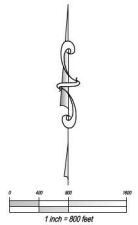
THAT PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING IN SECTIONS 10, 11, 12, 13, 14, AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'25" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1815.44 FEET TO A



LEGEND:

19 SECTION LABEL



CFB CLYMER FISHER BARRY SURVEYING

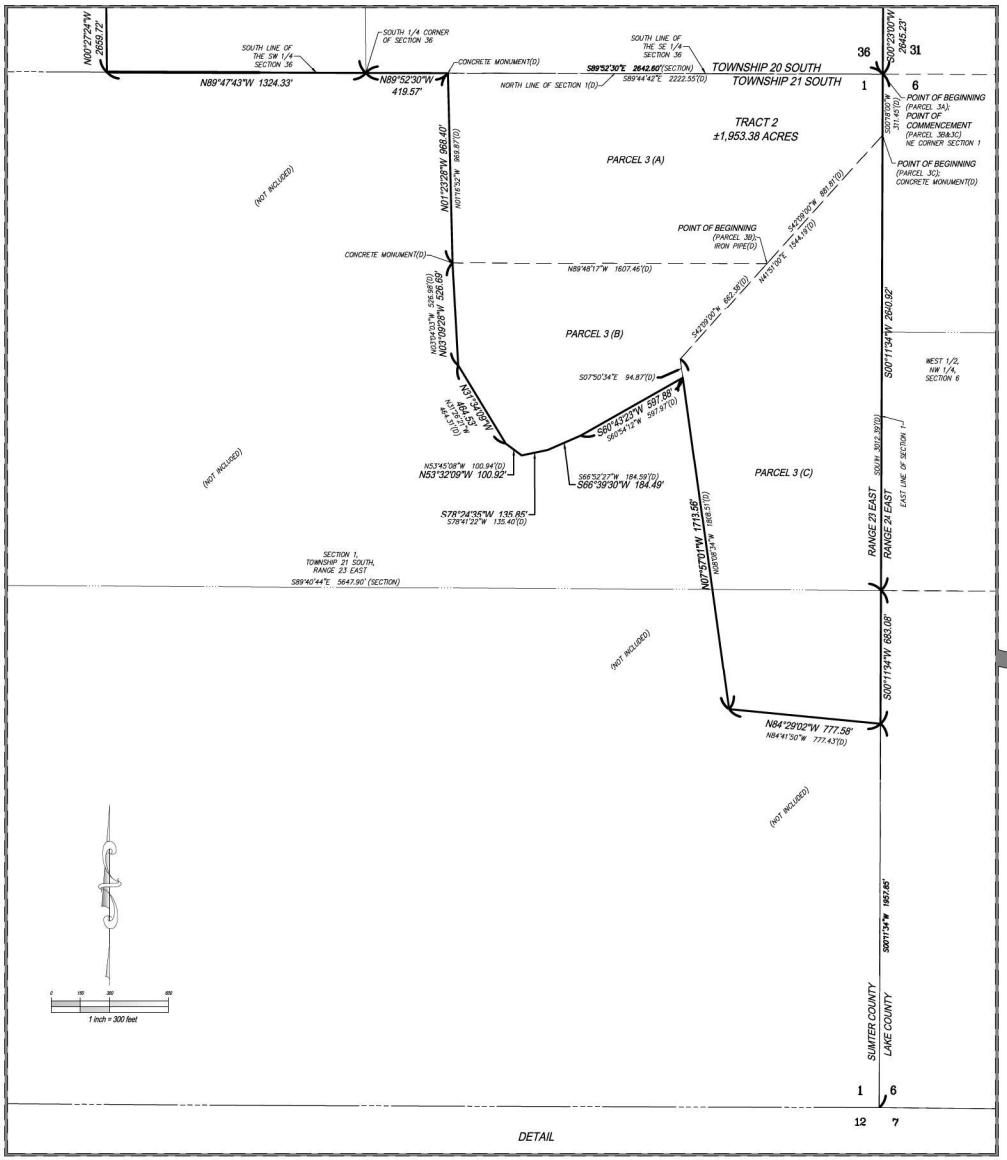
DATE	11/26/2019	03/29/2022	10/17/2022
REVISIONS	ADDED TRACT 3 – DMS	ADDED TRACT 4 & REVISED TRACT 1 – DMS	REVISED TRACT 1 – DMS

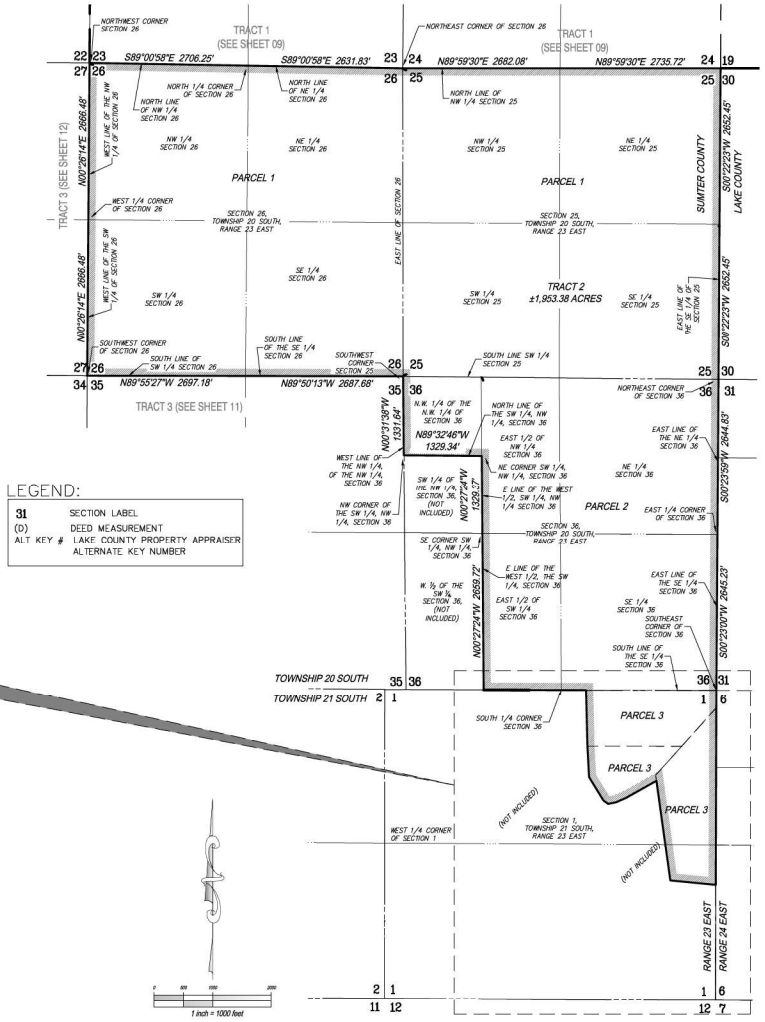
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 0317.0102
DRAWN BY: AHB CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

VOSS 11TH AMENDMENT – CHAPTER 163
AREA 11, UNPLATTED AND RECLAIMED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 09 OF 16





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31	SECTION LABEL
(D)	DEED MEASUREMENT
ALT KEY #	LAKE COUNTY PROPERTY APPRAISER ALTERNATE KEY NUMBER

CFB CLYMER FLOYD BRATT SURVEYING

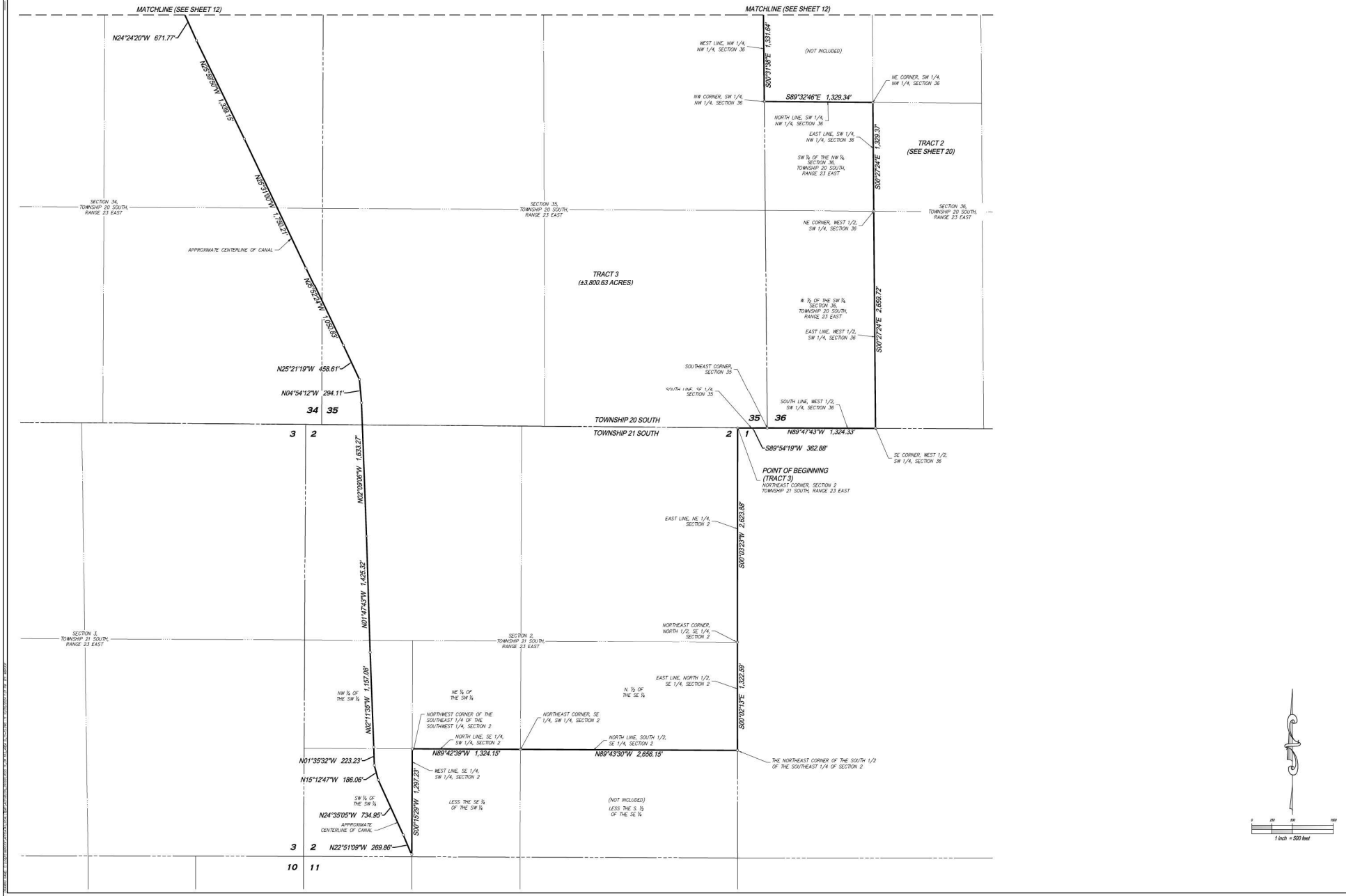
REVISIONS	DATE
ADDED TRACT 3 - DMS	11/26/2019
ADDED TRACT 4 & REVISED TRACT 1 - DMS	03/29/2022
REVISED TRACT 1 - DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB #: 2015-0
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
FIELD BOOK: ## PAGE: ##
DATE OF SURVEY: N/A
CHECKED BY: JSH

VOSD 111H AMENDMENT - CHAPTER 163
AREA 1 - ADDED AND DELETED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 10 OF 16



CFB CLYMER FLOYD BARRY SURVEYING
3800 RCA BLVD, SUITE 6000 PALM BEACH GARDENS, FL 33410 (561) 746-6900 LB#6988

DATE
11/29/2019
03/29/2022
10/17/2022

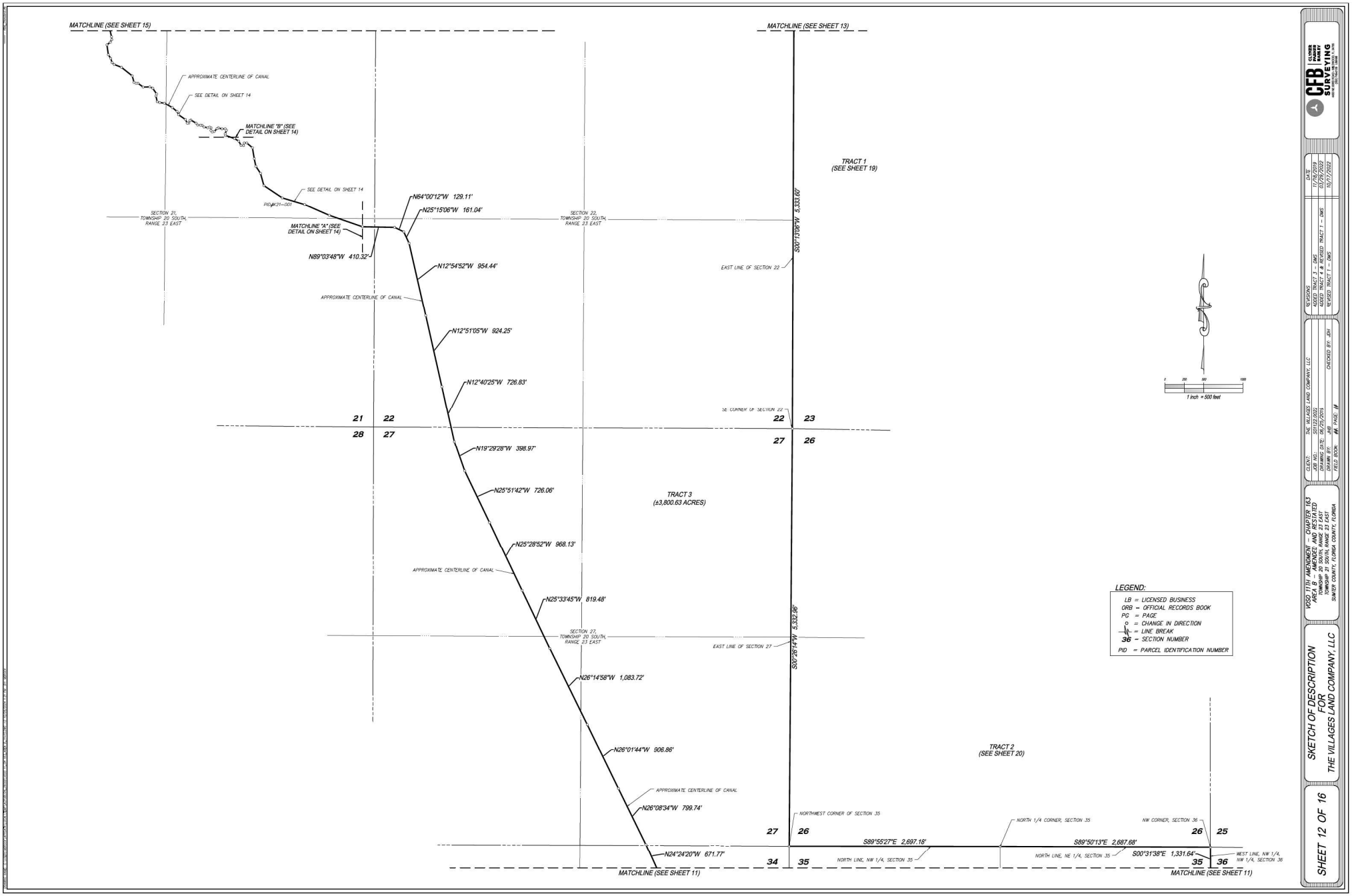
REVISIONS
ADDED TRACT 1 – DMS
ADDED TRACT 4 & REVISED TRACT 1 – DMS
REVISED TRACT 1 – DMS

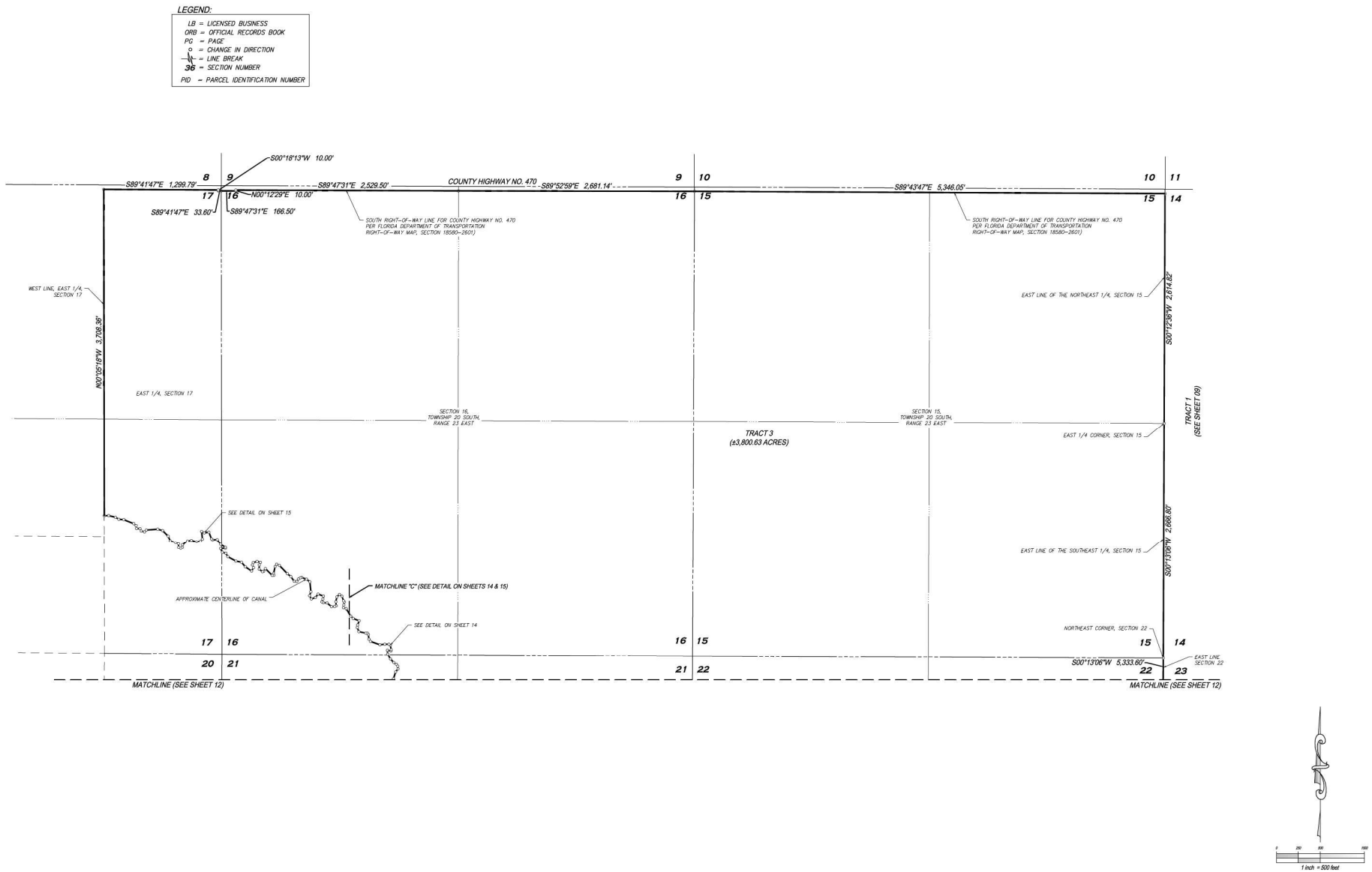
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0
DRAWING DATE: 06/25/2019
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

VOL. 118 / AMENDED CHAPTER 163 AREA 18, AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEGAL COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 11 OF 16


MATCHLINE (SEE SHEET 15)
MATCHLINE (SEE SHEET 13)
APPROXIMATE CENTERLINE OF CANAL
SEE DETAIL ON SHEET 14
MATCHLINE "B" (SEE DETAIL ON SHEET 14)
SEE DETAIL ON SHEET 14
PID#K21-001
SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST
MATCHLINE "A" (SEE DETAIL ON SHEET 14)
N64°00'12"W 129.11'
N25°15'06"W 161.04'
N89°03'48"W 410.32'
N12°54'52"W 954.44'
APPROXIMATE CENTERLINE OF CANAL
N12°51'05"W 924.25'
N12°40'25"W 726.83'
N19°29'28"W 398.97'
N25°51'42"W 726.06'
N25°28'52"W 968.13'
APPROXIMATE CENTERLINE OF CANAL
N25°33'45"W 819.48'
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 23 EAST
N26°14'58"W 1,083.72'
N26°01'44"W 906.86'
APPROXIMATE CENTERLINE OF CANAL
N26°08'34"W 799.74'
N24°24'20"W 671.77'
MATCHLINE (SEE SHEET 11)
TRACT 1 (SEE SHEET 19)
S00°13'06"W 5,333.60'
EAST LINE OF SECTION 22
SE CORNER OF SECTION 22
TRACT 3 (±3,800.63 ACRES)
S00°26'14"W 5,332.96'
EAST LINE OF SECTION 27
TRACT 2 (SEE SHEET 20)
NORTHWEST CORNER OF SECTION 35
NORTH 1/4 CORNER, SECTION 35
NW CORNER, SECTION 36
S89°55'27"E 2,697.18'
S89°50'13"E 2,687.68'
S00°31'38"E 1,331.64'
NORTH LINE, NW 1/4, SECTION 35
NORTH LINE, NE 1/4, SECTION 35
WEST LINE, NW 1/4, NW 1/4, SECTION 36
MATCHLINE (SEE SHEET 11)
21 22 23 26 27 28 34 35 36
1 inch = 500 feet
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
CFB CLYMER FARMER BARKLEY SURVEYING
REVISIONS
ADDED TRACT 3 – DMS
ADDED TRACT 4 & REVISED TRACT 1 – DMS
REVISED TRACT 1 – DMS
DATE
11/18/2019
03/29/2022
10/17/2022
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: S01122.0022
DRAWING DATE: 06/25/2015
DRAWN BY: JHB
CHECKED BY: JDH
FIELD BOOK: #4, PAGE: 14
VCSO 11TH AMENDMENT – CHAPTER 163
AREA B – AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA COUNTY, FLORIDA
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 12 OF 16



CFB CLYMER FARMER BARKLEY SURVEYING

REVISIONS
ADDED TRACT 3 – DMS
ADDED TRACT 4 & REVISED TRACT 1 – DMS
REVISED TRACT 1 – DMS

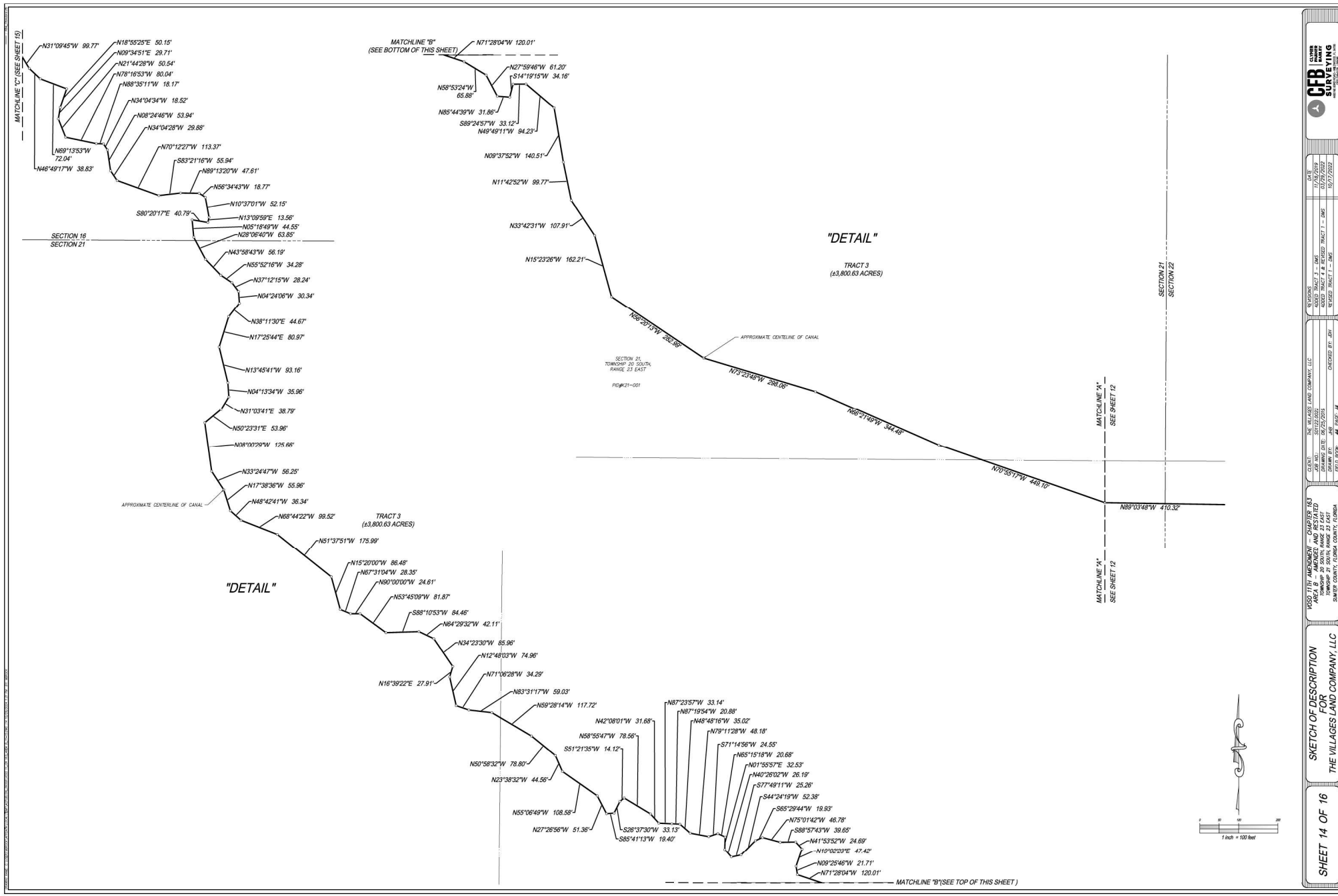
DATE
11/18/2019
03/29/2022
10/17/2022

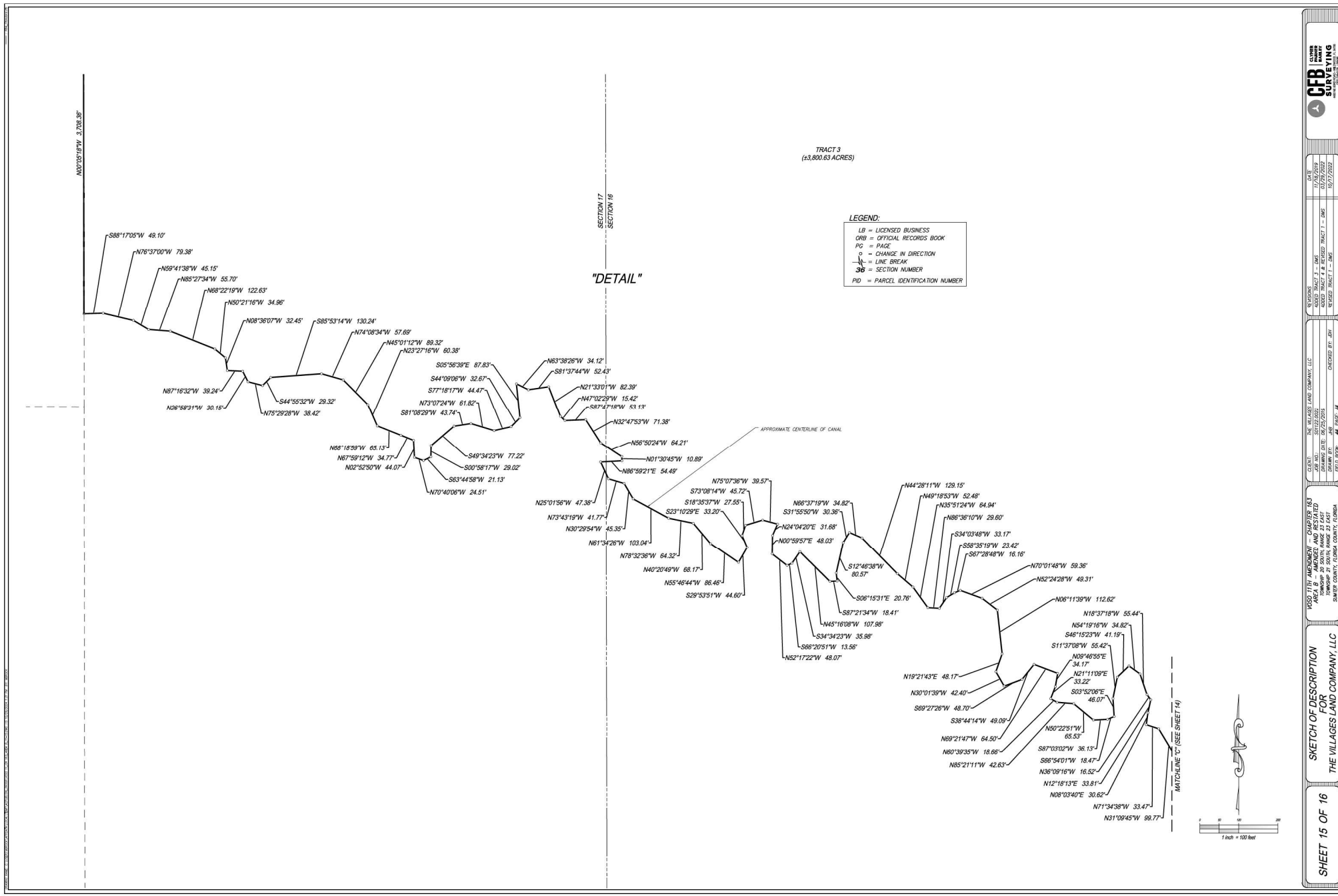
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: S01122.0022
DRAWING DATE: 06/25/2015
DRAWN BY: JHB
CHECKED BY: JDH
FIELD BOOK: #4, PAGE: 14

VCSO 11TH AMENDMENT – CHAPTER 163
AREA B – AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA, COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 13 OF 16


MATCHLINE "C" (SEE SHEET 15)
N31°09'45"W 99.77'
N18°55'25"E 50.15'
N09°34'51"E 29.71'
N21°44'28"W 50.54'
N78°16'53"W 80.04'
N88°35'11"W 18.17'
N34°04'34"W 18.52'
N08°24'46"W 53.94'
N34°04'28"W 29.88'
N70°12'27"W 113.37'
S83°21'16"W 55.94'
N89°13'20"W 47.61'
N56°34'43"W 18.77'
N10°37'01"W 52.15'
S80°20'17"E 40.79'
N13°09'59"E 13.56'
N05°18'49"W 44.55'
N28°06'40"W 63.85'
N69°13'53"W 72.04'
N46°49'17"W 38.83'
SECTION 16
SECTION 21
N43°58'43"W 56.19'
N55°52'16"W 34.28'
N37°12'15"W 28.24'
N04°24'06"W 30.34'
N38°11'30"E 44.67'
N17°25'44"E 80.97'
N13°45'41"W 93.16'
N04°13'34"W 35.96'
N31°03'41"E 38.79'
N50°23'31"E 53.96'
N08°00'29"W 125.66'
N33°24'47"W 56.25'
N17°38'36"W 55.96'
N48°42'41"W 36.34'
N68°44'22"W 99.52'
APPROXIMATE CENTERLINE OF CANAL
TRACT 3
(±3,800.63 ACRES)
N51°37'51"W 175.99'
"DETAIL"
N15°20'00"W 86.48'
N67°31'04"W 28.35'
N90°00'00"W 24.61'
N53°45'09"W 81.87'
S88°10'53"W 84.46'
N64°29'32"W 42.11'
N34°23'30"W 85.96'
N12°48'03"W 74.96'
N71°06'28"W 34.29'
N16°39'22"E 27.91'
N83°31'17"W 59.03'
N59°28'14"W 117.72'
N50°58'32"W 78.80'
N23°38'32"W 44.56'
N55°06'49"W 108.58'
N27°26'56"W 51.36'
N42°08'01"W 31.68'
N58°55'47"W 78.56'
S51°21'35"W 14.12'
S26°37'30"W 33.13'
S85°41'13"W 19.40'
N87°23'57"W 33.14'
N87°19'54"W 20.88'
N48°48'16"W 35.02'
N79°11'28"W 48.18'
S71°14'56"W 24.55'
N65°15'18"W 20.68'
N01°55'57"E 32.53'
N40°26'02"W 26.19'
S77°49'11"W 25.26'
S44°24'19"W 52.38'
S65°29'44"W 19.93'
N75°01'42"W 46.78'
S88°57'43"W 39.65'
N41°53'52"W 24.69'
N19°02'23"E 47.42'
N09°25'46"W 21.71'
N71°28'04"W 120.01'
MATCHLINE "B"(SEE TOP OF THIS SHEET)
MATCHLINE "B"
(SEE BOTTOM OF THIS SHEET)
N71°28'04"W 120.01'
N27°59'46"W 61.20'
S14°19'15"W 34.16'
N58°53'24"W 65.88'
N85°44'39"W 31.86'
S89°24'57"W 33.12'
N49°49'11"W 94.23'
N09°37'52"W 140.51'
N11°42'52"W 99.77'
N33°42'31"W 107.91'
N15°23'26"W 162.21'
"DETAIL"
TRACT 3
(±3,800.63 ACRES)
N56°20'13"W 282.88'
APPROXIMATE CENTELINE OF CANAL
SECTION 21,
TOWNSHIP 20 SOUTH,
RANGE 23 EAST
PID#21-001
N73°23'48"W 298.06'
N66°21'45"W 344.48'
N70°55'17"W 449.10'
N89°03'48"W 410.32'
MATCHLINE "A"
SEE SHEET 12
MATCHLINE "A"
SEE SHEET 12
SECTION 21
SECTION 22
1 inch = 100 feet
CFB CLYMER FLOYD BARRY SURVEYING
REVISIONS
ADDED TRACT 3 – DMS
ADDED TRACT 4 & REVISED TRACT 1 – DMS
REVISED TRACT 1 – DMS
DATE
11/26/2019
03/29/2022
10/17/2022
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 0119-01
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##
VOL(S) 11 | MEMORIES – CHAPTER 163
AREA 4, AREA 5, AND AREA 6 REVISED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEGAL COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 14 OF 16



CFB CLYMER FLOYD BARRY SURVEYING
CERTIFICATE NUMBER LB7696

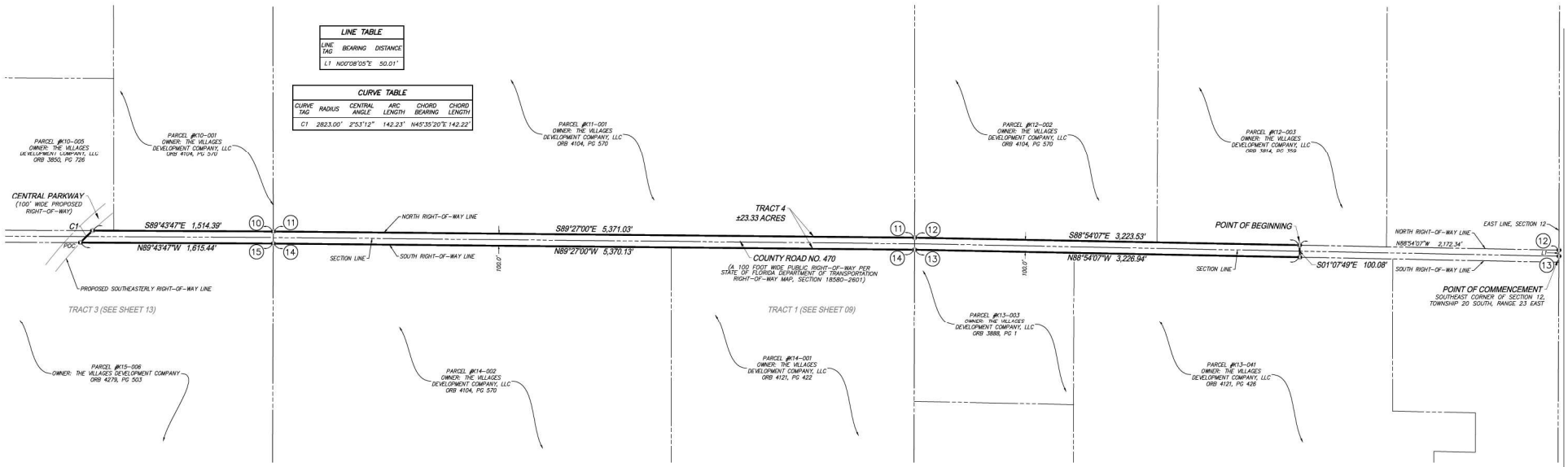
REVISIONS	DATE
ADDED TRACT 1 – DMS	11/06/2019
ADDED TRACT 4 & REVISED TRACT 1 – DMS	03/29/2022
REVISED TRACT 1 – DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 0115.A
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

VOL(S) 11, MEMORIES – CHAPTER 163
AREA 4, AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, LEGAL COUNTY 1, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 15 OF 16



CFB CLYMER FLOYD BARRY SURVEYING
LB#6838 LB#8088

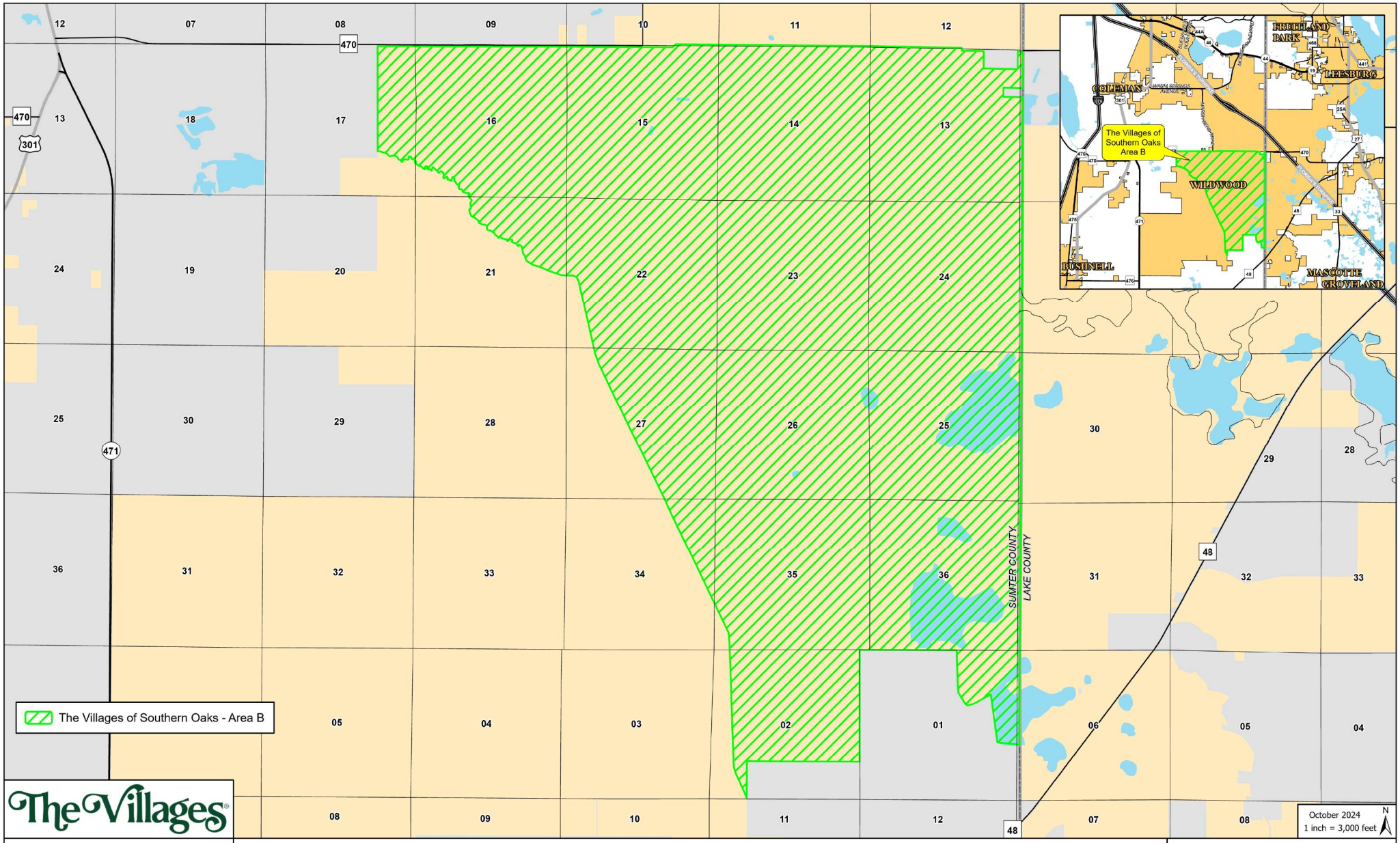
REVISIONS	DATE
ADDED TRACT 3 – DMS	11/06/2019
ADDED TRACT 4 & REVISED TRACT 1 – DMS	03/29/2022
REVISED TRACT 1 – DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
DRAWING NO.: 01 OF 01
DRAWING DATE: 06/25/2015
DRAWN BY: JHS
CHECKED BY: JDH
FIELD BOOK: —, PAGE: —

VOID 11TH AMENDMENT – CHAPTER 163 AGREEMENT AND RECORDED AMENDMENT
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 16 OF 16



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THE VILLAGES OF SOUTHERN OAKS AREA C
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2025, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to a "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI and The Village of Fenney, and The Villages Land Company, LLC has served as the Developer of The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area C Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area C is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.**; and

WHEREAS, this Agreement is solely for Area C with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area C and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the original agreement for Area C was adopted on February 24, 2020, and a subsequent amendment adopted on October 12, 2020, March 22, 2021, July 11, 2022, March 27, 2023 and on February 10, 2025 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements will no longer be in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound

capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing; and

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and

additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA C PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	**16,191 DWELLING UNITS (AGE RESTRICTED)**
NON-RESIDENTIAL	**2,959,000 SQUARE FEET OF COMMERCIAL/OFFICE** **80,000 SQUARE FEET OF OFFICE/GOVERNMENT**

(B) Proposed Entitlements, Conversion Matrix.

1) The **TABLE 1** entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in **TABLE 1** above for Area C. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area C to any future area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. **TABLE 1** will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in **EXHIBIT 1**, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. The maximum building height is identified in **EXHIBIT 8** of this Agreement. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). The Property is exempt from Section 4-8 of the City of Wildwood Code of Ordinances. These exemptions shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

7) Exemptions. The Project shall be exempt from the following sections of the City of Wildwood Code of Ordinances:

a) Temporary uses and special events shall be exempt for Section 11-14 of the City Code;

b) Coin-operated skill devices as defined in Section 11-71 of the City Code shall be exempt from Section 11-73(2) of the same;

c) Advertising requirements outlined in Section 3-2 and Section 3-3 shall not apply;

d) Peddler and solicitors provisions in Section 11-218(b)(3) of the City Code shall not apply;

e) Parades and Processions as outlined in Section 12-57 of the City Code shall not apply; and

f) Street and sidewalk provisions outlined in Section 16-1 and Section 16-10(a)(1), (a)(2), (a)(5), (b) and (c) of the City Code shall not apply.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by the Florida Department of Transportation (FDOT) for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 12,417 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities,

ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by the Southwest Florida Water Management District (SWFWMD). Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24”x30”) with a three-inch (3”) margin on the left and one-inch (1”) margin on the other three sides. Monuments for Permanent Reference Monuments (PRM’s), Permanent Control Points (PCP’s) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM’s.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required Community Development District (CDD) bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. Signage, striping and the final lift of asphalt will not be completed at the time of record drawing inspection but will be completed after the final home in the subdivision/unit has been completed. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by the Florida Department of Environmental Protection (FDEP). If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make

a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-

163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. **NO CONSENT OF PROPERTY OWNERS REQUIRED**. For purposes of amending this Agreement, the sole applicant shall be The Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC MS-2232
7580 Middleton Drive
Middleton, Florida 34762

Martin L. Dzuro, Manager
The Villages Land Company, LLC MS-2234
7580 Middleton Drive
Middleton, Florida 34762

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2025 and _____, 2025.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

THE VILLAGES LAND COMPANY, LLC, a Florida limited liability company

_____
(Witness Signature)

BY: VDC Manager, LLC, a Florida limited liability company, its Manager

_____
(Witness Printed Name)

By: _____
Print Name:_____
Title: Manager

Date: _____

_____
(Witness Signature)

_____
(Witness Printed Name)

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ as Manager of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
JESSICA BARNES, CLERK

Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1 Area C Legal Description

Exhibit 2 Land Use Conversion Matrix

Exhibit 3 Area C Location Map

Exhibit 4 Permitted Uses

Exhibit 5 Reserved

Exhibit 6 Kimley-Horn & Associates Traffic Analysis

Exhibit 7 Reserved

Exhibit 8 General Requirements and Design Criteria

Exhibit 9 VOSO Applications

Exhibit 10 Development Permitting

EXHIBIT 1

AREA C LEGAL DESCRIPTION

EXHIBIT 2

LAND USE CONVERSION MATRIX

EXHIBIT 3

AREA C LOCATION MAP

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLES 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 9

VOSO APPLICATIONS

EXHIBIT 10

DEVELOPMENT PERMITTING

(The following agency permits may or may not be needed)

1. City/County
2. Water Management District
3. Florida Department of Environmental Protection (Water and Sewer)
4. Florida Department of Environmental Protection (WUP/CUP)
5. FDOT Drainage
6. FDOT Driveway
7. FEMA
8. Annexation
9. Rezoning
10. Comprehensive Plan Amendment
11. ROW Utility Connection
12. DUKE Easement
13. SECO Easement
14. Sabal Easement
15. Health Department
16. Department of Army Corps. Of Engineers
17. Florida Fish & Wildlife Conservation Commission
18. United States Fish & Wildlife Service

VILLAGES OF SOUTHERN OAKS 11TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA C – AMENDED AND RESTATED
(CONTAINING ±8,986.62 ACRES)

A PORTION OF SECTIONS 16, 17, 20, 21, 22, 27, 29, 31, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 28, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 2, 6, 7, 9, 10 AND 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 3, 4, 5 AND 8, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°15'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 0°05'46" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°07'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1323.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°08'06" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°09'13" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1326.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°58'58" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1316.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE

NORTHEAST CORNER OF SAID SECTION 10 ; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°02'18" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1325.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'08" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1317.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'46" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'19" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2433.22 FEET TO A POINT ON THE EASTERLY LINE OF A FORMER CSX TRANSPORTATION, INC., RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2145.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°26'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.48 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°02'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1979.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°40'53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 2665.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2650.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'05" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 2705.06 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2604.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 471; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 0°06'20" EAST, A DISTANCE OF 896.90 FEET; 2) THENCE RUN NORTH 0°20'45" EAST, A DISTANCE OF 7007.95 FEET; 3) THENCE RUN NORTH 0°20'33" EAST, A DISTANCE OF 5640.55 FEET; 4) THENCE RUN NORTH 0°21'45" EAST, A DISTANCE OF 2331.13 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST

1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°12'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2625.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°45'52" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2674.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°34'51" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2659.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°35'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2733.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°08'00" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 4005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°38'49" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2694.68 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'41" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1335.19 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 20°58'19" WEST A DISTANCE OF 1218.98 FEET; THENCE RUN NORTH 00°18'04" EAST A DISTANCE OF 479.89 FEET; THENCE RUN NORTH 29°45'01" WEST A DISTANCE OF 1201.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2390.15 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°24'57" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°35'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.84 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°04'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1330.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°05'18" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 236.10 FEET TO A POINT ON THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID EAST LINE RUN ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO-HUNDRED AND FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°17'05" EAST, A DISTANCE OF 49.10 FEET; 2) THENCE RUN SOUTH 76°37'00" EAST, A DISTANCE OF 79.38 FEET; 3) THENCE RUN SOUTH 59°41'38" EAST, A DISTANCE OF 45.15 FEET; 4) THENCE RUN SOUTH 85°27'34" EAST, A DISTANCE OF 55.70 FEET; 5)

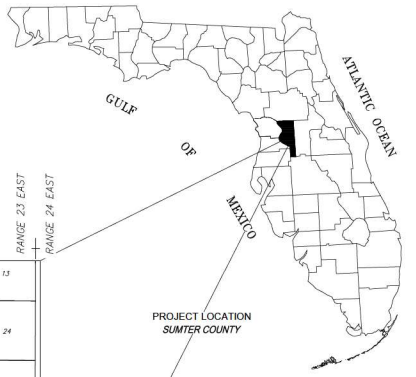
THENCE RUN SOUTH 68°22'19" EAST, A DISTANCE OF 122.63 FEET; 6) THENCE RUN SOUTH 50°21'16" EAST, A DISTANCE OF 34.96 FEET; 7) THENCE RUN SOUTH 8°36'07" EAST, A DISTANCE OF 32.45 FEET; 8) THENCE RUN SOUTH 87°16'32" EAST, A DISTANCE OF 39.24 FEET; 9) THENCE RUN SOUTH 26°58'31" EAST, A DISTANCE OF 30.15 FEET; 10) THENCE RUN SOUTH 75°29'28" EAST, A DISTANCE OF 38.42 FEET; 11) THENCE RUN NORTH 44°55'32" EAST, A DISTANCE OF 29.32 FEET; 12) THENCE RUN NORTH 85°53'14" EAST, A DISTANCE OF 130.24 FEET; 13) THENCE RUN SOUTH 74°08'34" EAST, A DISTANCE OF 57.69 FEET; 14) THENCE RUN SOUTH 45°01'12" EAST, A DISTANCE OF 89.32 FEET; 15) THENCE RUN SOUTH 23°27'16" EAST, A DISTANCE OF 60.38 FEET; 16) THENCE RUN SOUTH 68°18'59" EAST, A DISTANCE OF 65.13 FEET; 17) THENCE RUN SOUTH 67°59'12" EAST, A DISTANCE OF 34.77 FEET; 18) THENCE RUN SOUTH 2°52'50" EAST, A DISTANCE OF 44.07 FEET; 19) THENCE RUN SOUTH 70°40'06" EAST, A DISTANCE OF 24.51 FEET; 20) THENCE RUN NORTH 63°44'58" EAST, A DISTANCE OF 21.13 FEET; 21) THENCE RUN NORTH 0°58'17" EAST, A DISTANCE OF 29.02 FEET; 22) THENCE RUN NORTH 49°34'23" EAST, A DISTANCE OF 77.22 FEET; 23) THENCE RUN NORTH 81°08'29" EAST, A DISTANCE OF 43.74 FEET; 24) THENCE RUN SOUTH 73°07'24" EAST, A DISTANCE OF 61.82 FEET; 25) THENCE RUN NORTH 77°18'17" EAST, A DISTANCE OF 44.47 FEET; 26) THENCE RUN NORTH 44°09'06" EAST, A DISTANCE OF 32.67 FEET; 27) THENCE RUN NORTH 5°56'39" WEST, A DISTANCE OF 87.83 FEET; 28) THENCE RUN SOUTH 63°38'26" EAST, A DISTANCE OF 34.12 FEET; 29) THENCE RUN NORTH 81°37'44" EAST, A DISTANCE OF 52.43 FEET; 30) THENCE RUN SOUTH 21°33'01" EAST, A DISTANCE OF 82.39 FEET; 31) THENCE RUN SOUTH 47°02'29" EAST, A DISTANCE OF 15.42 FEET; 32) THENCE RUN NORTH 87°47'18" EAST, A DISTANCE OF 53.13 FEET; 33) THENCE RUN SOUTH 32°47'53" EAST, A DISTANCE OF 71.38 FEET; 34) THENCE RUN SOUTH 56°50'24" EAST, A DISTANCE OF 64.21 FEET; 35) THENCE RUN SOUTH 1°30'45" EAST, A DISTANCE OF 10.89 FEET; 36) THENCE RUN SOUTH 86°59'21" WEST, A DISTANCE OF 54.49 FEET; 37) THENCE RUN SOUTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 38) THENCE RUN SOUTH 73°43'19" EAST, A DISTANCE OF 41.77 FEET; 39) THENCE RUN SOUTH 30°29'54" EAST, A DISTANCE OF 45.35 FEET; 40) THENCE RUN SOUTH 61°34'26" EAST, A DISTANCE OF 103.04 FEET; 41) THENCE RUN SOUTH 78°32'36" EAST, A DISTANCE OF 64.32 FEET; 42) THENCE RUN SOUTH 40°20'49" EAST, A DISTANCE OF 68.17 FEET; 43) THENCE RUN SOUTH 55°46'44" EAST, A DISTANCE OF 86.46 FEET; 44) THENCE RUN NORTH 29°53'51" EAST, A DISTANCE OF 44.60 FEET; 45) THENCE RUN NORTH 23°10'29" WEST, A DISTANCE OF 33.20 FEET; 46) THENCE RUN NORTH 18°35'37" EAST, A DISTANCE OF 27.55 FEET; 47) THENCE RUN NORTH 73°08'14" EAST, A DISTANCE OF 45.72 FEET; 48) THENCE RUN SOUTH 75°07'36" EAST, A DISTANCE OF 39.57 FEET; 49) THENCE RUN SOUTH 24°04'20" WEST, A DISTANCE OF 31.68 FEET; 50) THENCE RUN SOUTH 0°59'57" WEST, A DISTANCE OF 48.03 FEET; 51) THENCE RUN SOUTH 52°17'22" EAST, A DISTANCE OF 48.07 FEET; 52) THENCE RUN NORTH 66°20'51" EAST, A DISTANCE OF 13.56 FEET; 53) THENCE RUN NORTH 34°34'23" EAST, A DISTANCE OF 35.98 FEET; 54) THENCE RUN SOUTH 45°16'08" EAST, A DISTANCE OF 107.98 FEET; 55) THENCE RUN NORTH 87°21'34" EAST, A DISTANCE OF 18.41 FEET; 56) THENCE RUN NORTH 6°15'31" WEST, A DISTANCE OF 20.76 FEET; 57) THENCE RUN NORTH 12°46'38" EAST, A DISTANCE OF 80.57 FEET; 58) THENCE RUN NORTH 31°55'50" EAST, A DISTANCE OF 30.36 FEET; 59) THENCE RUN SOUTH 66°37'19" EAST, A DISTANCE OF 34.82 FEET; 60) THENCE RUN SOUTH 44°28'11" EAST, A DISTANCE OF 129.15 FEET; 61) THENCE RUN SOUTH 49°18'53" EAST, A DISTANCE OF 52.48 FEET; 62) THENCE RUN SOUTH 35°51'24" EAST, A DISTANCE OF 64.94 FEET; 63) THENCE RUN SOUTH 86°36'10" EAST, A DISTANCE

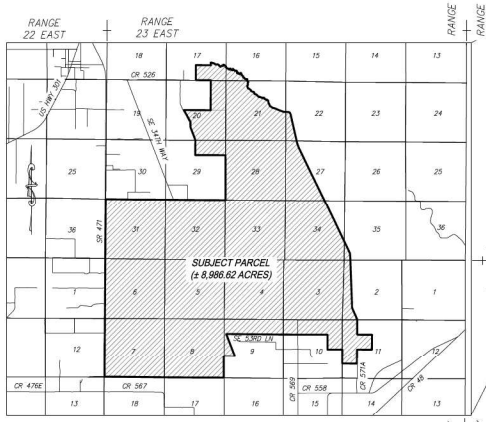
OF 29.60 FEET; 64) THENCE RUN NORTH 34°03'48" EAST, A DISTANCE OF 33.17 FEET; 65) THENCE RUN NORTH 58°35'19" EAST, A DISTANCE OF 23.42 FEET; 66) THENCE RUN NORTH 67°28'48" EAST, A DISTANCE OF 16.16 FEET; 67) THENCE RUN SOUTH 70°01'48" EAST, A DISTANCE OF 59.36 FEET; 68) THENCE RUN SOUTH 52°24'28" EAST, A DISTANCE OF 49.31 FEET; 69) THENCE RUN SOUTH 6°11'39" EAST, A DISTANCE OF 112.62 FEET; 70) THENCE RUN SOUTH 19°21'43" WEST, A DISTANCE OF 48.17 FEET; 71) THENCE RUN SOUTH 30°01'39" EAST, A DISTANCE OF 42.40 FEET; 72) THENCE RUN NORTH 69°27'26" EAST, A DISTANCE OF 48.70 FEET; 73) THENCE RUN NORTH 38°44'14" EAST, A DISTANCE OF 49.09 FEET; 74) THENCE RUN SOUTH 69°21'47" EAST, A DISTANCE OF 64.50 FEET; 75) THENCE RUN SOUTH 9°46'55" WEST, A DISTANCE OF 34.17 FEET; 76) THENCE RUN SOUTH 21°11'09" WEST, A DISTANCE OF 33.22 FEET; 77) THENCE RUN SOUTH 60°39'35" EAST, A DISTANCE OF 18.66 FEET; 78) THENCE RUN SOUTH 85°21'11" EAST, A DISTANCE OF 42.63 FEET; 79) THENCE RUN SOUTH 50°22'51" EAST, A DISTANCE OF 65.53 FEET; 80) THENCE RUN NORTH 87°03'02" EAST, A DISTANCE OF 36.13 FEET; 81) THENCE RUN NORTH 66°54'01" EAST, A DISTANCE OF 18.47 FEET; 82) THENCE RUN NORTH 3°52'06" WEST, A DISTANCE OF 46.07 FEET; 83) THENCE RUN NORTH 11°37'08" EAST, A DISTANCE OF 55.42 FEET; 84) THENCE RUN NORTH 46°15'23" EAST, A DISTANCE OF 41.19 FEET; 85) THENCE RUN SOUTH 54°19'16" EAST, A DISTANCE OF 34.82 FEET; 86) THENCE RUN SOUTH 18°37'18" EAST, A DISTANCE OF 55.44 FEET; 87) THENCE RUN SOUTH 36°09'16" EAST, A DISTANCE OF 16.52 FEET; 88) THENCE RUN SOUTH 12°18'13" WEST, A DISTANCE OF 33.81 FEET; 89) THENCE RUN SOUTH 8°03'40" WEST, A DISTANCE OF 30.62 FEET; 90) THENCE RUN SOUTH 71°34'38" EAST, A DISTANCE OF 33.47 FEET; 91) THENCE RUN SOUTH 31°09'45" EAST, A DISTANCE OF 99.77 FEET; 92) THENCE RUN SOUTH 46°49'17" EAST, A DISTANCE OF 38.83 FEET; 93) THENCE RUN SOUTH 69°13'53" EAST, A DISTANCE OF 72.04 FEET; 94) THENCE RUN SOUTH 18°55'25" WEST, A DISTANCE OF 50.15 FEET; 95) THENCE RUN SOUTH 9°34'51" WEST, A DISTANCE OF 29.71 FEET; 96) THENCE RUN SOUTH 21°44'28" EAST, A DISTANCE OF 50.54 FEET; 97) THENCE RUN SOUTH 78°16'53" EAST, A DISTANCE OF 80.04 FEET; 98) THENCE RUN SOUTH 88°35'11" EAST, A DISTANCE OF 18.17 FEET; 99) THENCE RUN SOUTH 34°04'34" EAST, A DISTANCE OF 18.52 FEET; 100) THENCE RUN SOUTH 8°24'46" EAST, A DISTANCE OF 53.94 FEET; 101) THENCE RUN SOUTH 34°04'28" EAST, A DISTANCE OF 29.88 FEET; 102) THENCE RUN SOUTH 70°12'27" EAST, A DISTANCE OF 113.37 FEET; 103) THENCE RUN NORTH 83°21'16" EAST, A DISTANCE OF 55.94 FEET; 104) THENCE RUN SOUTH 89°13'20" EAST, A DISTANCE OF 47.61 FEET; 105) THENCE RUN SOUTH 56°34'43" EAST, A DISTANCE OF 18.77 FEET; 106) THENCE RUN SOUTH 10°37'01" EAST, A DISTANCE OF 52.15 FEET; 107) THENCE RUN SOUTH 13°09'59" WEST, A DISTANCE OF 13.56 FEET; 108) THENCE RUN NORTH 80°20'17" WEST, A DISTANCE OF 40.79 FEET; 109) THENCE RUN SOUTH 5°18'49" EAST, A DISTANCE OF 44.55 FEET; 110) THENCE RUN SOUTH 28°06'40" EAST, A DISTANCE OF 63.85 FEET; 111) THENCE RUN SOUTH 43°58'43" EAST, A DISTANCE OF 56.19 FEET; 112) THENCE RUN SOUTH 55°52'16" EAST, A DISTANCE OF 34.28 FEET; 113) THENCE RUN SOUTH 37°12'15" EAST, A DISTANCE OF 28.24 FEET; 114) THENCE RUN SOUTH 4°24'06" EAST, A DISTANCE OF 30.34 FEET; 115) THENCE RUN SOUTH 38°11'30" WEST, A DISTANCE OF 44.67 FEET; 116) THENCE RUN SOUTH 17°25'44" WEST, A DISTANCE OF 80.97 FEET; 117) THENCE RUN SOUTH 13°45'41" EAST, A DISTANCE OF 93.16 FEET; 118) THENCE RUN SOUTH 4°13'34" EAST, A DISTANCE OF 35.96 FEET; 119) THENCE RUN SOUTH 31°03'41" WEST, A DISTANCE OF 38.79 FEET; 120) THENCE RUN SOUTH 50°23'31" WEST, A DISTANCE OF 53.96 FEET; 121) THENCE RUN SOUTH 8°00'29" EAST, A DISTANCE OF 125.66 FEET;

122) THENCE RUN SOUTH 33°24'47" EAST, A DISTANCE OF 56.25 FEET; 123) THENCE RUN SOUTH 17°38'36" EAST, A DISTANCE OF 55.96 FEET; 124) THENCE RUN SOUTH 48°42'41" EAST, A DISTANCE OF 36.34 FEET; 125) THENCE RUN SOUTH 68°44'22" EAST, A DISTANCE OF 99.52 FEET; 126) THENCE RUN SOUTH 51°37'51" EAST, A DISTANCE OF 175.99 FEET; 127) THENCE RUN SOUTH 15°20'00" EAST, A DISTANCE OF 86.48 FEET; 128) THENCE RUN SOUTH 67°31'04" EAST, A DISTANCE OF 28.35 FEET; 129) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 24.61 FEET; 130) THENCE RUN SOUTH 53°45'09" EAST, A DISTANCE OF 81.87 FEET; 131) THENCE RUN NORTH 88°10'53" EAST, A DISTANCE OF 84.46 FEET; 132) THENCE RUN SOUTH 64°29'32" EAST, A DISTANCE OF 42.11 FEET; 133) THENCE RUN SOUTH 34°23'30" EAST, A DISTANCE OF 85.96 FEET; 134) THENCE RUN SOUTH 16°39'22" WEST, A DISTANCE OF 27.91 FEET; 135) THENCE RUN SOUTH 12°48'03" EAST, A DISTANCE OF 74.96 FEET; 136) THENCE RUN SOUTH 71°06'28" EAST, A DISTANCE OF 34.29 FEET; 137) THENCE RUN SOUTH 83°31'17" EAST, A DISTANCE OF 59.03 FEET; 138) THENCE RUN SOUTH 59°28'14" EAST, A DISTANCE OF 117.72 FEET; 139) THENCE RUN SOUTH 50°58'32" EAST, A DISTANCE OF 78.80 FEET; 140) THENCE RUN SOUTH 23°38'32" EAST, A DISTANCE OF 44.56 FEET; 141) THENCE RUN SOUTH 55°06'49" EAST, A DISTANCE OF 108.58 FEET; 142) THENCE RUN SOUTH 27°26'56" EAST, A DISTANCE OF 51.36 FEET; 143) THENCE RUN NORTH 85°41'13" EAST, A DISTANCE OF 19.40 FEET; 144) THENCE RUN NORTH 26°37'30" EAST, A DISTANCE OF 33.13 FEET; 145) THENCE RUN NORTH 51°21'35" EAST, A DISTANCE OF 14.12 FEET; 146) THENCE RUN SOUTH 58°55'47" EAST, A DISTANCE OF 78.56 FEET; 147) THENCE RUN SOUTH 42°08'01" EAST, A DISTANCE OF 31.68 FEET; 148) THENCE RUN SOUTH 87°23'57" EAST, A DISTANCE OF 33.14 FEET; 149) THENCE RUN SOUTH 87°19'54" EAST, A DISTANCE OF 20.88 FEET; 150) THENCE RUN SOUTH 48°48'16" EAST, A DISTANCE OF 35.02 FEET; 151) THENCE RUN SOUTH 79°11'28" EAST, A DISTANCE OF 48.18 FEET; 152) THENCE RUN NORTH 71°14'56" EAST, A DISTANCE OF 24.55 FEET; 153) THENCE RUN SOUTH 65°15'18" EAST, A DISTANCE OF 20.68 FEET; 154) THENCE RUN SOUTH 1°55'57" WEST, A DISTANCE OF 32.53 FEET; 155) THENCE RUN SOUTH 40°26'02" EAST, A DISTANCE OF 26.19 FEET; 156) THENCE RUN NORTH 77°49'11" EAST, A DISTANCE OF 25.26 FEET; 157) THENCE RUN NORTH 44°24'19" EAST, A DISTANCE OF 52.38 FEET; 158) THENCE RUN NORTH 65°29'44" EAST, A DISTANCE OF 19.93 FEET; 159) THENCE RUN SOUTH 75°01'42" EAST, A DISTANCE OF 46.78 FEET; 160) THENCE RUN NORTH 88°57'43" EAST, A DISTANCE OF 39.65 FEET; 161) THENCE RUN SOUTH 41°53'52" EAST, A DISTANCE OF 24.69 FEET; 162) THENCE RUN SOUTH 19°02'23" WEST, A DISTANCE OF 47.42 FEET; 163) THENCE RUN SOUTH 9°25'46" EAST, A DISTANCE OF 21.71 FEET; 164) THENCE RUN SOUTH 71°28'04" EAST, A DISTANCE OF 120.01 FEET; 165) THENCE RUN SOUTH 58°53'24" EAST, A DISTANCE OF 65.88 FEET; 166) THENCE RUN SOUTH 27°59'46" EAST, A DISTANCE OF 61.20 FEET; 167) THENCE RUN SOUTH 85°44'39" EAST, A DISTANCE OF 31.86 FEET; 168) THENCE RUN NORTH 14°19'15" EAST, A DISTANCE OF 34.16 FEET; 169) THENCE RUN NORTH 89°24'57" EAST, A DISTANCE OF 33.12 FEET; 170) THENCE RUN SOUTH 49°49'11" EAST, A DISTANCE OF 94.23 FEET; 171) THENCE RUN SOUTH 9°37'52" EAST, A DISTANCE OF 140.51 FEET; 172) THENCE RUN SOUTH 11°42'52" EAST, A DISTANCE OF 99.77 FEET; 173) THENCE RUN SOUTH 33°42'31" EAST, A DISTANCE OF 107.91 FEET; 174) THENCE RUN SOUTH 15°23'26" EAST, A DISTANCE OF 162.21 FEET; 175) THENCE RUN SOUTH 56°20'13" EAST, A DISTANCE OF 282.99 FEET; 176) THENCE RUN SOUTH 73°23'48" EAST, A DISTANCE OF 298.06 FEET; 177) THENCE RUN SOUTH 66°21'49" EAST, A DISTANCE OF 344.48 FEET; 178) THENCE RUN SOUTH 70°55'17" EAST, A DISTANCE OF 449.10 FEET; 179) THENCE RUN SOUTH 89°03'48" EAST, A DISTANCE OF 410.32 FEET;

180) THENCE RUN SOUTH 64°00'12" EAST, A DISTANCE OF 129.11 FEET; 181) THENCE RUN SOUTH 25°15'06" EAST, A DISTANCE OF 161.04 FEET; 182) THENCE RUN SOUTH 12°54'52" EAST, A DISTANCE OF 954.44 FEET; 183) THENCE RUN SOUTH 12°51'05" EAST, A DISTANCE OF 924.25 FEET; 184) THENCE RUN SOUTH 12°40'25" EAST, A DISTANCE OF 726.83 FEET; 185) THENCE RUN SOUTH 19°29'28" EAST, A DISTANCE OF 398.97 FEET; 186) THENCE RUN SOUTH 25°51'42" EAST, A DISTANCE OF 726.06 FEET; 187) THENCE RUN SOUTH 25°28'52" EAST, A DISTANCE OF 968.13 FEET; 188) THENCE RUN SOUTH 25°33'45" EAST, A DISTANCE OF 819.48 FEET; 189) THENCE RUN SOUTH 26°14'58" EAST, A DISTANCE OF 1083.72 FEET; 190) THENCE RUN SOUTH 26°01'44" EAST, A DISTANCE OF 906.86 FEET; 191) THENCE RUN SOUTH 26°08'34" EAST, A DISTANCE OF 799.74 FEET; 192) THENCE RUN SOUTH 24°24'20" EAST, A DISTANCE OF 671.77 FEET; 193) THENCE RUN SOUTH 25°59'50" EAST, A DISTANCE OF 1339.15 FEET; 194) THENCE RUN SOUTH 25°31'00" EAST, A DISTANCE OF 1750.21 FEET; 195) THENCE RUN SOUTH 25°52'24" EAST, A DISTANCE OF 1050.83 FEET; 196) THENCE RUN SOUTH 25°21'19" EAST, A DISTANCE OF 458.61 FEET; 197) THENCE RUN SOUTH 4°54'12" EAST, A DISTANCE OF 294.11 FEET; 198) THENCE RUN SOUTH 2°09'06" EAST, A DISTANCE OF 1633.27 FEET; 199) THENCE RUN SOUTH 1°47'43" EAST, A DISTANCE OF 1425.32 FEET; 200) THENCE RUN SOUTH 2°11'35" EAST, A DISTANCE OF 1157.08 FEET; 201) THENCE RUN SOUTH 1°35'32" EAST, A DISTANCE OF 223.23 FEET; 202) THENCE RUN SOUTH 15°12'47" EAST, A DISTANCE OF 186.06 FEET; 203) THENCE RUN SOUTH 24°35'05" EAST, A DISTANCE OF 734.95 FEET; 204) THENCE RUN SOUTH 22°51'09" EAST, A DISTANCE OF 269.86 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VOSO 11TH AMENDMENT-CHAPTER 163
AREA C - AMENDED AND RESTATED
A PORTION OF
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



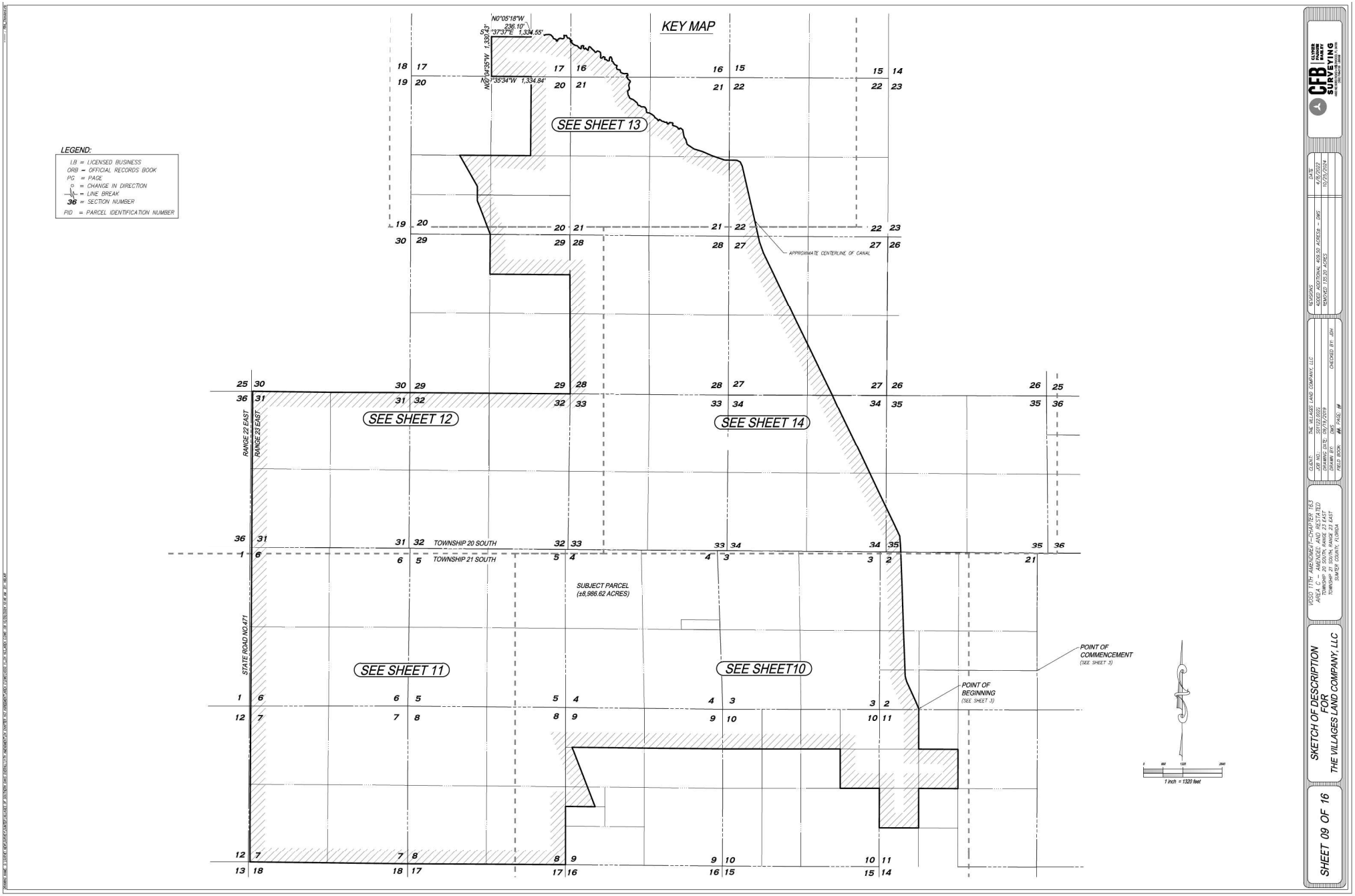


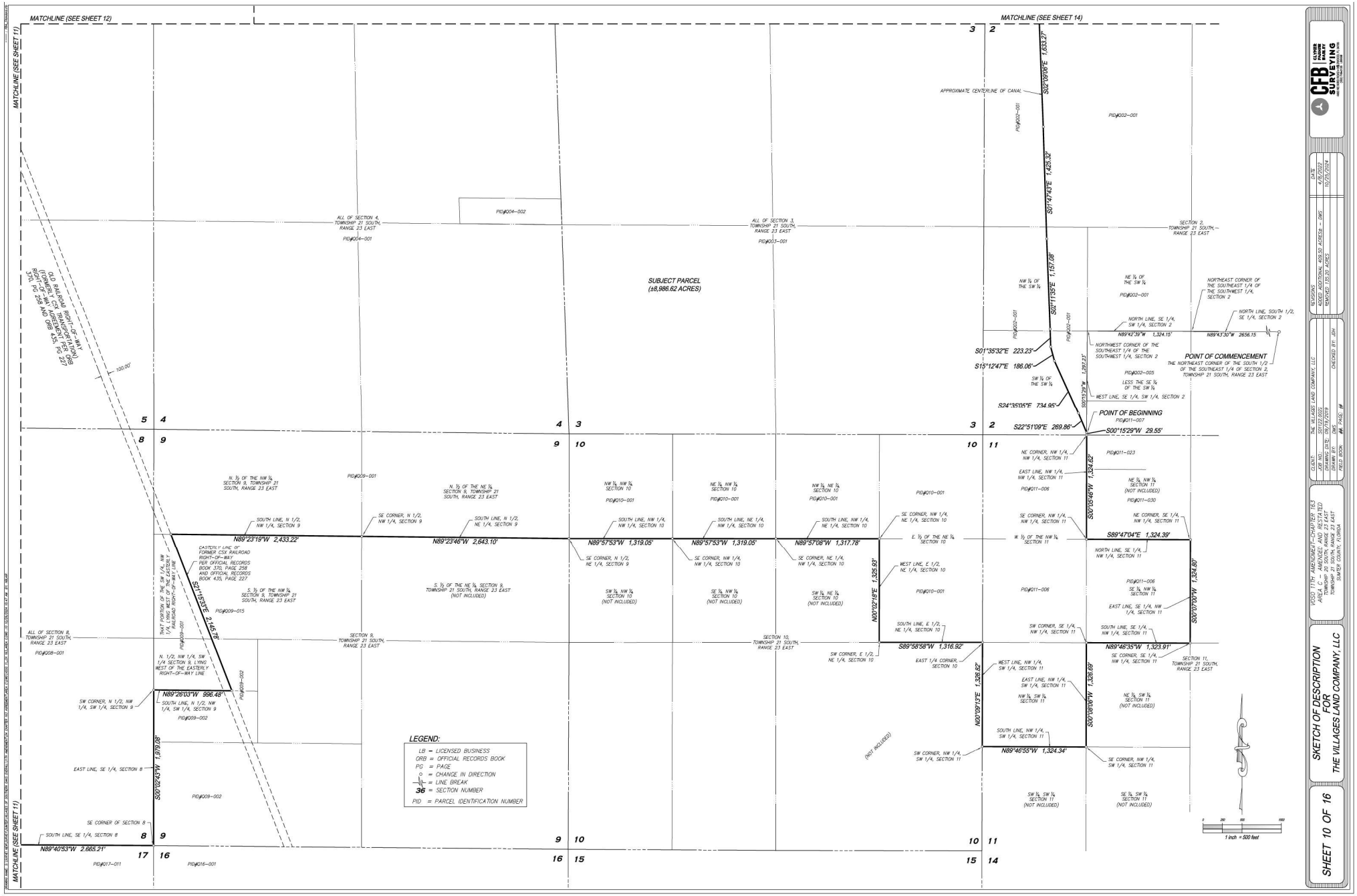
VICINITY MAP = NOT TO SCALE

LEGAL DESCRIPTION (AREA C):

A PORTION OF SECTIONS 16, 17, 20, 21, 22, 27, 28, 31, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 28, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 2, 6, 7, 9, 10 AND 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 3, 4, 5 AND 8, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°43'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1,324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°52'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°52'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 01°05'46" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°07'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1323.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°08'08" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°09'13" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1326.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°58'58" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1316.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST CORNER OF SAID SECTION 10 ; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°02'18" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1325.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'08" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,317.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1,319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'46" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'19" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2433.22 FEET TO A POINT ON THE EASTERLY LINE OF A FORMER CSX TRANSPORTATION, INC., RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2145.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°26'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.48 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°02'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1979.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°40'53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 2665.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2650.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2705.06 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2604.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 471; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 01°06'20" EAST, A DISTANCE OF 896.90 FEET; 2) THENCE RUN NORTH 01°20'45" EAST, A DISTANCE OF 7007.95 FEET; 3) THENCE RUN NORTH 01°20'33" EAST, A DISTANCE OF 5640.55 FEET; 4) THENCE RUN NORTH 01°21'45" EAST, A DISTANCE OF 2331.13 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°12'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2625.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°45'52" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2674.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°34'51" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2659.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°35'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2733.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°08'00" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 4005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°58'49" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2634.60 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°22'41" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1,135.19 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 20°58'19" WEST A DISTANCE OF 1218.98 FEET; THENCE RUN NORTH 01°18'04" EAST A DISTANCE OF 479.89 FEET; THENCE RUN NORTH 29°45'01" WEST A DISTANCE OF 1201.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2,390.15 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°24'57" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°33'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1,334.84 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°04'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1330.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°05'18" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 236.10 FEET TO A POINT ON THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID EAST LINE RUN ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO-HUNDRED AND FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°17'05" EAST, A DISTANCE OF 49.10 FEET; 2) THENCE RUN SOUTH 76°37'00" EAST, A DISTANCE OF 79.38 FEET; 3) THENCE RUN SOUTH 59°41'38" EAST, A DISTANCE OF 45.15 FEET; 4) THENCE RUN SOUTH 89°27'34" EAST, A DISTANCE OF 55.70 FEET; 5) THENCE RUN SOUTH 69°23'19" EAST, A DISTANCE OF 122.63 FEET; 6) THENCE RUN SOUTH 50°21'16" EAST, A DISTANCE OF 98.96 FEET; 7) THENCE RUN SOUTH 81°36'07" EAST, A DISTANCE OF 32.45 FEET; 8) THENCE RUN SOUTH 87°16'32" EAST, A DISTANCE OF 39.24 FEET; 9) THENCE RUN SOUTH 26°58'31" EAST, A DISTANCE OF 30.15 FEET; 10) THENCE RUN SOUTH 75°29'28" EAST, A DISTANCE OF 38.42 FEET; 11) THENCE RUN NORTH 44°55'32" EAST, A DISTANCE OF 29.32 FEET; 12) THENCE RUN NORTH 85°53'14" EAST, A DISTANCE OF 130.24 FEET; 13) THENCE RUN SOUTH 74°08'34" EAST, A DISTANCE OF 57.69 FEET; 14) THENCE RUN SOUTH 45°01'12" EAST, A DISTANCE OF 89.32 FEET; 15) THENCE RUN SOUTH 23°27'16" EAST, A DISTANCE OF 60.38 FEET; 16) THENCE RUN SOUTH 68°18'59" EAST, A DISTANCE OF 65.13 FEET; 17) THENCE RUN SOUTH 67°59'12" EAST, A DISTANCE OF 34.77 FEET; 18) THENCE RUN SOUTH 25°25'50" EAST, A DISTANCE OF 44.07 FEET; 19) THENCE RUN SOUTH 70°40'06" EAST, A DISTANCE OF 24.51 FEET; 20) THENCE RUN NORTH 63°44'58" EAST, A DISTANCE OF 21.13 FEET; 21) THENCE RUN NORTH 01°58'17" EAST, A DISTANCE OF 29.02 FEET; 22) THENCE RUN NORTH 49°34'23" EAST, A DISTANCE OF 77.22 FEET; 23) THENCE RUN NORTH 81°08'29" EAST, A DISTANCE OF 43.74 FEET; 24) THENCE RUN SOUTH 73°07'24" EAST, A DISTANCE OF 61.82 FEET; 25) THENCE RUN NORTH 77°18'17" EAST, A DISTANCE OF 44.47 FEET; 26) THENCE RUN NORTH 44°09'06" EAST, A DISTANCE OF 32.67 FEET; 27) THENCE RUN NORTH 5°56'39" WEST, A DISTANCE OF 87.83 FEET; 28) THENCE RUN SOUTH 63°38'26" EAST, A DISTANCE OF 34.12 FEET; 29) THENCE RUN NORTH 81°37'44" EAST, A DISTANCE OF 52.43 FEET; 30) THENCE RUN SOUTH 21°33'01" EAST, A DISTANCE OF 82.39 FEET; 31) THENCE RUN SOUTH 47°02'29" EAST, A DISTANCE OF 15.42 FEET; 32) THENCE RUN NORTH 87°47'18" EAST, A DISTANCE OF 53.13 FEET; 33) THENCE RUN SOUTH 32°47'33" EAST, A DISTANCE OF 71.38 FEET; 34) THENCE RUN SOUTH 56°50'24" EAST, A DISTANCE OF 64.21 FEET; 35) THENCE RUN SOUTH 13°04'55" EAST, A DISTANCE OF 10.89 FEET; 36) THENCE RUN SOUTH 86°59'21" WEST, A DISTANCE OF 54.49 FEET; 37) THENCE RUN SOUTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 38) THENCE RUN SOUTH 73°47'19" EAST, A DISTANCE OF 41.77 FEET; 39) THENCE RUN SOUTH 30°29'34" EAST, A DISTANCE OF 45.35 FEET; 40) THENCE RUN SOUTH 61°34'26" EAST, A DISTANCE OF 103.04 FEET; 41) THENCE RUN SOUTH 78°32'36" EAST, A DISTANCE OF 64.32 FEET; 42) THENCE RUN SOUTH 40°20'49" EAST, A DISTANCE OF 68.17 FEET; 43) THENCE RUN SOUTH 55°46'44" EAST, A DISTANCE OF 86.46 FEET; 44) THENCE RUN NORTH 29°53'51" EAST, A DISTANCE OF 44.60 FEET; 45) THENCE RUN NORTH 23°10'29" WEST, A DISTANCE OF 33.20 FEET; 46) THENCE RUN NORTH 18°35'37" EAST, A DISTANCE OF 27.55 FEET; 47) THENCE RUN NORTH 73°08'14" EAST, A DISTANCE OF 45.72 FEET; 48) THENCE RUN SOUTH 75°07'36" EAST, A DISTANCE OF 39.57 FEET; 49) THENCE RUN SOUTH 24°04'20" WEST, A DISTANCE OF 31.68 FEET; 50) THENCE RUN SOUTH 07°59'57" WEST, A DISTANCE OF 48.03 FEET; 51) THENCE RUN SOUTH 52°17'32" EAST, A DISTANCE OF 48.07 FEET; 52) THENCE RUN NORTH 66°20'31" EAST, A DISTANCE OF 13.56 FEET; 53) THENCE RUN NORTH 34°34'23" EAST, A DISTANCE OF 35.98 FEET; 54) THENCE RUN SOUTH 45°16'08" EAST, A DISTANCE OF 107.98 FEET; 55) THENCE RUN NORTH 87°31'34" EAST, A DISTANCE OF 18.41 FEET; 56) THENCE RUN NORTH 61°31'31" WEST, A DISTANCE OF 20.76 FEET; 57) THENCE RUN NORTH 12°46'38" EAST, A DISTANCE OF 80.57 FEET; 58) THENCE RUN NORTH 31°55'50" EAST, A DISTANCE OF 30.36 FEET; 59) THENCE RUN SOUTH 66°37'19" EAST, A DISTANCE OF 34.82 FEET; 60) THENCE RUN SOUTH 44°28'11" EAST, A DISTANCE OF 129.15 FEET; 61) THENCE RUN SOUTH 49°18'53" EAST, A DISTANCE OF 52.48 FEET; 62) THENCE RUN SOUTH 35°51'24" EAST, A DISTANCE OF 64.94 FEET; 63) THENCE RUN SOUTH 86°36'10" EAST, A DISTANCE OF 29.60 FEET; 64) THENCE RUN NORTH 34°03'48" EAST, A DISTANCE OF 33.17 FEET; 65) THENCE RUN NORTH 58°35'19" EAST, A DISTANCE OF 23.42 FEET; 66) THENCE RUN NORTH 67°28'48" EAST, A DISTANCE OF 16.16 FEET; 67) THENCE RUN SOUTH 70°01'48" EAST, A DISTANCE OF 59.36 FEET; 68) THENCE RUN SOUTH 52°24'28" EAST, A DISTANCE OF 49.31 FEET; 69) THENCE RUN SOUTH 61°17'39" EAST, A DISTANCE OF 112.62 FEET; 70) THENCE RUN SOUTH 19°21'43" WEST, A DISTANCE OF 48.17 FEET; 71) THENCE RUN SOUTH 30°01'39" EAST, A DISTANCE OF 42.40 FEET; 72) THENCE RUN NORTH 69°27'26" EAST, A DISTANCE OF 48.70 FEET; 73) THENCE RUN NORTH 38°44'14" EAST, A DISTANCE OF 49.19 FEET; 74) THENCE RUN SOUTH 69°21'47" EAST, A DISTANCE OF 64.50 FEET; 75) THENCE RUN SOUTH 9°46'55" WEST, A DISTANCE OF 34.17 FEET; 76) THENCE RUN SOUTH 21°17'09" WEST, A DISTANCE OF 33.22 FEET; 77) THENCE RUN SOUTH 60°39'35" EAST, A DISTANCE OF 18.66 FEET; 78) THENCE RUN SOUTH 85°21'11" EAST, A DISTANCE OF 42.63 FEET; 79) THENCE RUN SOUTH 50°22'51" EAST, A DISTANCE OF 65.53 FEET; 80) THENCE RUN NORTH 87°03'02" EAST, A DISTANCE OF 36.13 FEET; 81) THENCE RUN NORTH 66°54'01" EAST, A DISTANCE OF 18.47 FEET; 82) THENCE RUN NORTH 3°52'06" WEST, A DISTANCE OF 46.07 FEET; 83) THENCE RUN NORTH 11°37'08" EAST, A DISTANCE OF 55.42 FEET; 84) THENCE RUN NORTH 46°15'23" EAST, A DISTANCE OF 41.19 FEET; 85) THENCE RUN SOUTH 54°19'16" EAST, A DISTANCE OF 34.82 FEET; 86) THENCE RUN SOUTH 18°37'18" EAST, A DISTANCE OF 55.44 FEET; 87) THENCE RUN SOUTH 36°09'16" EAST, A DISTANCE OF 16.52 FEET; 88) THENCE RUN SOUTH 12°18'13" WEST, A DISTANCE OF 33.81 FEET; 89) THENCE RUN SOUTH 8°03'40" WEST, A DISTANCE OF 30.62 FEET; 90) THENCE RUN SOUTH 71°38'38" EAST, A DISTANCE OF 35.61 FEET; 91) THENCE RUN SOUTH 31°39'45" EAST, A DISTANCE OF 89.77 FEET; 92) THENCE RUN SOUTH 46°49'17" EAST, A DISTANCE OF 38.83 FEET; 93) THENCE RUN SOUTH 69°13'53" EAST, A DISTANCE OF 72.04 FEET; 94) THENCE RUN SOUTH 18°55'25" WEST, A DISTANCE OF 50.15 FEET; 95) THENCE RUN SOUTH 9°34'51" WEST, A DISTANCE OF 29.71 FEET; 96) THENCE RUN SOUTH 21°44'28" EAST, A DISTANCE OF 50.54 FEET; 97) THENCE RUN SOUTH 78°16'53" EAST, A DISTANCE OF 80.04 FEET; 98) THENCE RUN SOUTH 88°35'11" EAST, A DISTANCE OF 18.17 FEET; 99) THENCE RUN SOUTH 34°04'34" EAST, A DISTANCE OF 18.52 FEET; 100) THENCE RUN SOUTH 8°24'46" EAST, A DISTANCE OF 53.94 FEET; 101) THENCE RUN SOUTH 34°04'28" EAST, A DISTANCE OF 29.88 FEET; 102) THENCE RUN SOUTH 70°12'27" EAST, A DISTANCE OF 113.37 FEET; 103) THENCE RUN NORTH 83°21'16" EAST, A DISTANCE OF 55.94 FEET; 104) THENCE RUN SOUTH 89°13'20" EAST, A DISTANCE OF 47.61 FEET; 105) THENCE RUN SOUTH 56°34'43" EAST, A DISTANCE OF 18.77 FEET; 106) THENCE RUN SOUTH 10°37'01" EAST, A DISTANCE OF 52.15 FEET; 107) THENCE RUN SOUTH 13°39'56" WEST, A DISTANCE OF 13.56 FEET; 108) THENCE RUN NORTH 80°20'17" WEST, A DISTANCE OF 40.79 FEET; 109) THENCE RUN SOUTH 57°18'49" EAST, A DISTANCE OF 44.55 FEET; 110) THENCE RUN SOUTH 28°06'40" EAST, A DISTANCE OF 63.85 FEET; 111) THENCE RUN SOUTH 43°58'43" EAST, A DISTANCE OF 56.19 FEET; 112) THENCE RUN SOUTH 55°52'16" EAST, A DISTANCE OF 34.28 FEET; 113) THENCE RUN SOUTH 37°12'15" EAST, A DISTANCE OF 28.24 FEET; 114) THENCE RUN SOUTH 4°24'06" EAST, A DISTANCE OF 30.34 FEET; 115) THENCE RUN SOUTH 38°11'30" WEST, A DISTANCE OF 44.67 FEET; 116) THENCE RUN SOUTH 17°25'44" WEST, A DISTANCE OF 80.97 FEET; 117) THENCE RUN SOUTH 13°45'41" EAST, A DISTANCE OF 93.16 FEET; 118) THENCE RUN SOUTH 4°13'34" EAST, A DISTANCE OF 35.96 FEET; 119) THENCE RUN SOUTH 31°03'41" WEST, A DISTANCE OF 38.79 FEET; 120) THENCE RUN SOUTH 50°23'31" WEST, A DISTANCE OF 53.96 FEET; 121) THENCE RUN SOUTH 8°00'29" EAST, A DISTANCE OF 125.66 FEET; 122) THENCE RUN SOUTH 33°24'47" EAST, A DISTANCE OF 56.25 FEET; 123) THENCE RUN SOUTH 17°38'36" EAST, A DISTANCE OF 55.96 FEET; 124) THENCE RUN SOUTH 48°42'41" EAST, A DISTANCE OF 36.34 FEET; 125) THENCE RUN SOUTH 68°44'22" EAST, A DISTANCE OF 99.52 FEET; 126) THENCE RUN SOUTH 51°37'51" EAST, A DISTANCE OF 175.99 FEET; 127) THENCE RUN SOUTH 13°20'00" EAST, A DISTANCE OF 86.48 FEET; 128) THENCE RUN SOUTH 67°31'04" EAST, A DISTANCE OF 28.25 FEET; 129) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 24.61 FEET; 130) THENCE RUN SOUTH 53°45'09" EAST, A DISTANCE OF 81.87 FEET; 131) THENCE RUN NORTH 88°10'53" EAST, A DISTANCE OF 84.46 FEET; 132) THENCE RUN SOUTH 64°29'32" EAST, A DISTANCE OF 42.11 FEET; 133) THENCE RUN SOUTH 34°23'30" EAST, A DISTANCE OF 85.96 FEET; 134) THENCE RUN SOUTH 16°39'22" WEST, A DISTANCE OF 27.91 FEET; 135) THENCE RUN SOUTH 12°48'03" EAST, A DISTANCE OF 74.96 FEET; 136) THENCE RUN SOUTH 71°06'28" EAST, A DISTANCE OF 34.29 FEET; 137) THENCE RUN SOUTH 83°31'17" EAST, A DISTANCE OF 59.03 FEET; 138) THENCE RUN SOUTH 59°28'14" EAST, A DISTANCE OF 117.72 FEET; 139) THENCE RUN SOUTH 30°56'32" EAST, A DISTANCE OF 78.80 FEET; 140) THENCE RUN SOUTH 23°38'32" EAST, A DISTANCE OF 44.56 FEET; 141) THENCE RUN SOUTH 55°06'49" EAST, A DISTANCE OF 108.58 FEET; 142) THENCE RUN SOUTH 27°26'56" EAST, A DISTANCE OF 51.36 FEET; 143) THENCE RUN NORTH 85°41'31" EAST, A DISTANCE OF 19.40 FEET; 144) THENCE RUN NORTH 26°37'30" EAST, A DISTANCE OF 33.13 FEET; 145) THENCE RUN NORTH 51°21'35" EAST, A DISTANCE OF 14.12 FEET; 146) THENCE RUN SOUTH 58°55'47" EAST, A DISTANCE OF 78.56 FEET; 147) THENCE RUN SOUTH 42°08'01" EAST, A DISTANCE OF 31.68 FEET; 148) THENCE RUN SOUTH 87°23'57" EAST, A DISTANCE OF 33.14 FEET; 149) THENCE RUN SOUTH 87°19'54" EAST, A DISTANCE OF 20.88 FEET; 150) THENCE RUN SOUTH 48°48'16" EAST, A DISTANCE OF 35.02 FEET; 151) THENCE RUN SOUTH 79°12'28" EAST, A DISTANCE OF 48.18 FEET; 152) THENCE RUN NORTH 71°47'56" EAST, A DISTANCE OF 24.55 FEET; 153) THENCE RUN SOUTH 65°15'18" EAST, A DISTANCE OF 20.68 FEET; 154) THENCE RUN SOUTH 1°55'57" WEST, A DISTANCE OF 32.53 FEET; 155) THENCE RUN SOUTH 40°26'02" EAST, A DISTANCE OF 26.19 FEET; 156) THENCE RUN NORTH 77°49'11" EAST, A DISTANCE OF 25.26 FEET; 157) THENCE RUN NORTH 44°24'19" EAST, A DISTANCE OF 52.39 FEET; 158) THENCE RUN NORTH 65°29'44" EAST, A DISTANCE OF 19.93 FEET; 159) THENCE RUN SOUTH 75°01'42" EAST, A DISTANCE OF 46.78 FEET; 160) THENCE RUN NORTH 88°57'43" EAST, A DISTANCE OF 39.65 FEET; 161) THENCE RUN SOUTH 41°53'52" EAST, A DISTANCE OF 24.69 FEET; 162) THENCE RUN SOUTH 19°02'37" WEST, A DISTANCE OF 47.42 FEET; 163) THENCE RUN SOUTH 9°25'46" EAST, A DISTANCE OF 21.71 FEET; 164) THENCE RUN SOUTH 7°28'04" EAST, A DISTANCE OF 120.01 FEET; 165) THENCE RUN SOUTH 58°53'24" EAST, A DISTANCE OF 65.88 FEET; 166) THENCE RUN SOUTH 27°59'46" EAST, A DISTANCE OF 61.20 FEET; 167) THENCE RUN SOUTH 85°44'39" EAST, A DISTANCE OF 31.86 FEET; 168) THENCE RUN NORTH 14°19'55" EAST, A DISTANCE OF 34.16 FEET; 169) THENCE RUN NORTH 89°24'57" EAST, A DISTANCE OF 33.12 FEET; 170) THENCE RUN SOUTH 49°49'11" EAST, A DISTANCE OF 94.23 FEET; 171) THENCE RUN SOUTH 9°37'32" EAST, A DISTANCE OF 140.51 FEET; 172) THENCE RUN SOUTH 11°42'52" EAST, A DISTANCE OF 99.77 FEET; 173) THENCE RUN SOUTH 33°42'31" EAST, A DISTANCE OF 107.91 FEET; 174) THENCE RUN SOUTH 15°23'26" EAST, A DISTANCE OF 162.21 FEET; 175) THENCE RUN SOUTH 56°20'13" EAST, A DISTANCE OF 282.99 FEET; 176) THENCE RUN SOUTH 73°23'48" EAST, A DISTANCE OF 298.06 FEET; 177) THENCE RUN SOUTH 66°21'49" EAST, A DISTANCE OF 344.48 FEET; 178) THENCE RUN SOUTH 70°55'17" EAST, A DISTANCE OF 449.10 FEET; 179) THENCE RUN SOUTH 89°03'48" EAST, A DISTANCE OF 410.32 FEET; 180) THENCE RUN SOUTH 64°00'12" EAST, A DISTANCE OF 129.11 FEET; 181) THENCE RUN SOUTH 25°10'06" EAST, A DISTANCE OF 161.04 FEET; 182) THENCE RUN SOUTH 12°54'52" EAST, A DISTANCE OF 954.44 FEET; 183) THENCE RUN SOUTH 12°51'05" EAST, A DISTANCE OF 924.25 FEET; 184) THENCE RUN SOUTH 12°40'25" EAST, A DISTANCE OF 726.83 FEET; 185) THENCE RUN SOUTH 19°29'28" EAST, A DISTANCE OF 398.97 FEET; 186) THENCE RUN SOUTH 25°51'42" EAST, A DISTANCE OF 726.06 FEET; 187) THENCE RUN SOUTH 25°28'52" EAST, A DISTANCE OF 868.13 FEET; 188) THENCE RUN SOUTH 25°33'45" EAST, A DISTANCE OF 819.48 FEET; 189) THENCE RUN SOUTH 26°14'58" EAST, A DISTANCE OF 1083.72 FEET; 190) THENCE RUN SOUTH 26°01'44" EAST, A DISTANCE OF 906.86 FEET; 191) THENCE RUN SOUTH 26°08'34" EAST, A DISTANCE OF 799.74 FEET; 192) THENCE RUN SOUTH 24°24'20" EAST, A DISTANCE OF 671.77 FEET; 193) THENCE RUN SOUTH 25°59'50" EAST, A DISTANCE OF 1339.15 FEET; 194) THENCE RUN SOUT


KEY MAP
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
N0°05'18"W 236.10'
S 37°37'E 1,334.55'
N00°04'35"W 1,330.43'
35°34'W 1,334.84'
SEE SHEET 13
SEE SHEET 12
SEE SHEET 14
SEE SHEET 11
SEE SHEET10
APPROXIMATE CENTERLINE OF CANAL
RANGE 22 EAST
RANGE 23 EAST
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
STATE ROAD NO.471
SUBJECT PARCEL
(±8,986.62 ACRES)
POINT OF COMMENCEMENT
(SEE SHEET 3)
POINT OF BEGINNING
(SEE SHEET 3)
1 inch = 1320 feet
CFB CLYMER FARMER BARLEY SURVEYING
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 09 OF 16



REVISIONS
ADDED ADDITIONAL 439.50 ACRES – 1985
REMOVED 153.20 ACRES

DATE
4/10/2024
10/23/2024

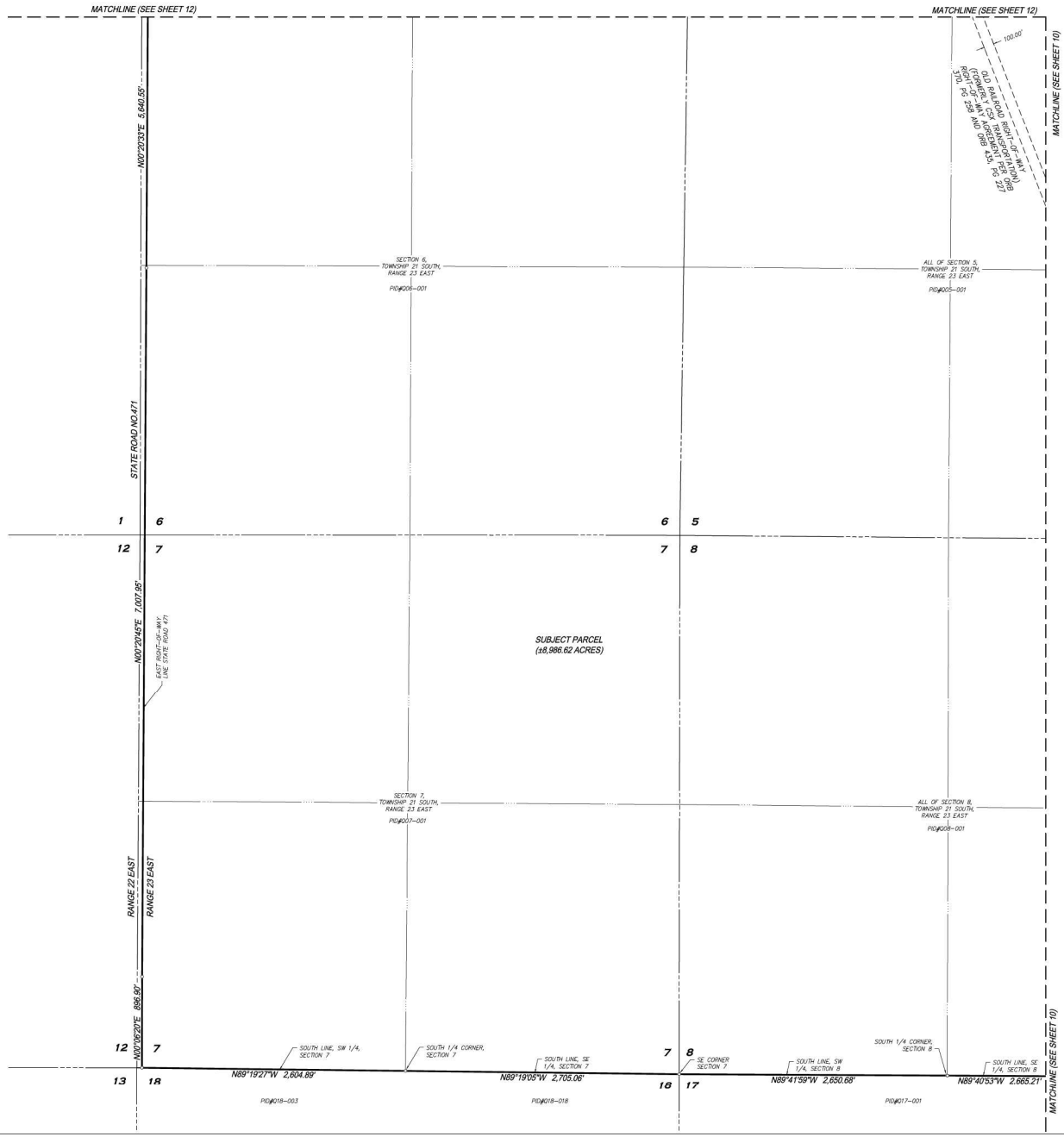
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB #:
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

CFB CLYMER FLOYD BARRETT SURVEYING
3800 Dale Mabry Highway, Suite 201 Tampa, Florida 33614 (813) 254-4929 LB #7808

VOLUME I (TH AMENDMENT TO CHAPTER 163 AGREEMENT) AS RECORDED IN ORB 435, PAGE 227
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 10 OF 16



LEGEND:

LB	= LICENSED BUSINESS
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
○	= CHANGE IN DIRECTION
⊣⊢	= LINE BREAK
36	= SECTION NUMBER
PID	= PARCEL IDENTIFICATION NUMBER

0 250 500 1000

1 inch = 500 feet

CFB CLYMER FISHER BARRETT SURVEYING
www.cfbsurvey.com LB#7609

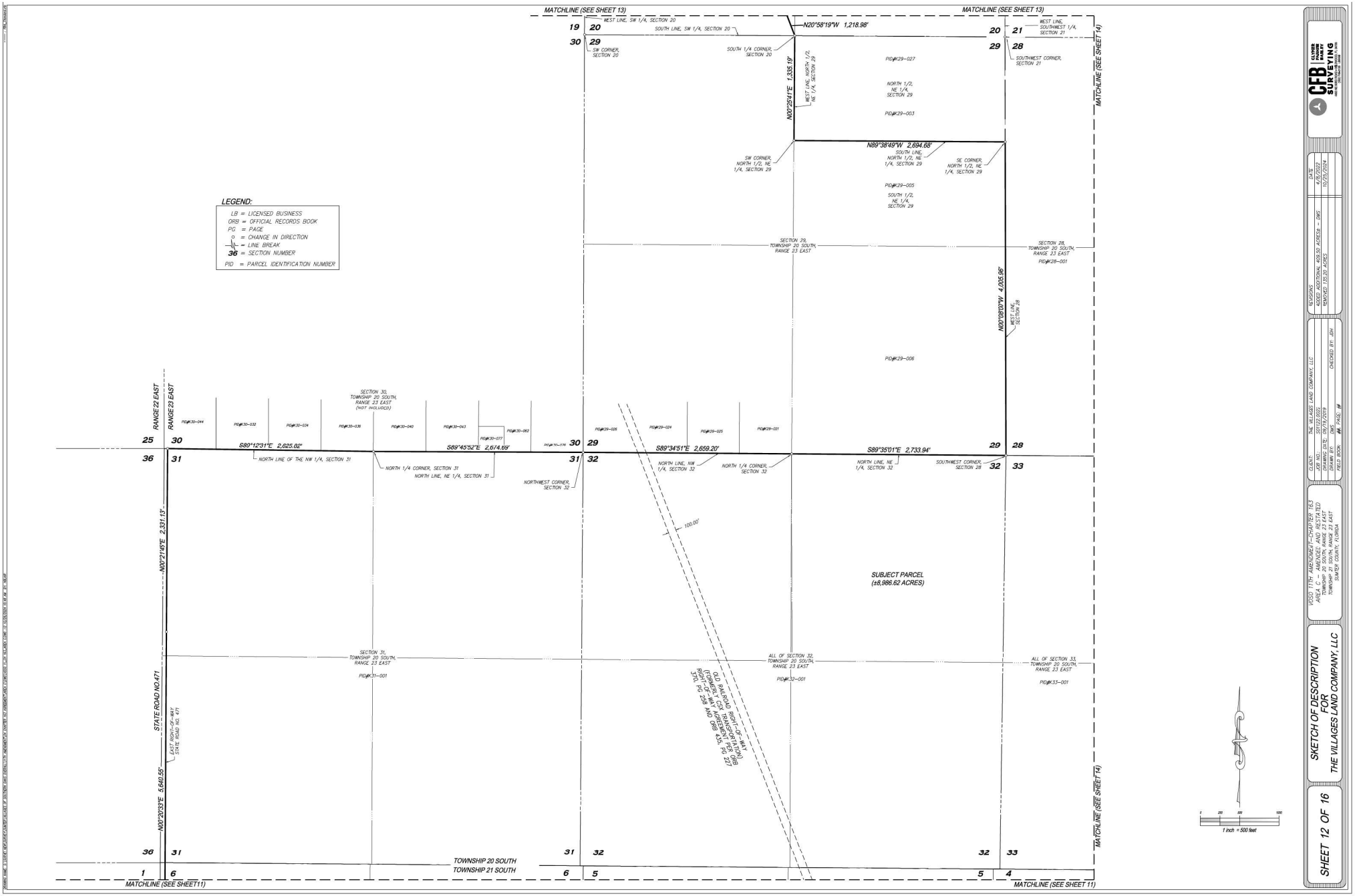
REVISIONS	DATE
ADDED ADDITIONAL 439.50 ACRES+/- (M)	4/10/2024
REMOVED 155.20 ACRES	10/29/2024

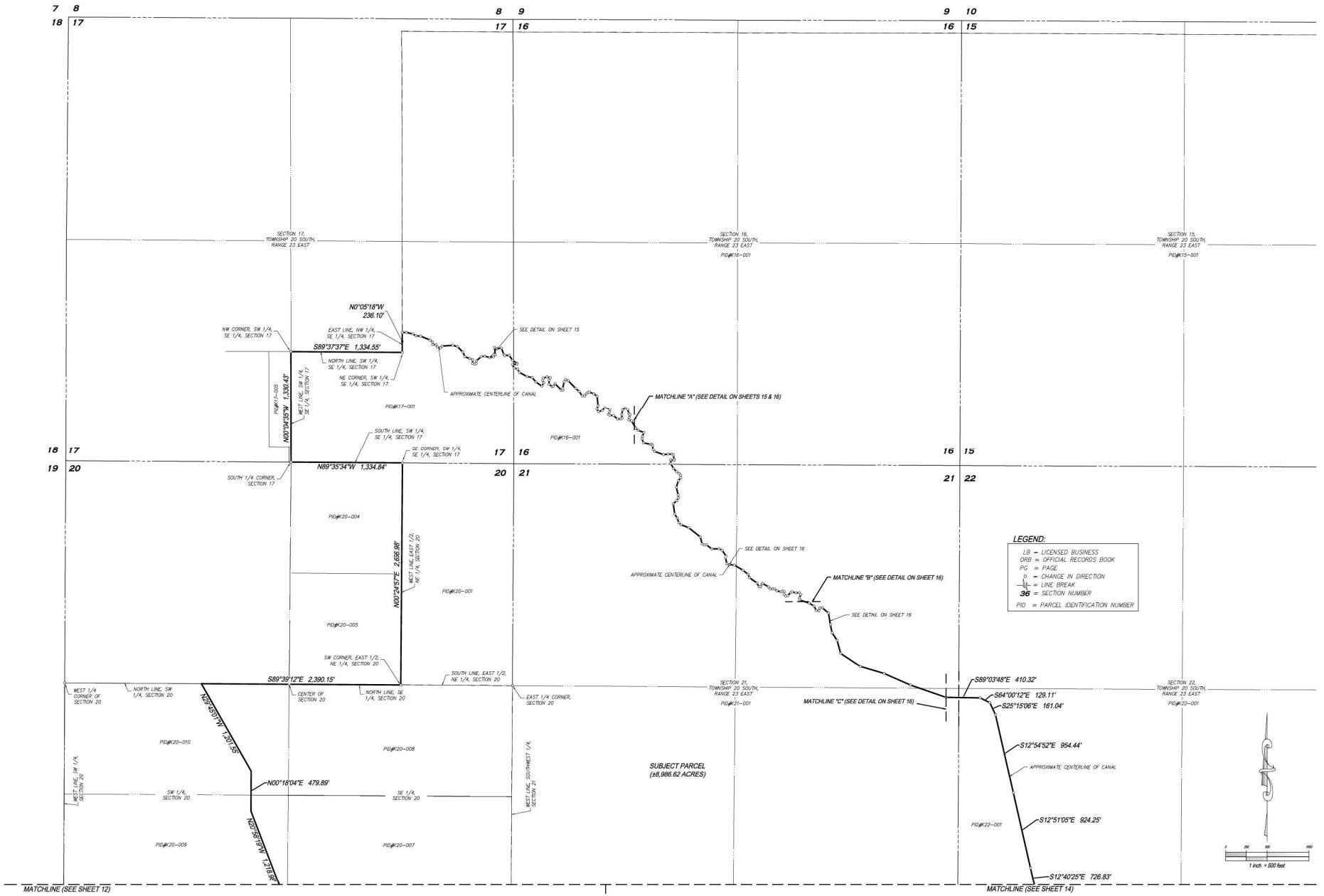
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-053
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

WEST 11TH AMENDMENT TO CHAPTER 163 AREA 11 - AREA 1 AND AREA 2 EXPANDED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 11 OF 16


MATCHLINE (SEE SHEET 13)
MATCHLINE (SEE SHEET 13)
MATCHLINE (SEE SHEET 14)
MATCHLINE (SEE SHEET 14)
MATCHLINE (SEE SHEET11)
MATCHLINE (SEE SHEET 11)
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
N20°58'19"W 1,218.98'
N00°25'41"E 1,335.19'
N89°38'49"W 2,694.68'
N00°08'00"W 4,005.96'
S89°12'31"E 2,625.02'
S89°45'52"E 2,674.69'
S89°34'51"E 2,659.20'
S89°35'01"E 2,733.94'
N00°21'45"E 2,331.13'
N00°20'33"E 5,640.55'
RANGE 22 EAST
RANGE 23 EAST
STATE ROAD NO.471
SUBJECT PARCEL
(±8,986.62 ACRES)
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
1 inch = 500 feet
CFB CLIVER FARRIER BAILEY SURVEYING
SHEET 12 OF 16
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC



CFB CLYMER FLOYD BARRY SURVEYING
LB#7809

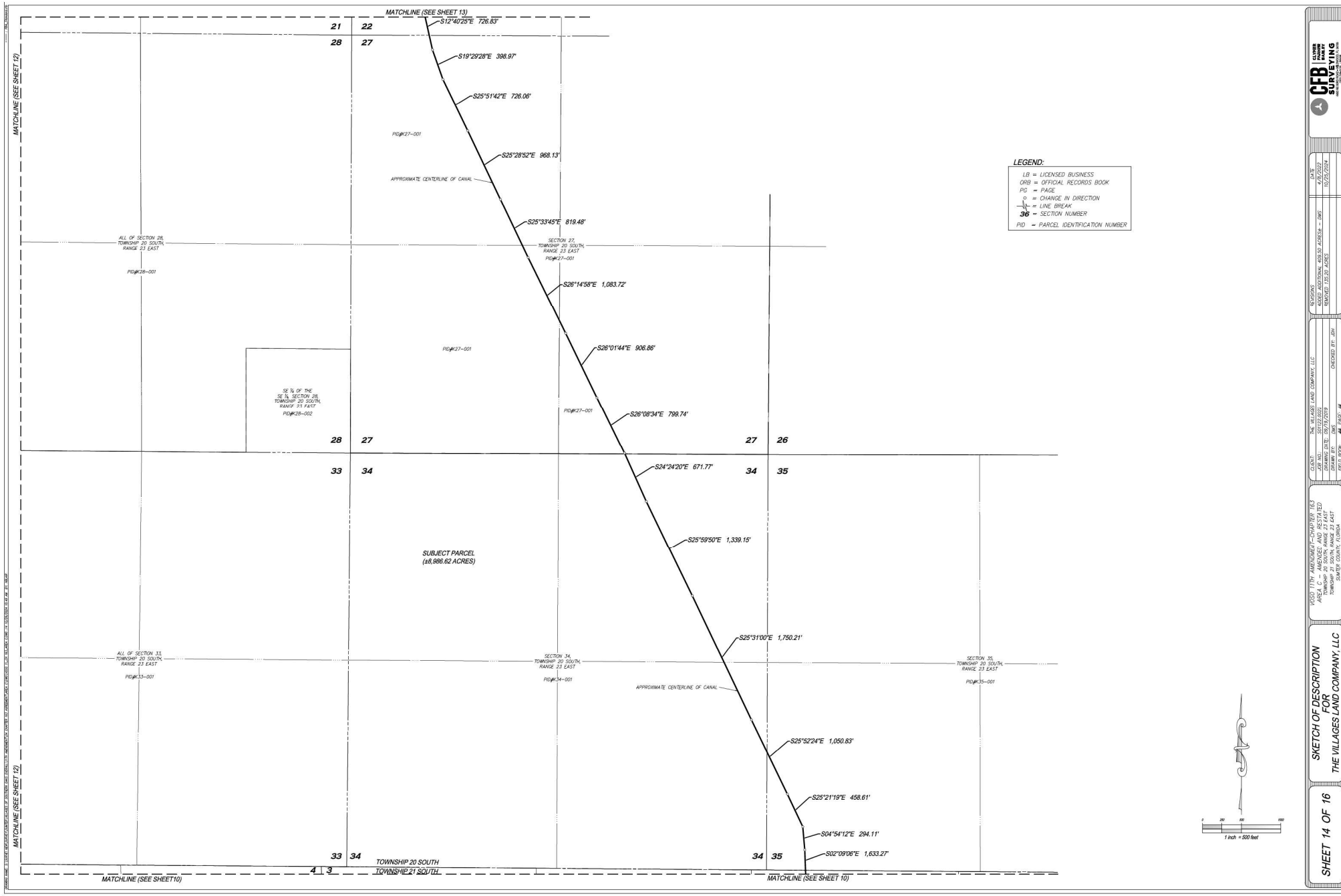
REVISIONS	DATE
ADDED ADDITIONAL 439.50 ACRES+- (M6)	4/10/24
REMOVED 153.20 ACRES	10/29/2024

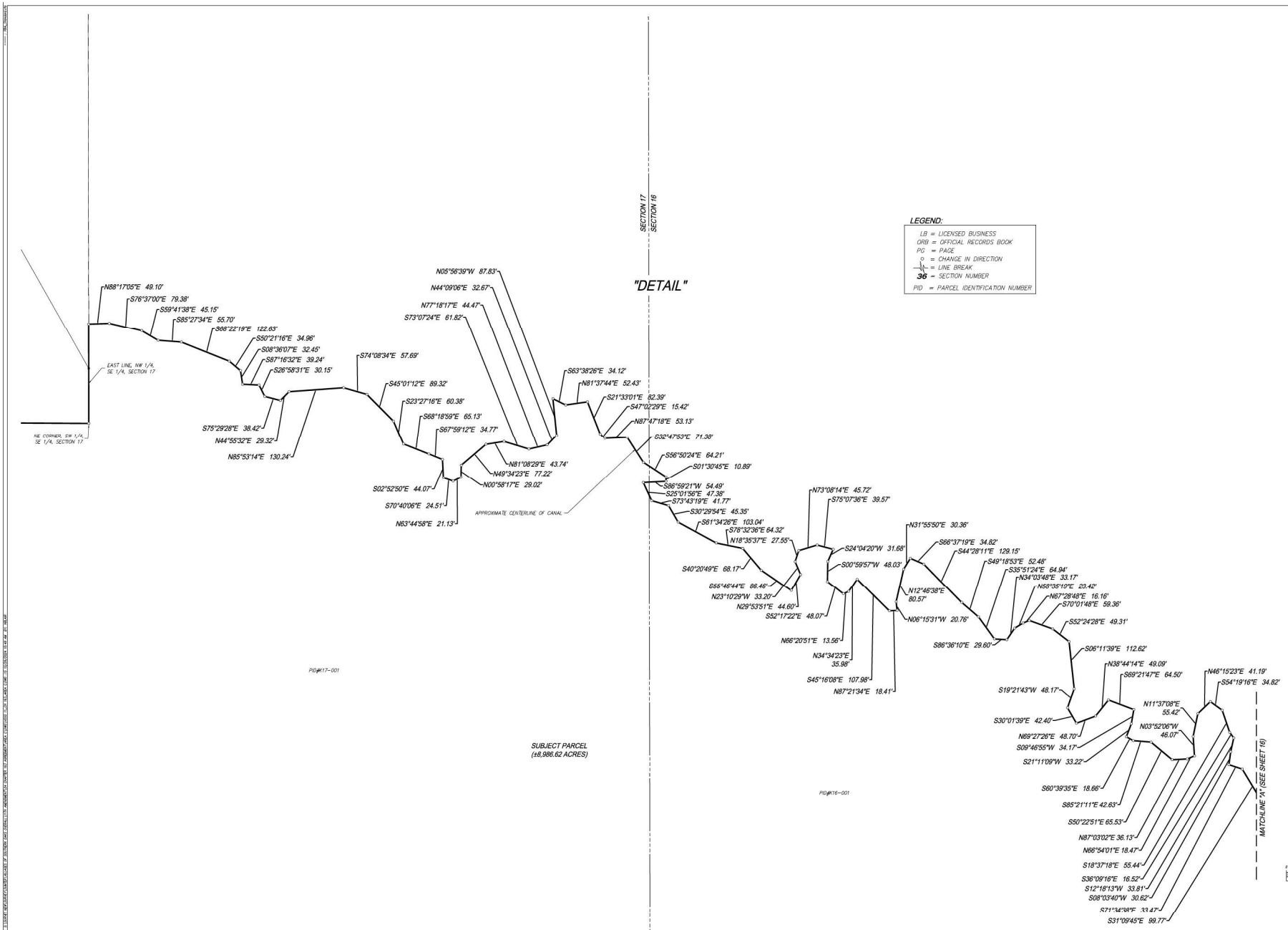
CLIENT: THE VILLAGES LAND COMPANY, LLC
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

WEST 1/2 OF AMENDED 1ST CHAPTER 163 PLAT OF FARMS AND LANDS AS RECORDED IN PLAT BOOK 1, PAGE 163 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING LOCATED IN TOWNSHIP 20 SOUTH, RANGE 23 EAST AND TOWNSHIP 21 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 13 OF 16


MATCHLINE (SEE SHEET 13)
MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET10)
MATCHLINE (SEE SHEET 10)
S12°40'25"E 726.83'
S19°29'28"E 398.97'
S25°51'42"E 726.06'
S25°28'52"E 968.13'
S25°33'45"E 819.48'
S26°14'58"E 1,083.72'
S26°01'44"E 906.86'
S26°08'34"E 799.74'
S24°24'20"E 671.77'
S25°59'50"E 1,339.15'
S25°31'00"E 1,750.21'
S25°52'24"E 1,050.83'
S25°21'19"E 458.61'
S04°54'12"E 294.11'
S02°09'06"E 1,633.27'
APPROXIMATE CENTERLINE OF CANAL
APPROXIMATE CENTERLINE OF CANAL
PID#27-001
PID#27-001
PID#27-001
PID#27-001
ALL OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#28-001
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#27-001
SE ¼ OF THE SE ¼ SECTION 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#28-002
ALL OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#33-001
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#34-001
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#35-001
SUBJECT PARCEL
(±8,986.62 ACRES)
21 22
28 27
28 27
27 26
33 34
34 35
33 34
34 35
4 3
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
C = CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
0 500 1000
1 inch = 500 feet
CFB CLYMER FLOYD BARRETT SURVEYING
DATE
4/12/23
10/29/2024
REVISIONS
ADDED ADDITIONAL 439.50 ACRES± - 1985
REMOVED 153.20 ACRES
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO: 0211.001
DRAWING DATE: 05/15/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##
VOLUNTARY AMENDMENT CHAPTER 163 FOR LAND ADJACENT AND ASSOCIATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 14 OF 16



CFB CLYMER FLOYD BRATT SURVEYING
LB#7808

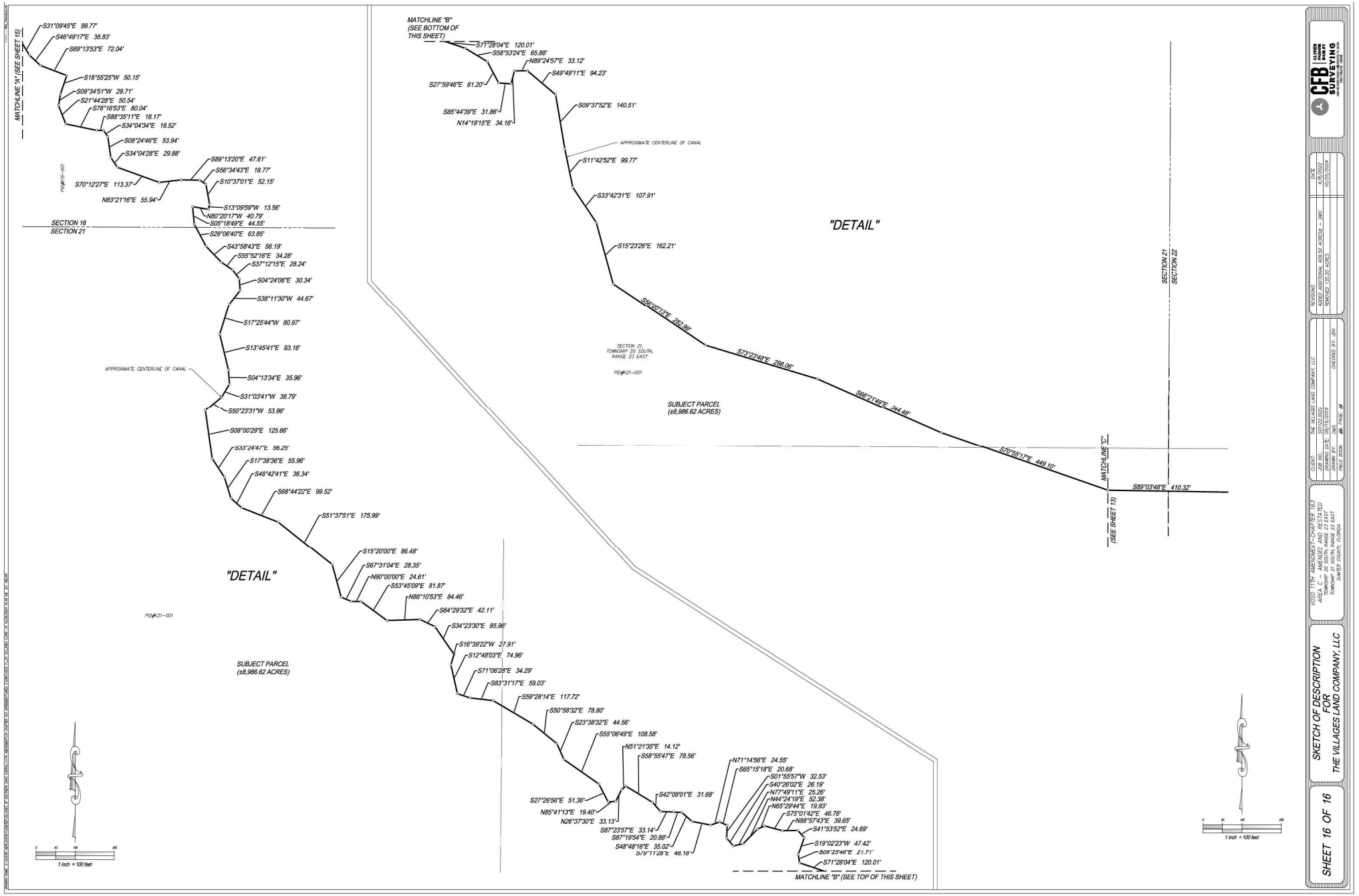
REVISIONS	DATE
ADDED ADDITIONAL 439.50 ACRES +- (MB)	4/10/2024
REMOVED 153.20 ACRES	10/23/2024

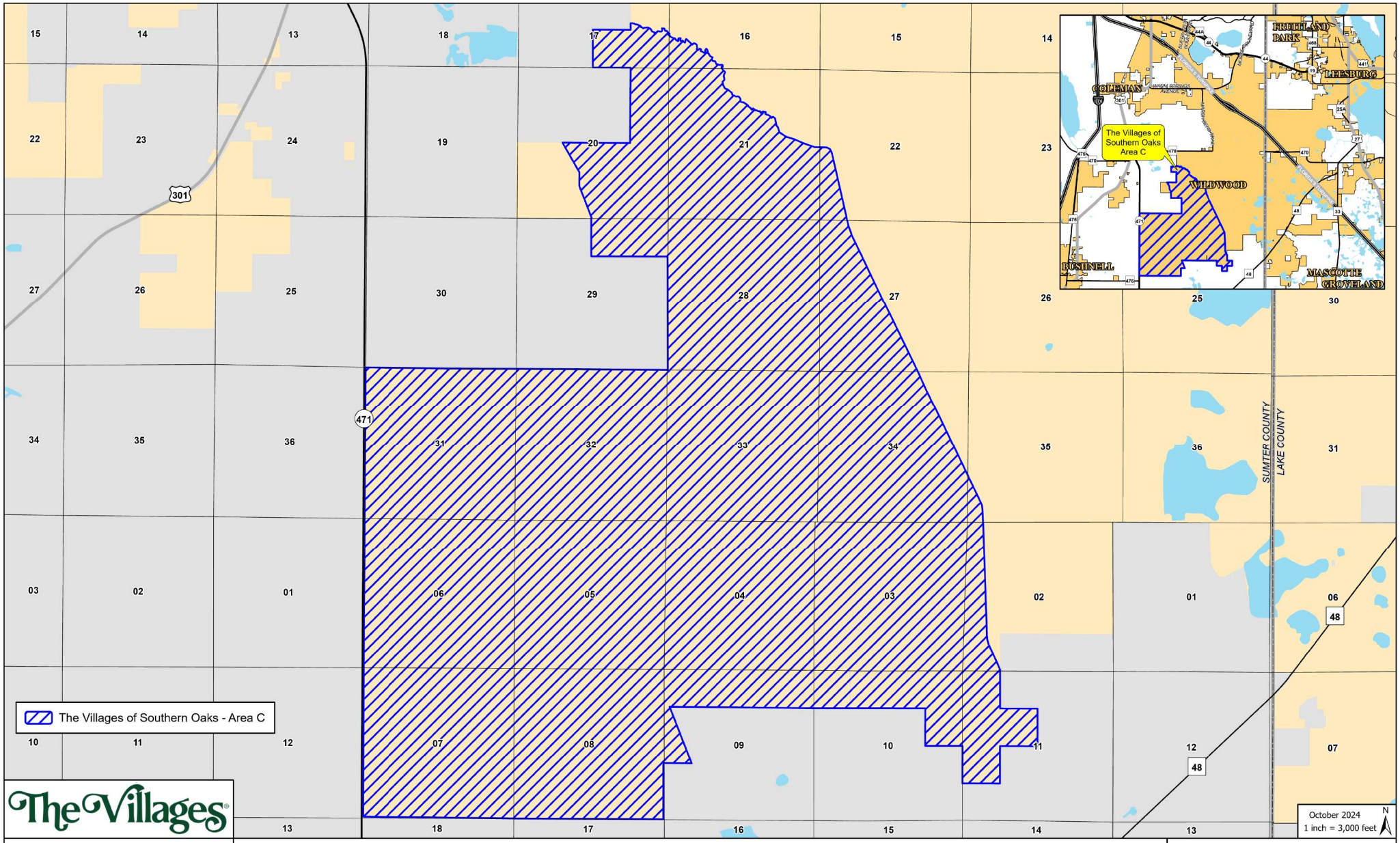
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0003
DRAWING DATE: 09/19/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##

VOL. I 17TH AMENDMENT TO CHAPTER 163
AREA 1, AREA 2, AND AREA 3 REPLATTED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
OKALOOSA COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 15 OF 16


MATCHLINE "A" (SEE SHEET 15)
S31°09'45"E 99.77'
S46°49'17"E 38.83'
S69°13'53"E 72.04'
S18°55'25"W 50.15'
S09°34'51"W 29.71'
S21°44'28"E 50.54'
S78°16'53"E 80.04'
S88°35'11"E 18.17'
S34°04'34"E 18.52'
S08°24'46"E 53.94'
S34°04'28"E 29.88'
S89°13'20"E 47.61'
S56°34'43"E 18.77'
S10°37'01"E 52.15'
S70°12'27"E 113.37'
N83°21'16"E 55.94'
S13°09'59"W 13.56'
N80°20'17"W 40.79'
S05°18'49"E 44.55'
SECTION 16
SECTION 21
S28°06'40"E 63.85'
S43°58'43"E 56.19'
S55°52'16"E 34.28'
S37°12'15"E 28.24'
S04°24'06"E 30.34'
S38°11'30"W 44.67'
S17°25'44"W 80.97'
S13°45'41"E 93.16'
APPROXIMATE CENTERLINE OF CANAL
S04°13'34"E 35.96'
S31°03'41"W 38.79'
S50°23'31"W 53.96'
S08°00'29"E 125.66'
S33°24'47"E 56.25'
S17°38'36"E 55.96'
S48°42'41"E 36.34'
S68°44'22"E 99.52'
S51°37'51"E 175.99'
S15°20'00"E 86.48'
S67°31'04"E 28.35'
N90°00'00"E 24.61'
S53°45'09"E 81.87'
N88°10'53"E 84.46'
S64°29'32"E 42.11'
S34°23'30"E 85.96'
S16°39'22"W 27.91'
S12°48'03"E 74.96'
S71°06'28"E 34.29'
S83°31'17"E 59.03'
S59°28'14"E 117.72'
S50°58'32"E 78.80'
S23°38'32"E 44.56'
S55°06'49"E 108.58'
N51°21'35"E 14.12'
S58°55'47"E 78.56'
S27°26'56"E 51.36'
N85°41'13"E 19.40'
N26°37'30"E 33.13'
S87°23'57"E 33.14'
S87°19'54"E 20.88'
S48°48'16"E 35.02'
S79°11'26"E 48.18'
S42°08'01"E 31.68'
N71°14'56"E 24.55'
S65°15'18"E 20.68'
S01°55'57"W 32.53'
S40°26'02"E 26.19'
N77°49'11"E 25.26'
N44°24'19"E 52.38'
N65°29'44"E 19.93'
S75°01'42"E 46.78'
N88°57'43"E 39.65'
S41°53'52"E 24.69'
S19°02'23"W 47.42'
S09°25'46"E 21.71'
S71°28'04"E 120.01'
MATCHLINE "B" (SEE TOP OF THIS SHEET)
"DETAIL"
PID#16-001
PID#21-001
SUBJECT PARCEL
(±8,986.62 ACRES)
1 inch = 100 feet
MATCHLINE "B"
(SEE BOTTOM OF
THIS SHEET)
S71°28'04"E 120.01'
S58°53'24"E 65.88'
N89°24'57"E 33.12'
S49°49'11"E 94.23'
S27°59'46"E 61.20'
S85°44'39"E 31.86'
N14°19'15"E 34.16'
S09°37'52"E 140.51'
APPROXIMATE CENTERLINE OF CANAL
S11°42'52"E 99.77'
S33°42'31"E 107.91'
S15°23'26"E 162.21'
S66°20'13"E 262.89'
S73°23'48"E 298.06'
S66°21'48"E 344.48'
S70°55'17"E 449.10'
MATCHLINE "C"
(SEE SHEET 13)
S89°03'48"E 410.32'
SECTION 21
SECTION 22
"DETAIL"
SECTION 21,
TOWNSHIP 20 SOUTH,
RANGE 23 EAST
PID#21-001
SUBJECT PARCEL
(±8,986.62 ACRES)
1 inch = 100 feet
CFB CLYMER FISHER BAILEY SURVEYING
LB#7918
REVISIONS
ADDED ADDITIONAL 439.50 ACRES +- (NE)
REMOVED 153.20 ACRES
DATE
10/29/2024
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0003
DRAWING DATE: 09/19/2019
DRAWN BY: DMS
CHECKED BY: JSH
FIELD BOOK: ## PAGE: ##
VOLO 11TH AMENDMENT TO CHAPTER 163
AND 11 AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 16 OF 16



The Villages

CFB CLYMER FARNER BARLEY

Section Boundary | City Limit | Water

Location Map - Area C

The Villages of Southern Oaks
Chapter 163

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Land Use Conversion Table

The Villages of Southern Oaks

Revised October 2020

Land Use Conversion			TO:																	ITE Trip Generation Manual 10th Edition PM Peak Hour Trip Generation		
			Villages Single-Family Residential	Villages Multi Family Residential	Community Support District - Single Family	Community Support District - Multi-Family (1-2 stories)	Community Support District - Multi-Family (3+ stories)	Congregate Care / Independent Living Facility	Assisted Living Facility	Nursing Home / Skilled Nursing Facility	Hospital	Medical Office	Research & Development Center	Educational (University / College)	General Office	Commercial / Retail	Hotel	Light Industrial	Government Office	Land use	ITE Code	Trip Generation Rate
		Units	DU	DU	DU	DU	DU	DU	Beds	Beds	Beds	KSF	KSF	Students	KSF	KSF	Rooms	KSF	KSF			
FROM:	Villages Single-Family Residential	DU	1.000	1.750	0.285	0.500	0.636	1.944	1.346	1.591	0.185	0.101	0.714	2.333	0.304	0.092	0.583	0.556	0.205	Villages Single-Family Residential [1]	N/A	T= 0.35 *(X), *X is # of Dwelling Units*
	Villages Multi-Family Residential	DU	0.571	1.000	0.163	0.286	0.364	1.111	0.769	0.909	0.106	0.058	0.408	1.333	0.174	0.052	0.333	0.317	0.117	Villages Multi-Family Residential [1]	N/A	T= 0.20 *(X), *X is # of Dwelling Units*
	Community Support District - Single Family	DU	3.514	6.150	1.000	1.757	2.236	6.833	4.731	5.591	0.651	0.355	2.510	8.200	1.070	0.323	2.050	1.952	0.719	Community Support District - Single Family [2]	N/A	T= 1.23 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (1-2 stories)	DU	2.000	3.500	0.569	1.000	1.273	3.889	2.692	3.182	0.370	0.202	1.429	4.667	0.609	0.184	1.167	1.111	0.409	Community Support District - Multi-Family (1-2 stories) [2]	N/A	T= 0.70 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (3+ stories)	DU	1.571	2.750	0.447	0.786	1.000	3.056	2.115	2.500	0.291	0.159	1.122	3.667	0.478	0.144	0.917	0.873	0.322	Community Support District - Multi-Family (3+ stories) [2]	N/A	T= 0.55 *(X), *X is # of Dwelling Units*
	Congregate Care / Independent Living Facility	DU	0.514	0.900	0.146	0.257	0.327	1.000	0.692	0.818	0.095	0.052	0.367	1.200	0.157	0.047	0.300	0.286	0.105	Congregate Care / Independent Living Facility	253	T= 0.18 *(X), *X is # of Dwelling Units*
	Assisted Living Facility	Beds	0.743	1.300	0.211	0.371	0.473	1.444	1.000	1.182	0.138	0.075	0.531	1.733	0.226	0.068	0.433	0.413	0.152	Assisted Living Facility	254	T= 0.26 *(X), *X is # of Beds*
	Nursing Home / Skilled Nursing Facility	Beds	0.629	1.100	0.179	0.314	0.400	1.222	0.846	1.000	0.116	0.064	0.449	1.467	0.191	0.058	0.367	0.349	0.129	Nursing Home / Skilled Nursing Facility	620	T= 0.22 *(X), *X is # of Beds*
	Hospital	Beds	5.400	9.450	1.537	2.700	3.436	10.500	7.269	8.591	1.000	0.546	3.857	12.600	1.643	0.496	3.150	3.000	1.105	Hospital	610	T= 1.89 *(X), *X is # of Beds*
	Medical Office	KSF	9.886	17.300	2.813	4.943	6.291	19.222	13.308	15.727	1.831	1.000	7.061	23.067	3.009	0.908	5.767	5.492	2.023	Medical Office	720	T= 3.46 *(X), *X is 1,000 Square Feet*
	Research & Development Center	KSF	1.400	2.450	0.398	0.700	0.891	2.722	1.885	2.227	0.259	0.142	1.000	3.267	0.426	0.129	0.817	0.778	0.287	Research & Development Center	760	T= 0.49 *(X), *X is 1,000 Square Feet*
	Educational (University / College)	Students	0.429	0.750	0.122	0.214	0.273	0.833	0.577	0.682	0.079	0.043	0.306	1.000	0.130	0.039	0.250	0.238	0.088	Educational (University / College)	550	T= 0.15 *(X), *X is # of Students*
	General Office	KSF	3.286	5.750	0.935	1.643	2.091	6.389	4.423	5.227	0.608	0.332	2.347	7.667	1.000	0.302	1.917	1.825	0.673	General Office	710	T= 1.15 *(X), *X is 1,000 Square Feet*
	Commercial / Retail	KSF	10.886	19.050	3.098	5.443	6.927	21.167	14.654	17.318	2.016	1.101	7.776	25.400	3.313	1.000	6.350	6.048	2.228	Commercial / Retail	820	T= 3.81 *(X), *X is 1,000 Square Feet*
	Hotel	Rooms	1.714	3.000	0.488	0.857	1.091	3.333	2.308	2.727	0.317	0.173	1.224	4.000	0.522	0.157	1.000	0.952	0.351	Hotel	310	T= 0.60 *(X), *X is # of Rooms*
	Light Industrial	KSF	1.800	3.150	0.512	0.900	1.145	3.500	2.423	2.864	0.333	0.182	1.286	4.200	0.548	0.165	1.050	1.000	0.368	Light Industrial	110	T= 0.63 *(X), *X is 1,000 Square Feet*
	Government Office	KSF	4.886	8.550	1.390	2.443	3.109	9.500	6.577	7.773	0.905	0.494	3.490	11.400	1.487	0.449	2.850	2.714	1.000	Government Office	730	T= 1.71 *(X), *X is 1,000 Square Feet*

[1] Source: Villages O-D Survey

[2] The Villages Community Support District (CSD) Adjusted Rate

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

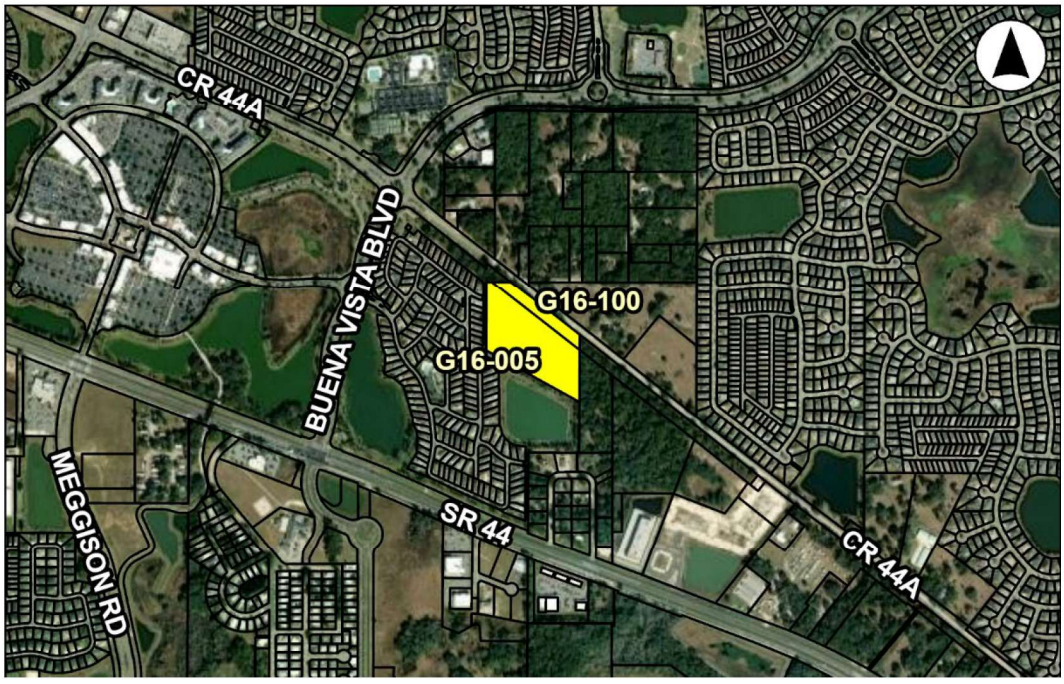
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

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.

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

The following are general requirements and design criteria for The Villages of Southern Oaks. Additional design requirements are set forth in The Villages Construction and Development Manual as amended. Amendments can be made only with the consent of the Developer and the City's Project Review Committee:

A. ARCHITECTURAL STANDARDS (RESIDENTIAL & NON-RESIDENTIAL)

1) The design of individual buildings will be representative of the architectural style established by the Developer for the community and will be subject to review and approval by The Villages of Southern Oaks Design Review Committee (DRC). These buildings may exhibit individual detailing for harmonious diversity and may vary in specific materials, finishes, and color palettes.

2) Specific Architectural Design Standards

   a. All commercial electrical controls, meters, etc. shall be mounted on building walls, free standing wall or dumpster enclosure walls. Freestanding electrical "racks" shall be prohibited, unless specifically approved by DRC.

   b. All commercial building-mounted boxes (i.e., electrical, irrigation control boxes, gas meters, etc.) and associated conduit and piping shall be painted to match the wall to which they are mounted, as permitted by the utility companies.

   c. Exterior building lighting is permissible. Architectural lighting (fixtures attached to or integral with a building or structure) shall be selected or approved by the DRC.

   d. Where dumpsters are required, enclosures shall be finished with materials, color, and detailing similar to the associated building. Dumpster enclosures that serve facilities that dispose of food waste or other organic materials shall be constructed with a drain and hose bib for wash down. Drains shall be connected to a grease trap.

   e. Where required, Fire Department Connections (FDCs) must be located on the building structure wall (no remote FDCs) near other critical utilities (i.e., power disconnect, gas, etc.) that may need to be shut off in case of a fire, unless specifically approved by DRC.

   f. Buildings that require a fire sprinkler system shall have backflow preventers located inside the building.

   g. All commercial rooftop equipment shall be screened with parapets, landscape or architectural features.

   h. All commercial ground-mounted HVAC equipment shall be screened with a structural and/or landscaped screen wall.

i. All Project signage locations and design elements shall be determined and approved by The Villages of Southern Oaks DRC including the following:

i. Project "Welcome" signs

ii. Primary entry wall features and signage

iii. Secondary entry wall features and identification signage

iv. Directional signage

v. Occupant identification signs

vi. The Villages of Southern Oaks is exempt from the City's sign ordinance and shall be consistent with signage criteria located within the existing Villages development.

j. The Villages of Southern Oaks is exempt from the City's noise ordinance.

k. All Non-Residential Project lighting shall be designed to meet the guidelines established by the Illumination Engineer's Society of North America to provide safe lighting levels.

B. RESIDENTIAL AND NON-RESIDENTIAL

1) Single Family Detached Residential

a. Minimum lot depth shall be 50 feet.

b. Minimum lot width shall be 30 feet.

c. Minimum front setback shall be zero feet with a minimum of 50 feet between structures (face of structure to face of structure)

d. Minimum side yard setback: zero feet

e. Minimum rear yard setback: zero feet

f. Maximum building height is 50 feet unless adequate fire protection is provided.

g. Building separation shall be permitted at a minimum of 10 feet between structures.

h. No limitation on maximum lot coverage shall apply.

i. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, and similar architectural features may protrude two (2) feet into a required setback. Air conditioning units, swimming pool filter pumps, patios, door stoops, steps, sidewalks and similar features shall not be considered as encroachments into setbacks.

j. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

k. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road right of way (ROW). Minimum setback for State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

l. Minimum one (1) car parking shall be provided per residential unit. One (1) car garage requires a setback of 17' from the face of the garage door to the right of way. A two (2) car garage requires a setback of 10' from the face of the garage door to the right of way.

2) Multi-Family Residential

a. Residential lot building setbacks for townhomes, apartments, ALF/ILF, condominiums, or other similar uses.

i. Minimum front setback: zero feet.

ii. Minimum side and rear yard setback: zero feet.

iii. Building separation shall be permitted at a minimum of 10 feet between structures.

b. No limitation on maximum lot coverage shall apply.

c. Maximum building height is 50 feet unless adequate fire protection is provided.

3) Commercial, Office and Industrial

a. Maximum building height is 50 feet unless adequate fire protection is provided.

b. No minimum lot size is required.

c. No minimum lot width is required.

d. No limitation on maximum lot coverage shall apply.

e. Non-Residential Building setbacks:

i. Minimum front setback: zero feet.

ii. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

iii. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

f. City of Wildwood Commercial Design District Standards: Due to the size of the Project and the undetermined locations of all non-residential areas, the City of Wildwood Design District Standards are not required. However, the proposed non-residential areas shall be designed in a manner consistent with other non-residential areas within the existing Villages development.

g. Food trucks are allowed within non-residential uses as a permanent use.

h. Platting is not required for the development of non-residential property for transfer of single or multiple lot parcels; however, from time to time, as portions of the non-residential property are developed, the Developer or Owner may seek approval of a plat from the City which identifies lots, parcels, tracts, roadways, or parking areas which may be dedicated or conveyed to public entities or to remain in fee simple ownership.

4) Amenity/Recreational

a. Minimum front yard setback shall be zero feet.

b. Minimum side and rear yard setback: zero feet.

c. Building separation shall be permitted at a minimum of 10 feet between structures.

d. No limitation on maximum lot coverage shall apply.

e. Maximum building height is 50 feet unless adequate fire protection is provided.

f. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

5) Cell Towers

a. Towers and wireless communication services shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves from The Villages perimeter, otherwise a zero-foot (0') setback is required.

6) Water Towers

a. Water towers shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves from The Villages perimeter, otherwise a zero-foot (0') setback is required

7) Mining within the Project will comply with section 3.20 of the City LDR.

8) The actual acreage above the 100-year flood elevation is not required to be listed on the plans. The developer will apply for FEMA approval.

C. RECREATIONAL VEHICLE DEVELOPMENT

1) Purpose

The purpose of this section, applying to Recreational Vehicle Developments (RVD), is to provide an environment in which recreational vehicles or dwellings may be located to enhance the enjoyment of leisure time activities and to provide a means whereby the use occurring upon the land will be made more compatible with the surrounding properties. The following provisions shall apply to RVDs permitted by this Code.

2) Definition

An RVD shall include a parcel of land under unified management which has been planned, designed, and constructed for the placement of units for short-term, long-term, or permanent occupancy for recreational purposes.

3) A recreational vehicle (RV) shall include:

a. Travel trailer - A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation. This includes, but is not limited to: bumper pull, 5th wheel, sport utility, and various styles as pulled by a vehicle.
b. Truck camper - A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation, and vacation.
c. Motor home - Constructed on a commercial truck chassis, a specially designed motor vehicle chassis, or a commercial bus chassis.
d. Camping trailer - A canvas or other collapsible folding structure, such as pop-up, or tent trailer, mounted on wheels, designed as temporary living quarters for travel, recreation, and vacation use.
e. Park model (or park trailer) - A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 399 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All “park trailers” must be set up and anchored as established by the Florida Building Code.
f. Houseboat - A houseboat is a boat that has been designed or modified to be used primarily as a functional dwelling. Houseboats may or may not be motorized, and can be permanently moored to a fixed point attached to the land.

4) A recreational dwelling shall include:

a. Cabin - A cabin is a small, permanent structure of no more than 1500 square feet designed to provide lodging in a recreational area.

b. Tiny house - A tiny house is a small, permanent structure of no more than 500 square feet designed to provide lodging in a recreational area.

c. Glamping dwelling - A glamping dwelling may include, but is not limited to, a permanent or semi-permanent structure with a membranous exterior that may or may not be connected to utilities, but is securely fastened to the ground.

d. Tree house - An elevated, permanent platform structure used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances in or around treed areas.

e. Hill House - A permanent structure set at or just below earth plain used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances and cover with earth.

5) Permit Process

a. RVDs must go through the site plan approval process in this code.

b. RVDs where units will be sold must also follow the Record Plat process.

6) General provisions

a. RVDs shall be classified as a tourism-oriented mixed use development, with a combination of residential, commercial, and support uses in the ARD zoning district.

b. As a condition of the site plan approval, the following uses may be permitted, but not limited to: commercial and non-commercial, recreation facilities (such as pavilions, sports courts, gathering spaces and structures, etc.), entertainment facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as: retail sales establishments, personal service establishments, food service establishments with or without alcohol sales, child care centers, RV model units, or sales and service establishments, mobile home, single family detached or attached dwelling, enclosed storage structures and storage garage facilities. No such structures shall be located within any required setback, any required perimeter buffer, or any utility or drainage easement.

i. Such uses shall be conducted for the convenience of the occupants and guests of the RVD, and the public;

ii. Such retail establishments may be oriented to the interior or exterior of the RVD.

7) Specific provisions

a. All RVDs shall contain a minimum of 10 acres.

b. There shall be a building setback of 10 feet from any road right-of-way for any commercial building or accessory building.

c. Property adjacent to federal, state, or county highways shall maintain a minimum building setback of 20 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads is 10 feet.

d. All RVs and additions shall have no side or rear setback, but must maintain 10 feet of building/RV separation.

e. A well-maintained, landscaped buffer of at least five feet is required around the perimeter of the RVD.

f. There is no minimum lot size, lot width, or lot depth.

g. The density of 30 lots per acre may not be exceeded.

h. Internal roadways must have a minimum width of 12 feet for one-way drives or 24 feet for two-way drives.

i. Adequate trash disposal facilities or services shall be provided with easy access from each site.

j. Each lot shall be identified by a marker clearly visible at a minimum distance of 20 feet.

k. All structures, additions, and attachments located in the RVD must be constructed to meet standard building codes. Such additions and attachments shall include, but are not limited to: carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, pergolas, gazebos, and shall be permitted, except as qualified below:

    i. No such addition or attachment shall be attached to any RV having a vehicular body length less than twenty feet.

    ii. Additions and attachments may be designed to be removable. They may be attached to the RV and parking or patio pad.

    iii. No such addition or attachment shall be located within any setback, any perimeter buffer of the RVD, or any utility or drainage easement.

    iv. Additions or attachments may be connected to utilities, including, but not limited to: sewer, water, electric, and gas.

    v. All additions and attachments must be properly permitted as required by state and local law.

l. All “park trailers” or “park models” shall be required to obtain permits prior to set-up or connection to utilities, as pursuant to this code.

D. ROADWAYS AND PARKING

The concept for the local street system is a “soft” grid of curving streets. The geometry creates a unique neighborhood identity, relates to the existing land forms, provides for a more pedestrian-friendly environment, and improves street vistas. This Project is not required to provide any connectivity (vehicular or pedestrian) to any adjacent property or project.

1) Gated Access

The access points to the Project may be gated with resident-only gates by the Developer or its successors or assigns. All gates will open with a push button system allowing vehicular traffic to enter the project. All gates will allow public access.

2) Local Street Network

Project roadways shall meet the following minimum criteria which are clarifications and/or extensions of the regulations and requirements contained in the LDR.

a. Pavement radii for residential streets, including those connecting to collector roadways, shall be 25 feet. ROW radii for residential streets shall be 20 feet. Minimum ROW may be 35 feet for all local and collector streets.

b. Minimum intersection separation shall be 100 feet.

c. There are no restrictions on the placement of residential driveways near intersections. However, residential driveways shall be placed on the minor street. Driveways shall be placed consistent with previous developments with The Villages.

Driveway permits will not be required to be submitted with each residence within the project. All residential driveways will comply with The Villages Construction & Development Manual, as amended.

d. The Project is not required to provide sidewalks on streets. A multimodal and/or shared use path shall be provided within the Project.

e. Pavers may be installed at crosswalks, entrance features, or other areas, within the right-of-way, to enhance the Project.

f. Stop signs on local streets may be 24" in size.

g. Villa type home products shall not require a turnaround for up to 750 feet.

3) Commercial Roadway Projects

Non-publicly dedicated roadways may be constructed from time to time pursuant to individual site plan approval without the need for platting. The layout for roadways within the property shall be depicted and approved on an individual basis. No minimum road centerline gradient is required where roadway drainage is provided that will prevent excess buildup of stormwater runoff and protect the public safety.

4) Golf Carts

Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn

signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside the Project are not required and are prohibited unless explicitly approved by the Developer or its successors or assigns.

5) Road Right of Way

All roadways and road ROW will be conveyed to the City except those regionally significant roads outlined in the Regionally Significant Road Construction Agreement between Sumter County, Florida and The Villages Companies. The City will maintain all improvements within the ROW which include, but are not limited to, pavement, pavers, bridges, underground City-owned pipe utilities, storm drains, sidewalks, curbing, all street lights, traffic signals, and all required Manual on Uniform Traffic Control Devices (MUTCD) street signs. Tracts, Easements and other similar areas that are adjacent to the ROW can be combined with the ROW to meet minimum ROW width criteria. Local streets may have a 35' ROW with curbing being optional.

6) Existing Road Right of Way

The City will work with Developer to abandon/vacate existing ROW within the Project when necessary such as when ROW is deemed not needed by the Parties, never served as a road, or will no longer serve as a road due to proposed development.

7) Stormwater Management Systems

Except for those stormwater management systems within the City's right-of-way, the City shall have no obligation for the maintenance of stormwater management systems, and the Developer, or its assignees, hereby assumes maintenance of all improvements.

8) Parking Requirements

Parking within the project will be provided as detailed below:

Non-Residential Land Use	Required Parking Spaces Per Indicated Areas
1. Bowling Alley	3.0 Per lane
2. Church/Synagogue	1.0 Per 3 seats
3. Fiduciary Institutions	1.0 Per 300 sq.ft GFA
4. Hotel	1.1 per sleeping room or rental unit
5. Industrial	1.0 Per 750 sq.ft GFA
6. Manufacturing	1.0 Per 750 sq.ft. GFA devoted to manufacturing

7. Medical Center	1.0 Per 250 sq.ft GFA
8. Assisted Living/Skilled Nursing Facility/Memory Care	1.0 Per 4 beds
9. Independent Living Facility	To be determined by specific occupancy
10. Nightclub/Bar	1.0 Per 2.5 seats
11. Offices	3.0 Per 1,000 sq. ft GFA
12. Restaurant and Fast Food Establishment	1.0 Per 125 sq.ft of gross leasable area or 1.0 Per 2.5 seats, whichever is greater
13. Commercial or general retail independently located	1.0 Per 250 sq. ft of gross leasable area
14. Golf Driving Range	1.0 space per tee
15. Recreational Use	To be determined by specific occupancy
16. Public/Institutional Use	To be determined by specific occupancy
17. Mixed Use Shopping Center	
Under 400,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GLA
Over 400,000 sq.ft. GLA	3.0 Per 1,000 sq.ft. GLA
18. Storage areas	1.0 Per 2,000 sq.ft. GLA
19. Theater	1.0 Per 4 seats
20. Multi-Family	1.5 Per unit
21. Warehouse	1.0 Per 3,000 sq. ft. GFA

a. Habitable Building Area shall not include stairways, alcoves, elevator and elevator shafts, mechanical closets and similar areas of a building. Parking within the Project shall be measured on an aggregate basis, and at the time of site plan submittal, the owner shall also supply documentation indicating that sufficient parking is currently provided, or will be constructed, pursuant to the Project depicted in the site plan.

b. Once a structure has been constructed and parking provided pursuant to the requirements set forth in this Agreement, any subsequent reconstruction of the building not increasing the square footage of Habitable Building Area will not be required to document or comply with any parking requirement.

c. Parking areas may be used as loading and unloading zones without striping or demarcation.

d. On-street parallel parking may be constructed with a width of eight feet.

e. Historical parking criteria can be used to modify the parking requirements and shall be approved by The Villages of Southern Oaks DRC.

f. No approval from the City of Wildwood is required to modify parking criteria within The Villages of Southern Oaks and shared parking is permitted.

g. Any proposed use not found within this section shall defer to The Villages of Southern Oaks DRC.

E. OPEN SPACE, LANDSCAPE DESIGN, AND BUFFERS

1) Open Space

The Project shall maintain a minimum of 25% open space consistent with the City's Comprehensive Plan. Open space shall include at a minimum passive and active recreational uses, buffers, stormwater ponds, recreation centers, wetlands/ other conservation areas, golf courses, parks, trails, and other easements/ tracts. A community development district (CDD), homeowner's association (HOA), property owners association (POA), or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include ROW (public or private), yards, or lots of record per plat, driveways, off-street parking areas, or other impervious surface areas that do not meet the criteria. Open space areas will be assigned within the Project as a whole, regardless of phase.

2) Landscape Design Objectives

The overall objective of landscape design in the Project is to create a unique and instantly recognizable setting with a consistent sense of design character for the various uses, facilities, and common areas within the community. The landscape treatment may vary in character based on the specific architectural design. The scale and extent of the landscaping will reflect that of the building, site, and setting, as well as that of other sites in the vicinity. The consistency of the landscaping is intended to add an image of quality to the community and to unite the various uses and facilities within the Project through consistency of materials and continuity of design.

The design of all landscaping and irrigation within the community will occur via a review and approval process administrated by the DRC. Therefore, individual landscape plans are not required to be submitted to the City. However, the City acknowledges the level of landscaping shall remain substantially consistent with other projects within Villages developments in the City of Wildwood, including The Villages of Wildwood, Village of Fenney, and The Villages of Southern Oaks.

For optimum creativity and quality, this process must be somewhat subjective, thus a limited amount of specific criteria can be cited herein. The design effect will be defined and perpetuated by completed areas within the community as they are built. The DRC will require the same design approach for all subsequent facilities in the project, including outparcels developed by others.

3) Buffer Requirements

a. The Project shall include a 20-foot perimeter landscape buffer easement/ tract along the boundary lines. Where landscaped open space, recreation, golf, wetlands, upland buffers, or other conservation areas are located along the property boundary, no perimeter landscape buffer is required. No perimeter buffer shall be required for portions of the property that are adjacent to compatible uses being constructed by the same developer.

b. The 20-foot perimeter landscape buffer may be reduced to zero feet if an approximate six-foot high wall or opaque fence is installed, for which no landscaping is required. Walls or opaque fences may be constructed within project setbacks.

c. No onsite landscape buffer shall be required between internal parcels or uses. No landscape buffers shall be required along perimeters of the Project abutting properties not owned by the Developer with similar land uses.

d. Stormwater ponds, existing topographic depressions, grading, and compensating storage areas shall be allowed within the perimeter landscape buffer.

e. Where 20-foot perimeter landscape buffer is required on residential home sites, the landscape, wall/fence and irrigation shall be installed with each home construction.

4) Maintenance of Common Areas

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the POA, HOA and/or a CDD, at no cost or obligation to the City. The Developer/ owner shall create guidelines for the maintenance of common areas.

F. POTABLE WATER, SANITARY SEWER, EFFLUENT AND IRRIGATION

1) Potable Water, Sanitary Sewer and Effluent Disposal

The potable water, sanitary sewer and effluent disposal system shall be designed to meet the applicable utility provider's specifications. Additionally, the City acknowledges that the non-city utility may utilize portions of the public stormwater conveyance system to transfer captured stormwater and re-use water as defined by FDEP within the interconnected stormwater basin system via gravity flow and pressure pipe to improve water conservation.

2) Irrigation

The irrigation system shall be designed to meet the applicable utility provider's specifications including not required for specific housing projects.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2410-003 Floeter House**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2410-003 Floeter House
Ordinance Number	O2024-81
Owner(s)	Matthew R. Floeter
Applicant	Aqua Cops, Inc.
Property Location	The subject property is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at 102 Gator Ct.
Parcel(s)	G27B010
Date	January 13, 2025

The applicant seeks approval from the City Commission 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 the parcel listed above on 0.182 acres MOL. This request is accompanied by a rezoning request RZ 2410-003 (O2024-82).

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 an application to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Mobile Home Park (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 0.182 acres MOL. Policy 1.1.1a 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 Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1.a. supports the proposed land use change, intended to accommodate a mix of agricultural and residential uses. The maximum intensity is 0.3 Floor Area Ratio (FAR) or the Maximum Lot Coverage is 50%, whichever number is less. The maximum FAR for the development is 7,928 square feet and the applicant is proposing a 1,657 square-foot single-family house, which meets the criteria of the proposed land use.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along Gator Court. Utilities are available on the east side of Gator Court. 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 Sumter County High-Density Residential with Mobile Home Housing (R6M) and Sumter County General Agricultural with Conventional Housing (A10C), an addition of Mobile Home Park (MHP) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by maximizing existing space for compact development, providing a wider, more efficient land use in the area. (Urban sprawl)

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. 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 through Gator Court. A traffic impact analysis (TIA) exemption was accepted by Sumter County’s Public Works Department on November 5, 2024, for the erection of one (1) single-family dwelling unit.

Potable Water & Sewer: City water and sewer are available to the subject property. The applicant and owner will work with City utilities at the construction plan stage to connect to City water and sewer.

Schools: The lot is located within the Continental County Club, which is considered an age-restricted, 55+ community. Therefore, there is no expectation of a generation of school-aged children for this development.

The applicant seeks approval of Ordinance Number O2024-81.



Alexandra Lammers
Planner I, Development Services

ORDINANCE NO. O2024-81

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:

Parcels G27B010
Matthew R. Floeter
Acres 0.182+/-

LEGAL DESCRIPTION:

102 Gator court., Wildwood, Sumter County Florida 34785

Lot 10, Timberwoods Estates, Phase III, a Replat of Timberwoods Estates, according to the plat thereof, as recorded in Plat Book 5, Page(s) 48, of the Public Records of Sumter County, Florida.

This property is to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (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 EST. 1877

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

N
US Feet
0 65 130 260

CP 2410-003

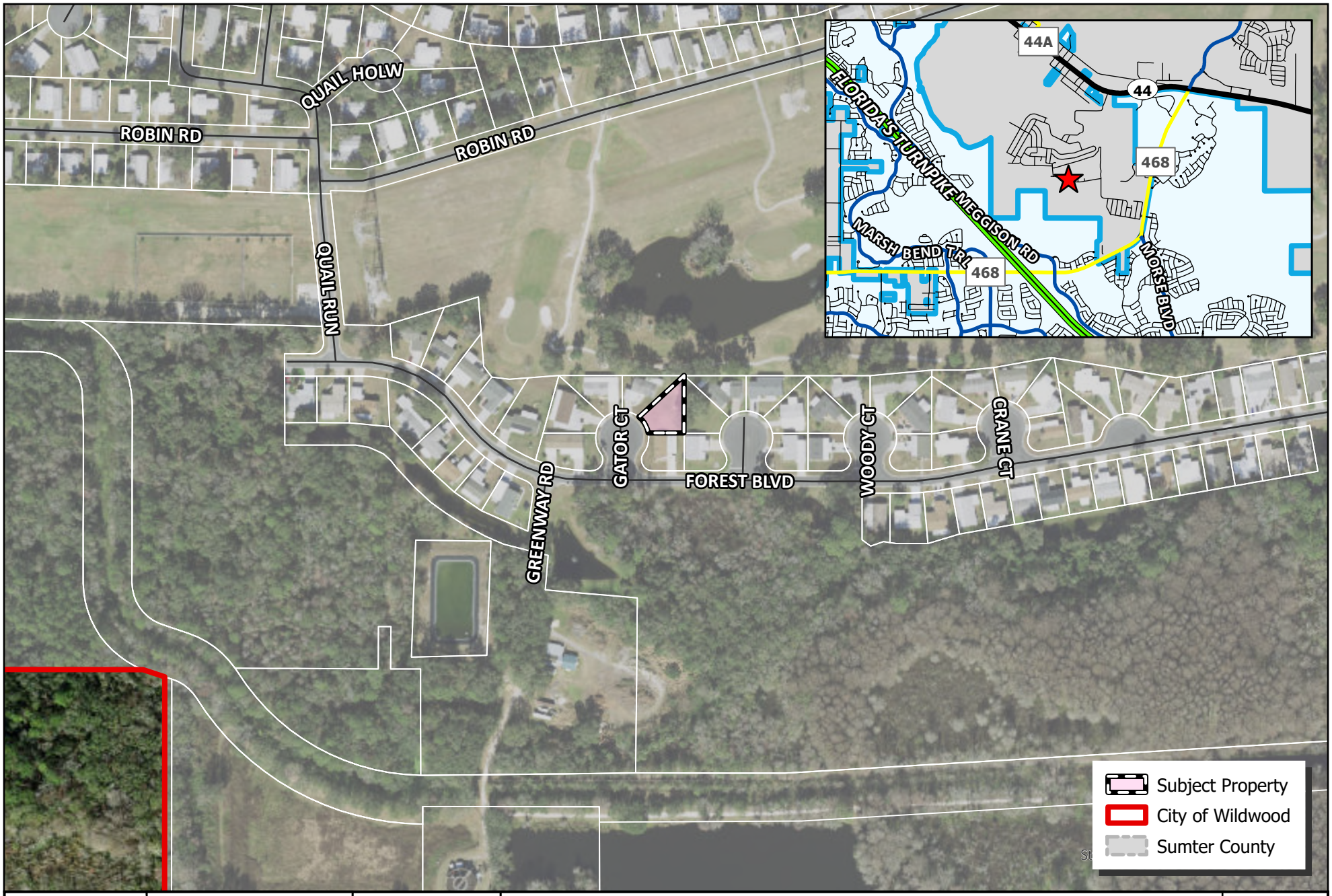
FLOETER HOUSE

PARCEL G27B010

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.01 0.02 0.03 0.04 Miles

CP 2410-003

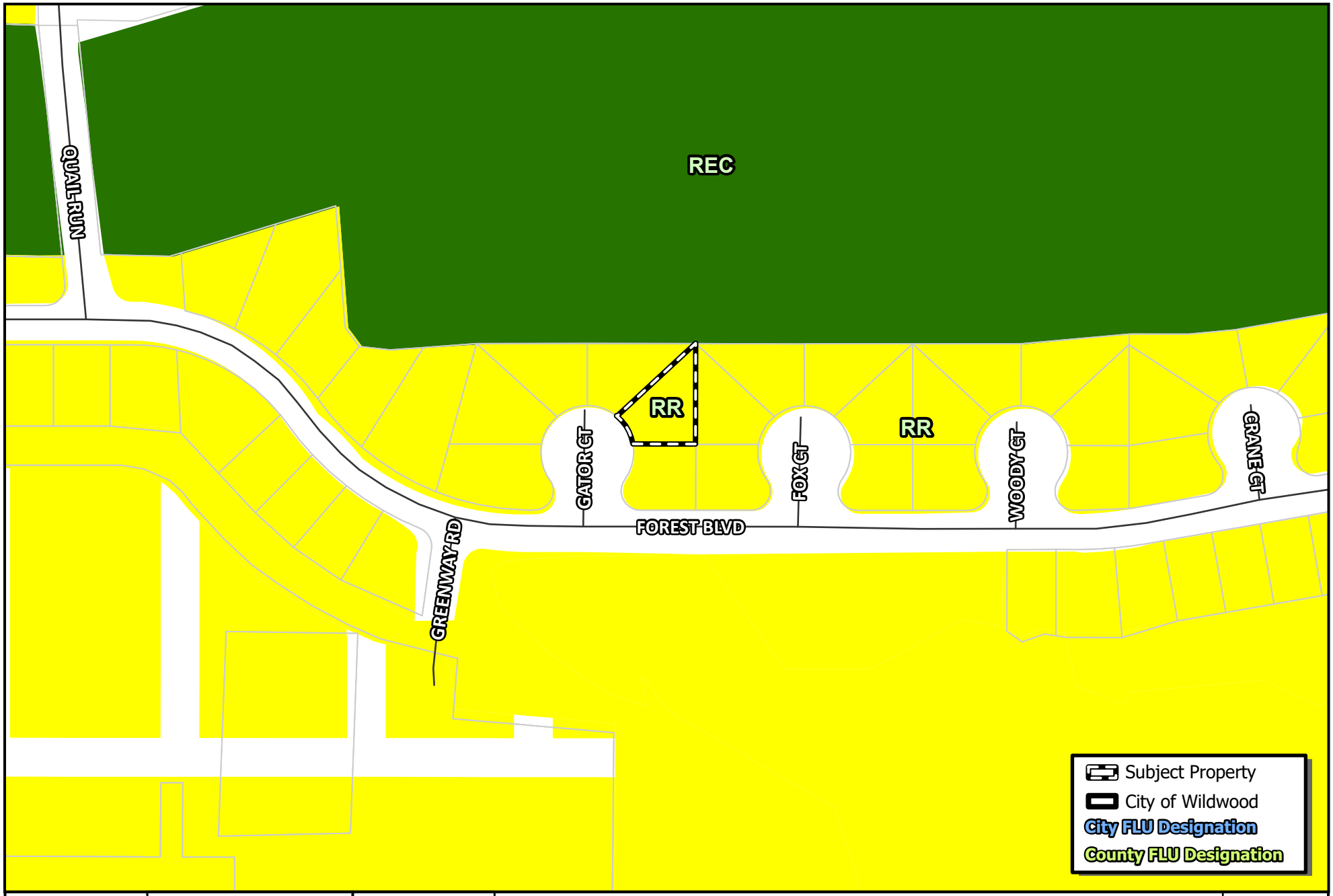
FLOETER HOUSE

PARCEL G27B010

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 37.5 75 150

CP 2410-003

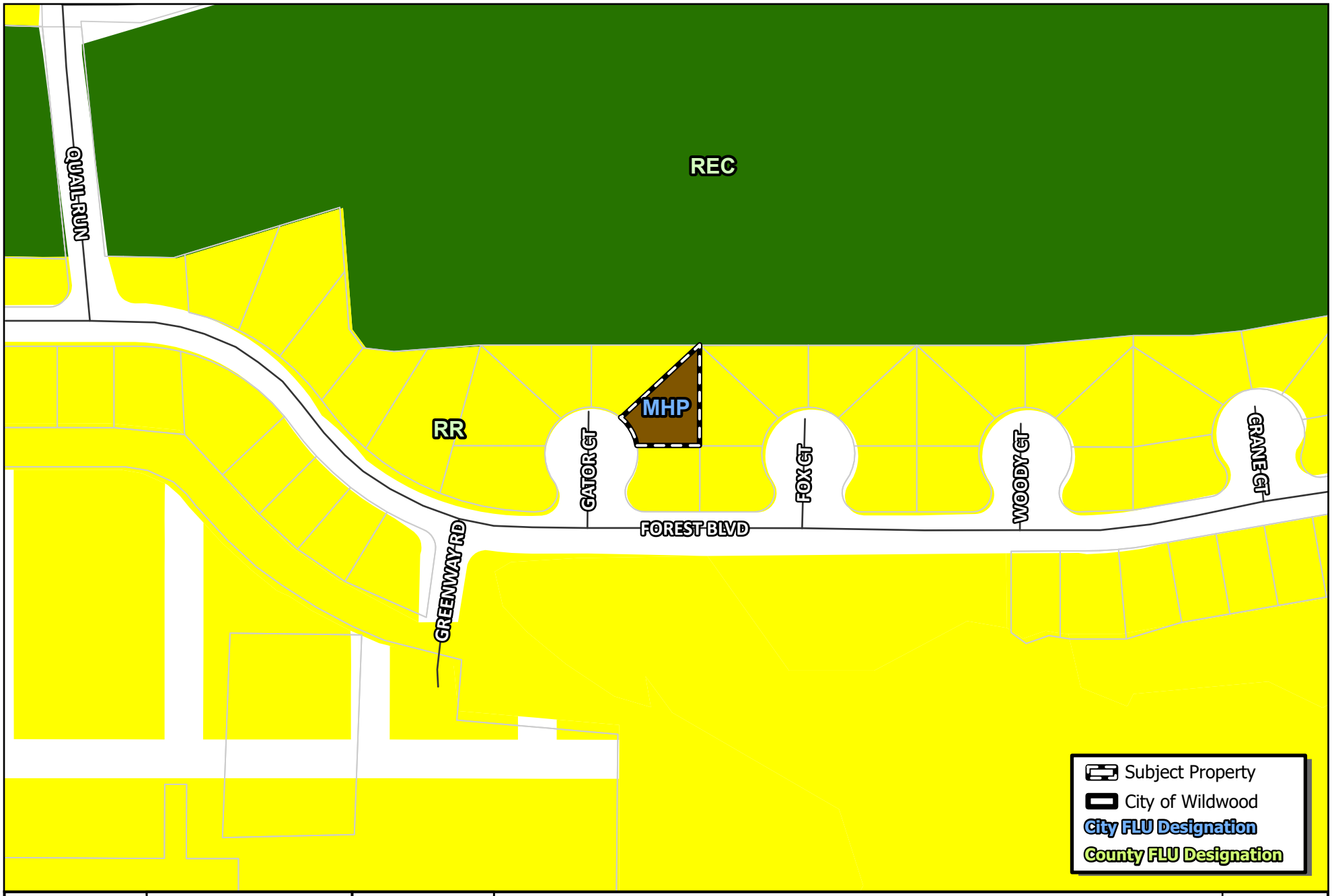
FLOETER HOUSE

PARCEL G27B010

MAP 2A

EXISTING LAND USE

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 37.5 75 150

CP 2410-003

FLOETER HOUSE

PARCEL G27B010

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:O2024-81

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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 #1273581

Date Submitted: 11/1/2024

First Name*	Last Name*	Email Address*
Alexandra	Lammers	alammers@wildwood-fl.gov

Name of Project:*

Floeter House

Phone*	Parcel Number*
3524591676	G27B010

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic Impact Analysis (TIA) exemption approval:

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: 2024.11.05 14:13:47 -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

C.2 TIA Exemption.docx
Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

Choose File No file chosen

Please submit your TIA

Choose File No file chosen

Date of Methodology Acceptance by County

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] 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 from a transportation impact analysis for the owner Matthew Floeter and applicant Austin Floeter for one (1) single-family detached home (ITE Code 210) on parcel G27B010 on 0.182 acres, more or less for personal use.

The proposed zoning is Mobile Home Park (MHP) with a maximum allowable use of 10 units per acre or 1.82 dwelling units.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, December 3, 2024 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City) on 0.182 acres MOL. The subject property is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at 102 Gator Ct.

Case Number: CP 2410-003 Floeter House

Applicant(s): Aqua Cops Inc.

Owner(s): Matthew R. Floeter

Parcel(s): G27B010

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: December 3, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2410-003 Floeter House**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2410-003 Floeter House
Ordinance Number	O2024-82
Owner(s)	Matthew R. Floeter
Applicant	Aqua Cops Inc.
Property Location	The subject property is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at address 102 Gator Ct.
Parcel(s)	G27B010
Date	January 13, 2025

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-003 (O2024-81).

ANALYSIS:
The applicant is proposing a single-family dwelling unit.

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

(a) Whether the proposed change is consistent with the comprehensive plan
The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is residential. The proposed MHP zoning designation will serve as a transition in this area to serve city residents and provide different

housing.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>
<u>Schools:</u> The Lot is located within the Continental County Club, which is considered an age-restricted, 55+ community. Therefore, there is no expectation of a generation of school-aged children for this development.

<u>Potable Water & Sewer:</u> City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the construction plan stage to connect to City water and sewer.

<u>Streets:</u> A Traffic Impact Analysis exemption has been accepted by Sumter County Public Works as the property will generate less than 45 trips per day.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>
The property is located within the City's Joint Planning Area (JPA) with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a single-family home and bring the property into compliance with the proposed Future Land Use designation.

(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>
Sumter County Public Works has approved a Traffic Impact Analysis exemption due to the low traffic impact this property will generate.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6M & A10C (Sumter County)
SOUTH	R6M (Sumter County)
EAST	R6M (Sumter County)
WEST	R6M (Sumter County)

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

The applicant seeks approval from the City Commission for Ordinance O2024-82.



Alexandra Lammers
Planner I, Development Services

ORDINANCE NO. O2024-82

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G27B010
Matthew R. Floeter
Acres 0.182 +/-

LEGAL DESCRIPTION:

Lot 10, Timberwoods Estates, Phase III, a Replat of Timberwoods Estates, according to the plat thereof, as recorded in Plat Book 5, Page(s) 48, of the Public Records of Sumter County, Florida.

This property is to be reclassified from R6M(Sumter County) to MHP(City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

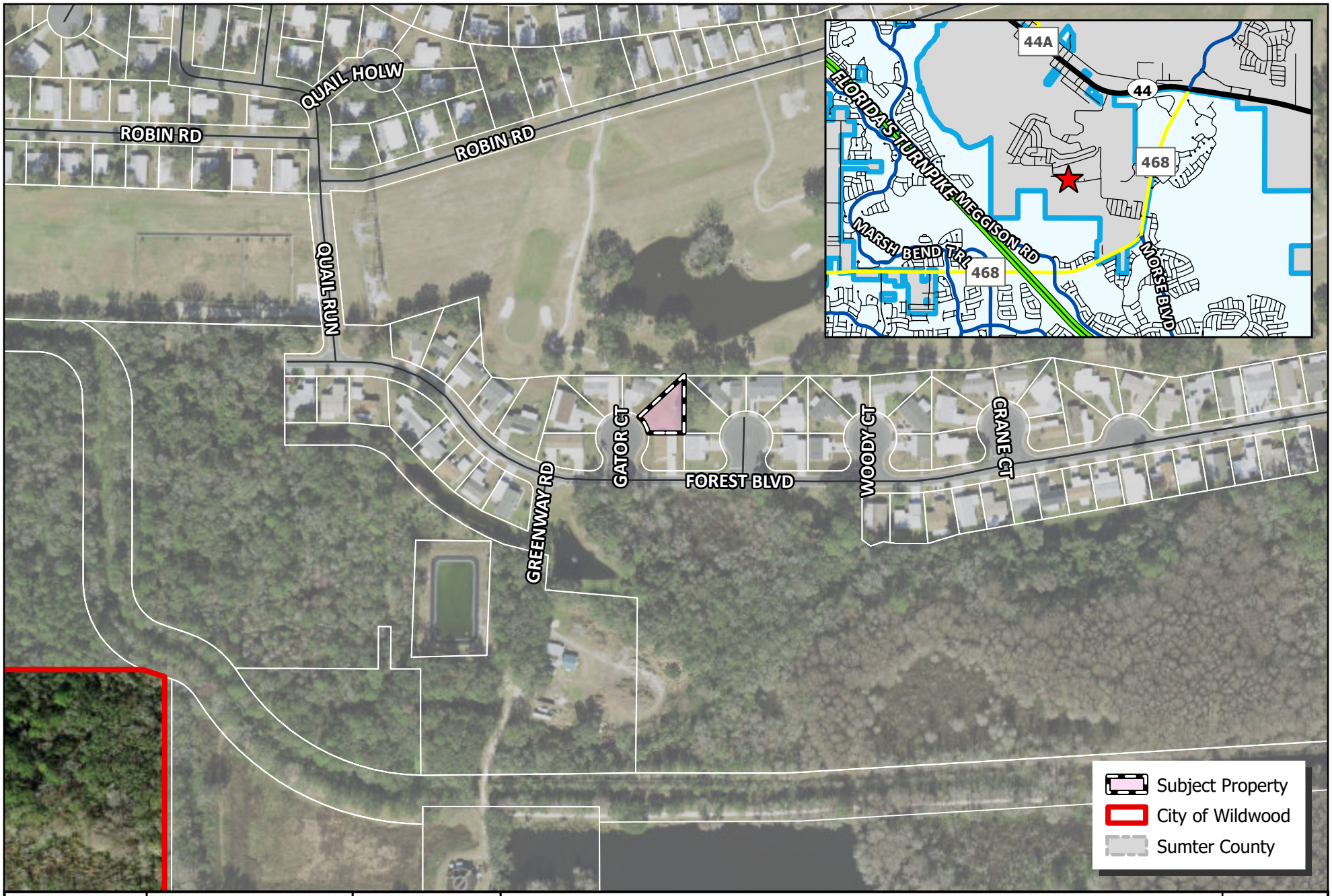
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 65 130 260	RZ 2410-003 **FLOETER HOUSE** PARCEL G27B010	**MAP 1A** **LOCATION MAP** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

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Miles

RZ 2410-003

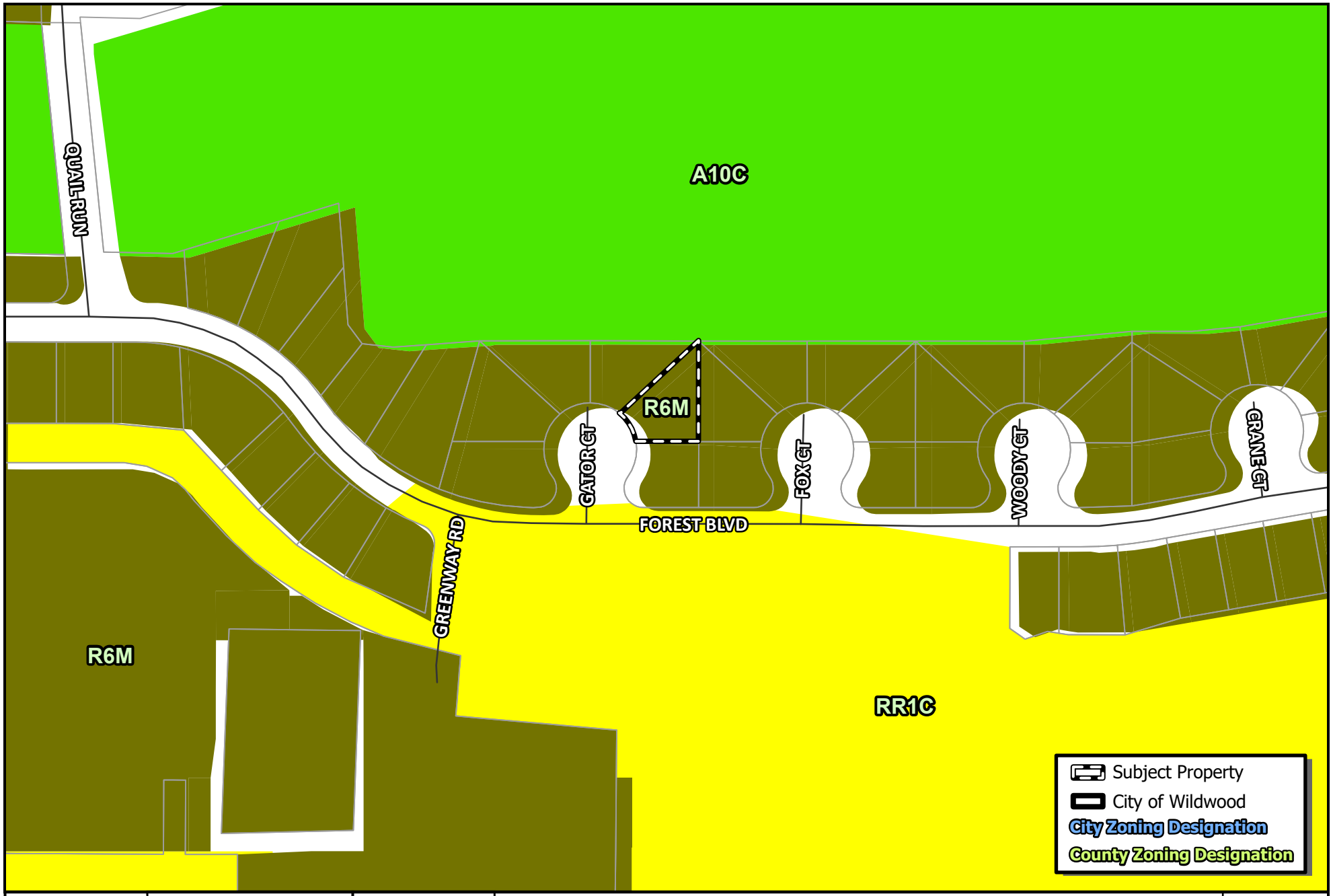
FLOETER HOUSE

PARCEL G27B010

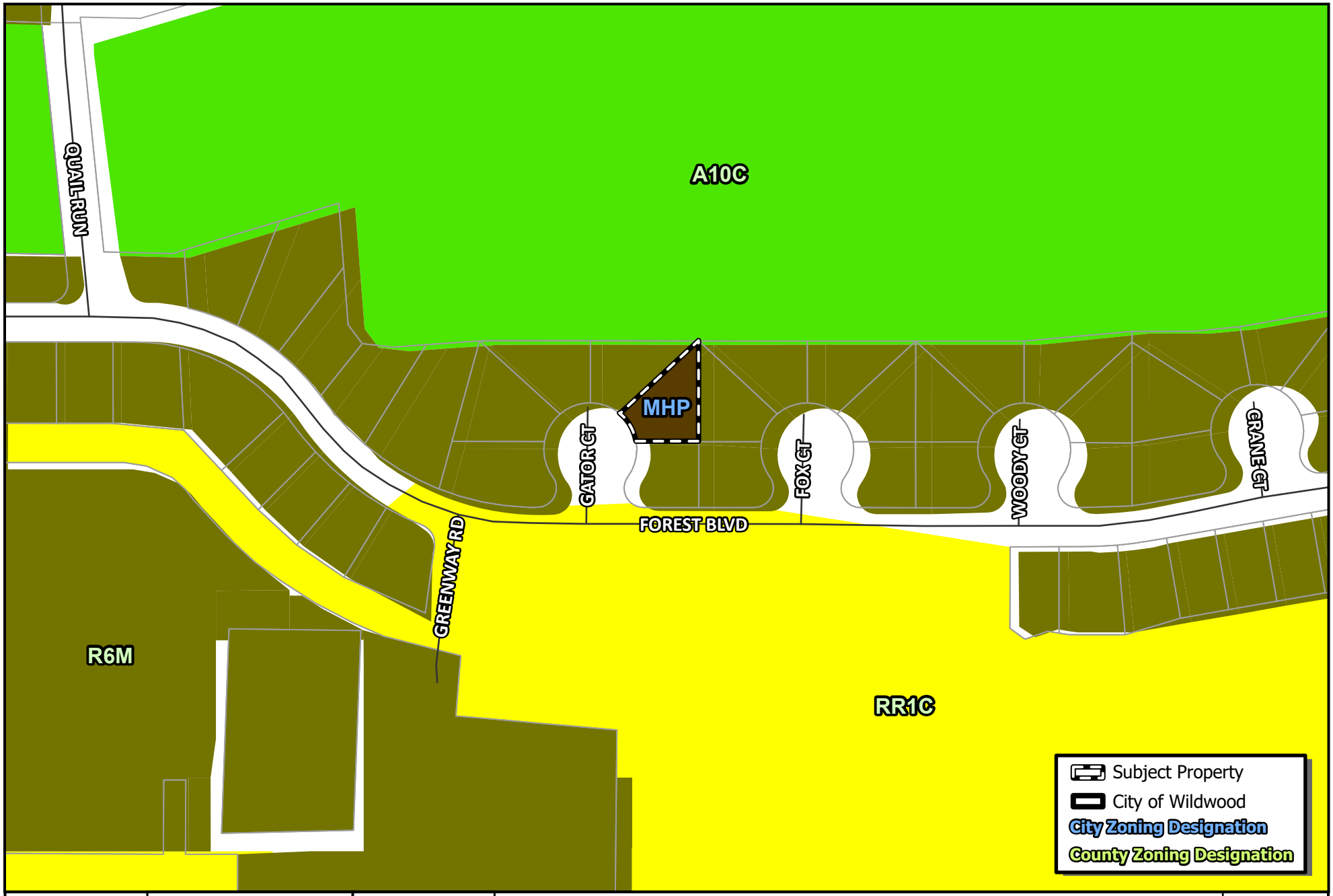
MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 37.5 75 150	RZ 2410-003 **FLOETER HOUSE** PARCEL G27B010	**MAP 3A** **EXISTING ZONING** **NOV 2024**



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 37.5 75 150	RZ 2410-003 **FLOETER HOUSE** PARCEL G27B010	**MAP 3B** **PROPOSED ZONING** **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: O2024-82

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 3, 2024 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) on 0.182 acres MOL. The subject property is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at 102 Gator Ct.

Case Number: RZ 2410-0036 Floeter House

Applicant(s): Aqua Cops Inc.

Owner(s): Matthew R. Floeter

Parcel(s): G24B010

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: December 3, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PD 2312-001 Wildwood III Planned Development**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PD 2312-001 Wildwood III Planned Development
Ordinance Number	O2024-72
Applicant(s)	M&S Dev, LLC
Owner(s)	Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
Property Location	The subject property is generally located at the southeast corner of C 44A and CR 213 intersection.
Parcel(s)	G06-007, G06-012, G06-012A, & G06-204
Date	January 15, 2025

The applicant seeks approval from the City Commission for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in detail within the attached ordinance.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan as the current future land use designation is Medium Density Residential (MDR) which is intended to accommodate residential use at 9 units per acre. This development had the maximum potential of 501 dwelling units, but the PD limits the dwelling units to a maximum of 350 multifamily units.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;
The proposed change will not adversely affect public facilities. City water and sewer are available to the development from C 44A and CR 213 with an 8” water line and from CR 213 with a 16” force main. The Transportation Impact Analysis (TIA) outlines that all roadway segments and intersections currently operate at an acceptable level of service (LOS) and will maintain to operate at an acceptable LOS at the buildout of the development in 2026. The development will be donating right-of-way for public use along CR 213 based on the City’s CR 209 corridor analysis. Wildwood school officials have determined that capacity is available to handle additional students.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;
Changing conditions make the proposed amendment necessary. The developer will be preserving most of wetlands/flood zone areas to have a minimal impact on the current environment. Because the wetlands are being preserved, the applicant’s buildable area is reduced. Along with the reduced buildable area, the applicant is providing right-of-way dedication for public use and variations to the City's codes were needed to accommodate the dedication and reduced building area.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
The proposed change will not create or excessively increase traffic congestion. The developer will be donating right-of-way for public use along CR 213 for future road expansion based on the City’s CR 209 corridor analysis.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-72

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first Wildwood III Planned Development Agreement ("Agreement") was filed with the City of Wildwood ("City") on or about December 22, 2023;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above.

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

The application filed by Cedar Creek Equity Investments, LLC, a Florida limited liability company and Sunscape Farms, LLC, a Utah limited liability company and their successors (hereinafter referred to as the, "Developer") for a Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____, 2025. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on December 3, 2024, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Wildwood III Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 22, 2023, by the Developer.

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

D. That the Developer intends to develop a Project consisting of 55.8 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.

F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Developer has applied for a Residential Planned Development of the lands described in "Exhibit A".

B. That the zoning district of the subject land described in "Exhibit A" is classified as Medium Density Residential ("R-3") on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LevelUp Consulting dated December 15, 2023, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates general location of the following land uses:
    a. Residential Multi-Family Uses (Villa Attached Leased Units)
    b. Residential Support Uses/Amenities (including, but not limited to):
        i. Pool
        ii. Clubhouse
        iii. Nature Trail
        iv. Park

2. The Conceptual Development Plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in one (1) phase in accordance with the conceptual development plan and this Section. Therefore, the following shall apply:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential Multi-Family (Villa Attached Leased Units) and Residential Support Uses/Amenities	+/- 35.21
Open Space	+/- 20.59
Total	+/- 55.80

2. Maximum Development Potential. Residential and non-residential development shall not exceed the following:

Land Use	Square Feet	Units
Residential Multi-Family (Villa Attached Leased Units)	N/A	350 (max)
Residential Support Uses/Amenities	20,000	N/A

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:

1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Principal Uses. Principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the Medium Density Residential ("R-3") zoning district.

1. Residential Development Standards.

Building separation shall be as follows:

Residential Building Separation (Feet)		
	Principal	**Accessory**
Front, min.	20'	N/A
Rear, min.	20'	5'

Side, min.	10’	5’
Corner, min.	15’	N/A

H. Design District Standards. The Project shall adhere to the Design District Standards pursuant to Section 6.12 of the Land Development Regulations, other than:

1) Chapter 2(D)(1)
2) Chapter 2(D)(2)
3) Chapter 2(D)(5)
4) Chapter 2(H)(5) such that a 10’ buffer is required adjacent to County Road 213 in lieu of a 25’ buffer.

I. Recreation and Open Space. The Project shall maintain a minimum of 25% open space.

1. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A homeowner’s association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

2. Buffers. Except where wetland preservation abuts the property boundary, the Project shall maintain a 25’ buffer along the Project’s northern and western boundaries. No buffer shall be required where wetlands abut the right of way or Project Boundary to avoid additional wetland impacts. No buffer shall be required on the eastern or southern Project boundaries because the adjacent uses are compatible with the Project. Buffers shall contain canopy and understory trees as well as a 3’ tall hedge in accordance with the Design District Standards. A 5’ sidewalk shall also be incorporated into the buffer areas adjacent to the right of way.

3. Parks and Recreation.

Residential Support Uses/Amenities (including, but not limited to):

a. Pool

b. Clubhouse
c. Nature Trail
d. Park

J. Environmental Considerations.

The approximate locations of wetland impacts and corresponding wetland mitigation is shown on the conceptual site plan.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater systems prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.

2. Easement. Developer agrees to provide utility easements to the City as will be negotiated through the Developer's Agreement set forth in Paragraph K.1, above.

3. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

4. Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.

    a. City's Stormwater Retention Area. The Developer acknowledges that the City has existing stormwater infrastructure located adjacent to the property. The Developer will work with the City to ensure that any potential issues negatively affecting or impacting the City's Stormwater Retention Area at the corner of Peters Street and Lemon Street are mitigated. The Developer will provide the City with the ability to investigate the area of impacts and determine if any measures are necessary to prevent negative impacts. The Developer agrees to work with the City to more specifically address any potential issues during negotiation of the Developer's Agreement referenced above.

5. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground.

6. Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.

L. Access, Parking, and Transportation.

1. Access.

The Project's main access point is located on CR 44A, as generally depicted on the conceptual site plan. A secondary access is located along CR 213, as generally depicted on the conceptual site plan.

2. Internal Roadways.

a. The Project shall provide an internal roadway connection and shall be constructed as shown on the conceptual plan.
b. The Project shall provide a sidewalk network within the residential area to encourage walking and bicycling within the development. A 5' sidewalk shall be required along both sides of the access road and connect to the required sidewalk within the buffer area.

3. Transportation System Improvements.

a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.

b. CR 213. The Developer shall dedicate right of way to the City along County Road 213 so that there is fifty feet (50 ft.) of right of way from the centerline of County Road 213 to the property. Said dedication shall be made by a Right of Way Warranty Deed along with a valid title opinion from a Florida licensed attorney.

c. Emergency Access to Peters Street. The Developer will work with the City to provide for emergency access to the Project. Said emergency access shall allow emergency vehicles to serve the property during times of emergency. The access shall be 12 feet, which will provide for single vehicle access travelling one way at any

given time. The Developer will work with the City to ensure that any conflicts with the existing Stormwater Retention Area are avoided, which may result in no emergency access being provided. Additionally, any existing driveways along Peters Street shall not be negatively affected. The emergency access may be gated to limit unauthorized traffic into the Project.

M. Energy and Water Conservation. The Project shall promote energy efficient initiatives and shall encourage US Green Building Council standards for Energy and Environmental Design. Equipment and appliances shall meet or exceed Energy Star standards. New buildings shall, at a minimum, be designed to meet the water conservation measures stated in City of Wildwood Ordinance No. 612 and shall also provide water efficient options which meet Water Star certification standards.

N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee, at no cost or obligation to the City. The City will be granted the right to enforce the common areas maintenance against the property owner and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the property owner by and through its code enforcement procedure and special magistrate.

O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(N), above the City of Wildwood shall have the right, but not the obligation, to enforce maintenance against the property owner and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

Q. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided

the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. SEVERABILITY

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

SECTION 5. EFFECTIVE DATE

This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

SECTION 6. 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.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2025.

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”

LEGAL DESCRIPTION: (OR 4267, PG 215)

PARCEL A

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL B

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN N 89°59'55" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING CONTINUE N 89°59'55" W FOR 210 FEET, THENCE RUN S 00°07'07" W FOR 512.03 FEET, THENCE RUN S 89°59'55" E FOR 210 FEET, THENCE RUN N 00°07'07" E FOR 512.03 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY FOR OLD STATE ROAD NO. 44.

PARCEL A AND PARCEL B NOW DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 420 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44. LESS COUNTY ROAD RIGHT OF WAY.

PARCEL 2:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE

N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 300.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 100.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 206.49 FEET; THENCE S 89°27'01" W A DISTANCE OF 565.00 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 506.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

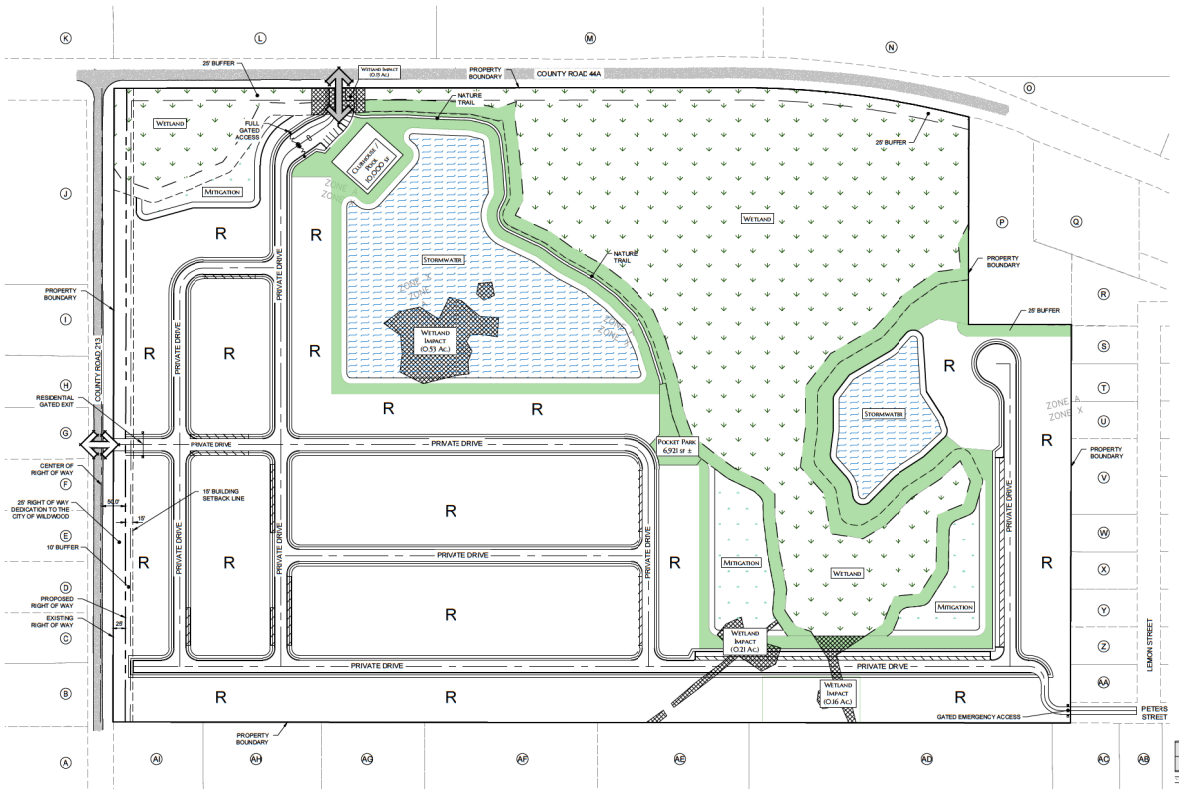
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNT, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET; THENCE N 89°25'19" E DISTANCE OF 451.27 FEET; THENCE S 00°27'32" E A DISTANCE OF 192.03 FEET; THENCE N 89°25'19" E A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 00°27'32" E ALONG SAID EAST LINE A DISTANCE OF 815.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 1958.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 399.98 FEET; THENCE N 89°27'01" E A DISTANCE OF 565.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 206.49 FEET; THENCE S 89°25'19" W A DISTANCE OF 100.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST

LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°27'59" ALONG SAID EAST LINE A DISTANCE OF 292.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A (BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF PAVEMENT), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1879.86 FEET A CHORD DISTANCE OF 455.14 FEET AND A CHORD BEARING OF S 83°00'48" E, THENCE SOUTHEASTERLY ALONG THE ARC OF A SAID CURVE AND ALONG THE SOUTH RIGHT OF WAY LINE A DISTANCE OF 456.23 FEET THROUGH A CENTRAL ANGLE OF 13°54'22"; THENCE LEAVING SAID CURVE RUN S 00°27'32" E A DISTANCE OF 232.13 FEET; THENCE S 89°25'19" W A DISTANCE OF 451.27 FEET TO THE POINT OF BEGINNING.



LEGEND

- BOUNDARY/PROPERTY LINE
- RIGHT OF WAY LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- FEMA LINE
- ROW BUFFER
- ACCESS POINTS (PEDESTRIAN & VEHICULAR)
- SECONDARY ACCESS
- STORMWATER POND
- WETLAND
- MITIGATION
- OTHER OPEN SPACE
- PRIMARY AMENITY (PARK SPACE/POOL /CLUBHOUSE/LEASING OFFICE)
- WETLAND IMPACT
- OPTIONAL ON STREET PARKING
- 2 BR VILLA
- 3 BR VILLA
- R — RESIDENTIAL



VICINITY MAP

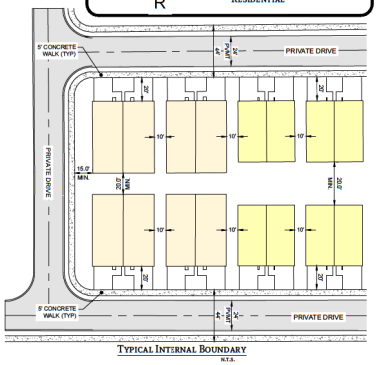
N.T.S.

SCALE IN FEET

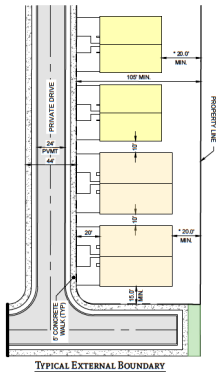
SITE DATA TABLE

PROJECT LOCATION	CITY OF WILDWOOD, FLORIDA
FUTURE LAND USE	MDR
PROPOSED ZONING	R-3
OVERLAY	PD
PID #	G06-007, G06-012A, G06-012, G06-204
FLOOD ZONES:	"X" AND "A" FIRM PANEL NO. 12119C013:D DATED: AUGUST 27, 2013
CURRENT PROPERTY USE:	VACANT
PROPOSED PROPERTY USE:	RESIDENTIAL - MULTI-FAMILY
PROJECT AREA:	55.8± ACRES
WETLAND AREA:	15.84± ACRES
WETLAND IMPACT AREA:	1.0± ACRES*
TOTAL DEVELOPABLE AREA:	40± ACRES*
MAX PROPOSED UNITS:	350
PROPOSED GROSS DENSITY:	6.3± DU/ACRE
PROPOSED NET DENSITY:	8.76± DU/ACRE
MINIMUM BUILDING SEPERATION:	10' SIDE/ 20' REAR
PERIMETER BUILDING SETBACK:	15'
CR 44A ROW BUFFER:	25'
CR213 ROW BUFFER:	10'
REQUIRED OPEN SPACE:	13.95± ACRES (25%)
PROVIDED OPEN SPACE:	20.59± ACRES

*SUBJECT TO CHANGE DURING PERMITTING



TYPICAL INTERNAL BOUNDARY
N.T.S.



TYPICAL EXTERNAL BOUNDARY
N.T.S.
* CR 213 15' MIN REAR SETBACK

PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY: TRANSYSTEMS

DESCRIPTION: (OR 4267, PG 215)

PARCEL A
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44 LESS COUNTY ROAD RIGHT OF WAY.
PARCEL B
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN N 89°59'55" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
FROM SAID POINT OF BEGINNING CONTINUE N 89°59'55" W FOR 210 FEET, THENCE RUN S 00°07'07" W FOR 512.03 FEET, THENCE RUN S 89°59'55" E FOR 210 FEET, THENCE RUNN 00°07'07" E FOR 512.03 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY FOR OLD STATE ROAD NO. 44.

PARCEL A AND PARCEL B NOW DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTH 420 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44. LESS COUNTY ROAD RIGHT OF WAY.
PARCEL 2:
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.90 FEET; THENCE S 00°28'53" E A DISTANCE OF 300.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 100.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 206.49 FEET; THENCE S 89°27'01" W A DISTANCE OF 565.00 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 506.21 FEET TO THE POINT OF BEGINNING.
PARCEL 3
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNT, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCEOF 100.00 FEET; THENCE N 89°25'19" E DISTANCE OF 451.27 FEET; THENCE S 00°27'32" E A DISTANCE OF 192.03 FEET; THENCE N 89°25'19" E A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 00°27'12" E ALONG SAID EAST LINE A DISTANCE OF 815.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 1958.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 359.98 FEET; THENCE N 89°27'01" E A DISTANCE OF 565.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 206.49 FEET; THENCE S 89°25'19" W A DISTANCE OF 100.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.
PARCEL 4:
A PORTION OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MOREPARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°27'59" ALONG SAID EAST LINE A DISTANCE OF 292.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A (BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF PAVEMENT), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1879.86 FEET A CHORD DISTANCE OF 455.14 FEET AND A CHORD BEARING OF S 83°03'48" E, THENCE SOUTHEASTERLY ALONG THE ARC OF A SAID CURVE AND ALONG THE SOUTH RIGHT OF WAY LINE A DISTANCE OF 456.23 FEET THROUGH A CENTRAL ANGLE OF 13°54'22", THENCE LEAVING SAID CURVE RUN S 00°27'32" E A DISTANCE OF 232.13 FEET; THENCE S 89°25'19" W A DISTANCE OF 451.27 FEET TO THE POINT OF BEGINNING.

SURROUNDING PROPERTY INFORMATION:

A ZONING: R2M PARCEL ID: F01-045	J ZONING: RR1 PARCEL ID: F01-018	S ZONING: RMU PARCEL ID: G06-132	AE ZONING: RR1 PARCEL ID: G06-141
B ZONING: RR5C PARCEL ID: F01-069	K ZONING: CL/RR5C PARCEL ID: F01-016	T ZONING: RMU PARCEL ID: G06-133	AF ZONING: RR1 PARCEL ID: G06-043
C ZONING: R6C PARCEL ID: F01-026	L ZONING: C-2 PARCEL ID: G06-187	U ZONING RMU PARCEL ID: G06-135	AG ZONING: R2M PARCEL ID: G06-106
D ZONING: R6C PARCEL ID: F01-025	M ZONING: A10C PARCEL ID: G06-004	V ZONING RMU PARCEL ID: G06-128	AH ZONING: RR1 PARCEL ID: G06-015
E ZONING: R6C PARCEL ID: F01-024	N ZONING: A10C PARCEL ID: G06-188	W ZONING RMU PARCEL ID: G06-119	AI ZONING: R2M PARCEL ID: G06-016
F ZONING: R6C PARCEL ID: F01-023	O ZONING: RMU PARCEL ID: G06-100	X ZONING RMU PARCEL ID: G06-123	AB ZONING: RMU PARCEL ID: G06-093
G ZONING: R6C PARCEL ID: F01-022	P ZONING: C-1 PARCEL ID: G06-099	Y ZONING RMU PARCEL ID: G06-122	AC ZONING: RMU PARCEL ID: G06-094
H ZONING: R6C PARCEL ID: F01-021	Q ZONING: RMU PARCEL ID: G06-006	Z ZONING RMU PARCEL ID: G06-121	AD ZONING: RMU PARCEL ID: G06-023
I ZONING: RR5C PARCEL ID: F01-069	R ZONING: C-1 PARCEL ID: G06-111	AA ZONING RMU PARCEL ID: G06-127	

NOTES:

1. RESIDENTIAL PODS AND DRIVE LOCATIONS ARE CONCEPTUAL AND TO BE FINALIZED WITH FINAL ENGINEERING.
2. NO BUFFER IS REQUIRED WHERE WETLAND PRESERVATION ABUTS ROW OR PROPERTY BOUNDARY.
3. PROJECT WILL CONNECT TO CITY OF WILDWOOD UTILITIES LOCATED ROW OFSR 44A.
4. AMENITIES INCLUDE 1) CLUBHOUSE, 2) POOL, (3) NATURE TRAIL, AND 10) POCKET PARK.
5. PARKING SHALL COMPLY WITH STANDARDS AS SET FORTH IN LDC SECTION 6.4

DEVELOPER:
WILDWOOD III, LLC
2910 EURT STREET
EUSTIS, FLORIDA 33762
PHONE: (727) 364-1970

ENGINEER & PLANNING:
LEVELUP CONSULTING, LLC
505 E. JACKSON STREET SUITE 200
TAMPA, FLORIDA 33602
PHONE: (813) 375-0616
EMAIL:
ERIC@LEVELUPFLORIDA.COM

SURVEY:
TRANSYSTEMS
565 SOUTH HERCULES AVENUE
CLEARWATER, FLORIDA 33764
PHONE: (727) 822-4151

ENVIRONMENTAL:
MERYMAN ENVIROMENTAL INC.
10408 BLOOMINGDALE AVENUE
RIVERVIEW, FLORIDA 33578
PHONE: (813) 626-9551

PROJECT NAME:
WILDWOOD III

DRAWING TITLE:
PD CONCEPTUAL PLAN

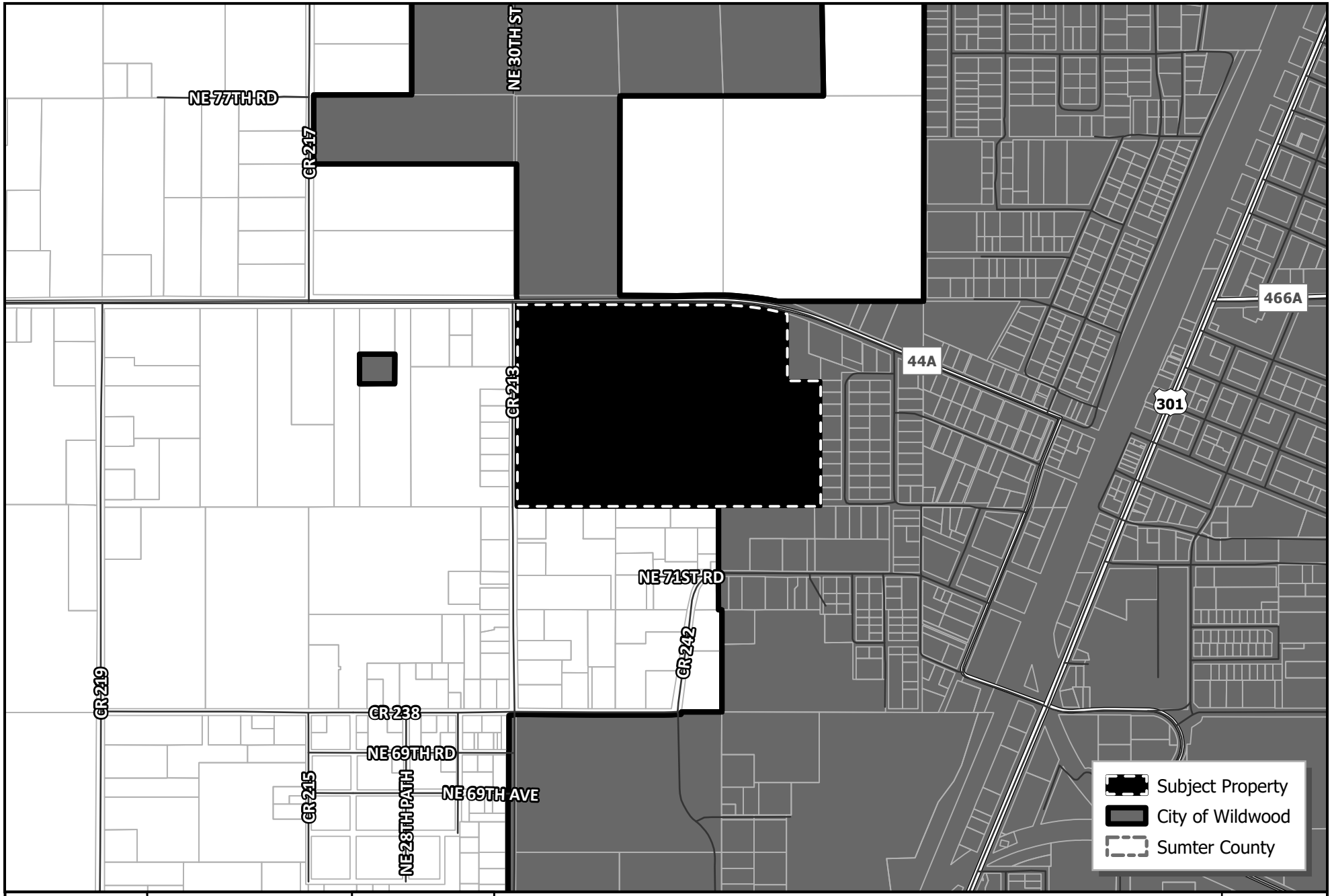
PREPARED FOR:
WILDWOOD III, LLC

PROJECT No. 268-01-01

SHEET 1 of 1

LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

T:\Projects\268-01 Wildwood III\Drawings\268-01-01 PD Plan\Current Plans\20250211\01.0.dwg
02/11/2024 1:07:24 PM PLOTTED BY: eric.dunning



WILDWOOD FLORIDA EST. 1877

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

N

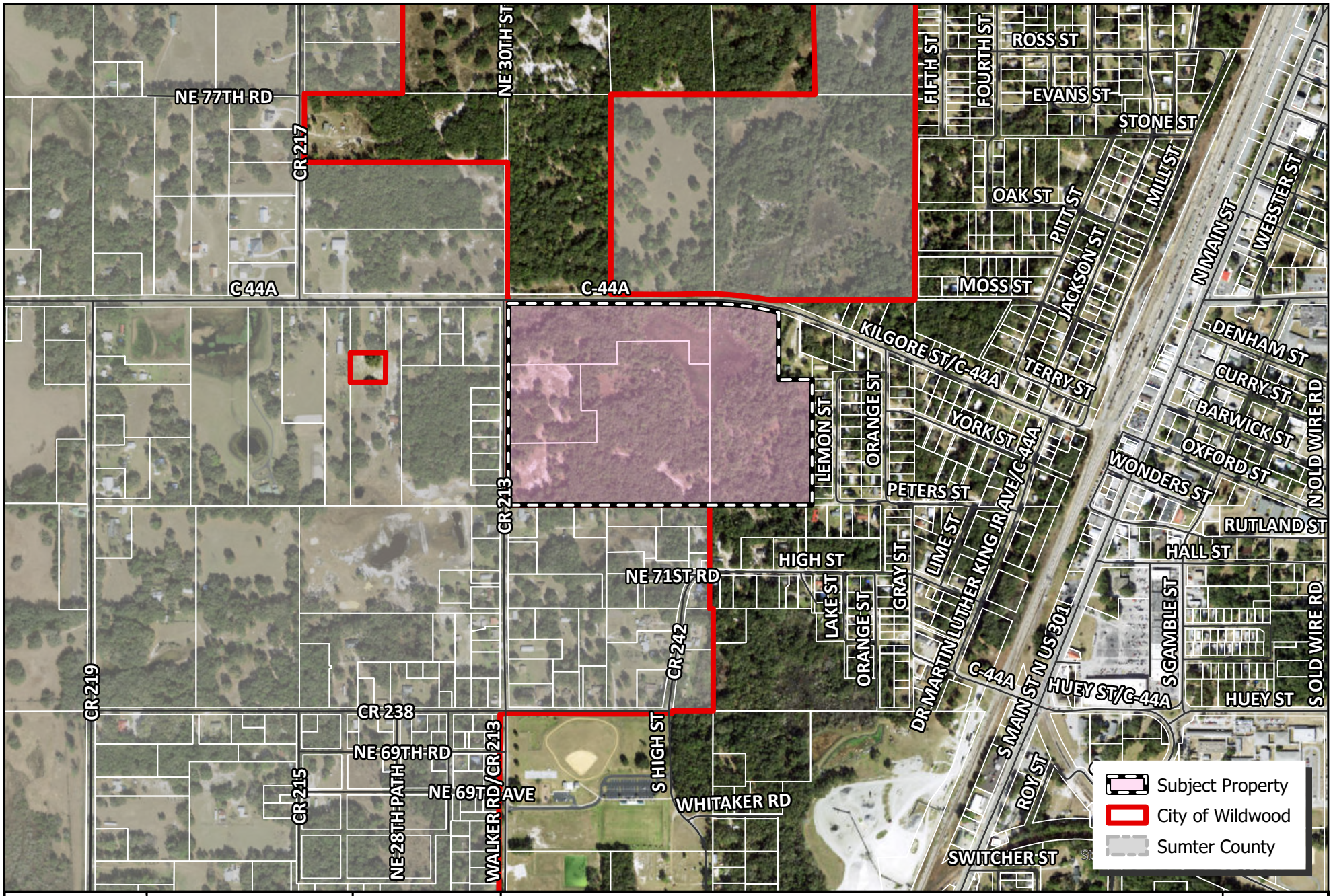
US Feet
0 187.5 375 750

PD 2312-001

WILDWOOD III

PARCELS G06-007, G06-012, G06-012A & G06-204

MAP 1A
LOCATION MAP
NOV 2024



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100 North Main Street
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N

0 0.01 0.03 0.06 0.09 0.12 Miles

PD 2312-001

WILDWOOD III

PARCELS G06-007, G06-012, G06-012A & G06-204

MAP 1B

LOCATION MAP

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: O2024-72

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 3, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for O2024-72 to be forwarded to the City Commission for final approval. The subject property is generally located at the southeast corner of C 44A and CR 213 intersection.

Case #	PD 2312-001 Wildwood III Planned Development
Applicant(s)	M&S Dev, LLC
Owner(s)	Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
Parcel Number(s)	G06-007, G06-012, G06-012A, & G06-204

Under Land Development Regulation (LDR) § 8.2(E), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned developments.

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate

☐ recommends approval.

☒ recommends approval with the following conditions:

approval is without prejudice re: revision(s) to language of Sect. L.3.c.

☐ recommends denial.

Dated: December 3, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

WILDWOOD III
PLANNED DEVELOPMENT OVERLAY NARRATIVE

*****

KILGORE STREET (C-44A) AND CR 213

WILDWOOD, FL

Submitted by:

Kevin Reali, Esquire
Annie Barnes, Associate Planner
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 223-4800

As of December 20, 2023

Project Narrative

This application requests a Planned Development ("**PD**") Overlay for approximately +/- 55.73 acres of land in the City of Wildwood (the "**City**"). The subject property includes four contiguous parcels identifiable as Sumter County Property Appraiser parcel identification numbers: G06-007, G06-12, G06-12A, and G06-204 (the "**Property**"). The Property is generally located on the south side of Kilgore Street (Sumter County Road 44A), southwest of the intersection between C-44A and CR 213 as depicted below. The Property accesses C-44A just east of the intersection with CR 213. C-44A is approximately 1.2 miles north of State Road 44 along CR 213, and approximately 1.5 miles east of the intersection of State Road 44 and C-44A. State Road 44 is a principal arterial roadway and C-44A is a major collector roadway, as shown on the adopted *Florida Department of Transportation Functional Roadway Classification Map,* included as **Attachment 1.**



Figure 1. Subject Property – General Location

This application supports two parallel applications; (1) a large-scale comprehensive plan amendment to amend the Future Land Use ("**FLU**") designation from Residential Mixed Use ("**RMU**") to Medium Density Residential ("**MDR**"), and (2) a request to rezone the Property Neighborhood Mixed Use – 7 ("**NMU-7**") to Medium Density Residential ("**R-3**"). The table below summarizes current Property attributes:

Parcel ID	Acreage*
G06-007	± 17 AC
G06-12	± 22.74 AC
G06-12A	± 10.11 AC
G06-204	± 5.88 AC

**Acreage is based on Sumter County Property Appraiser Records and not reflective of surveyed acreage.*

Table 1. Property Attributes

I. Request:

This request seeks approval of a Residential Planned Development ("**RPD**") in accordance with Section 8.7(A) of the Land Use Regulations ("**LDRs**"). The RPD is compatible with the proposed underlying R-3 zoning district, which permits a wide range of residential uses such as apartments and condominiums at a maximum density of 9 dwelling units per acre. A maximum of 501 dwelling units (net density) within the R-3 zoning district is permissible on the Property. This RPD Overlay requests 350 multi-family dwelling units at a maximum gross density of 6.3 dwelling units an acre (8.76 net density). The proposed density within the RPD is less than what is currently permissible in the current and proposed zoning district.

The RPD Overlay is necessary to provide flexibility in site design layout due to the extensive wetlands within the Property along C-44A, which generally occupy the balance of the northeast portion of the Property. As such, a reduction to the building separation from twenty-five feet to ten feet is necessary to preserve as much wetland area as possible.

II. Character of the Surrounding Area:

The Property is situated along the western City boundary, adjacent to property within unincorporated Sumter County. There are a mixture of commercial and residential developments in the immediate surrounding area. North of the Property across C-44A is vacant property zoned General Commercial – Neighborhood ("**C-2**") with a Commercial FLU. Property north of the Property and immediately east of the C-2 zoned property is undeveloped land zoned General Agricultural with Conventional Housing ("**AI0C**") with a Rural Residential ("**RR**") FLU (Sumter County). Approximately 2,900-feet north of the Property is a 339-acre new development known as *Twisted Oaks Pointe Community Development.* This development will include 735 residential single-family detached dwellings, 248 residential single-family semi-attached dwellings, and 300 residential multi-family units.

The Property to the east is zoned General Commercial – Downtown ("**C-1**") with the RMU FLU and developed with a self-storage facility. Further south of the self-storage facility, but immediately east of the Project, is predominantly residential single-family dwellings, zoned RMU, and within the RMU FLU. South and West of the Property is land residential in character, developed primarily with residential single-family detached dwellings. The proposed RPD provides a transition between commercial and residential parcels to the east and residential uses with less density to the west within the County.

A summary of the surrounding property attributes for property directly adjacent to the Project:

	Zoning	**Future Land Use**	**Existing Use**
North*	C-2/AIC	COM/RR	Vacant Land and Pastureland
South*	RMU/RR1/R2M	RMU/RR	Residential Single-Family Detached Dwellings
East	RMU/C-1	RMU	*Kingdom* Self Storage and Residential Single-Family Detached Dwellings
West*	RR5C/R6C/RR1	AG	Residential Single-Family Detached Dwellings

**A portion or all of the surrounding properties are located within Sumter County's jurisdiction.*

Table 2. Surrounding Property Attributes

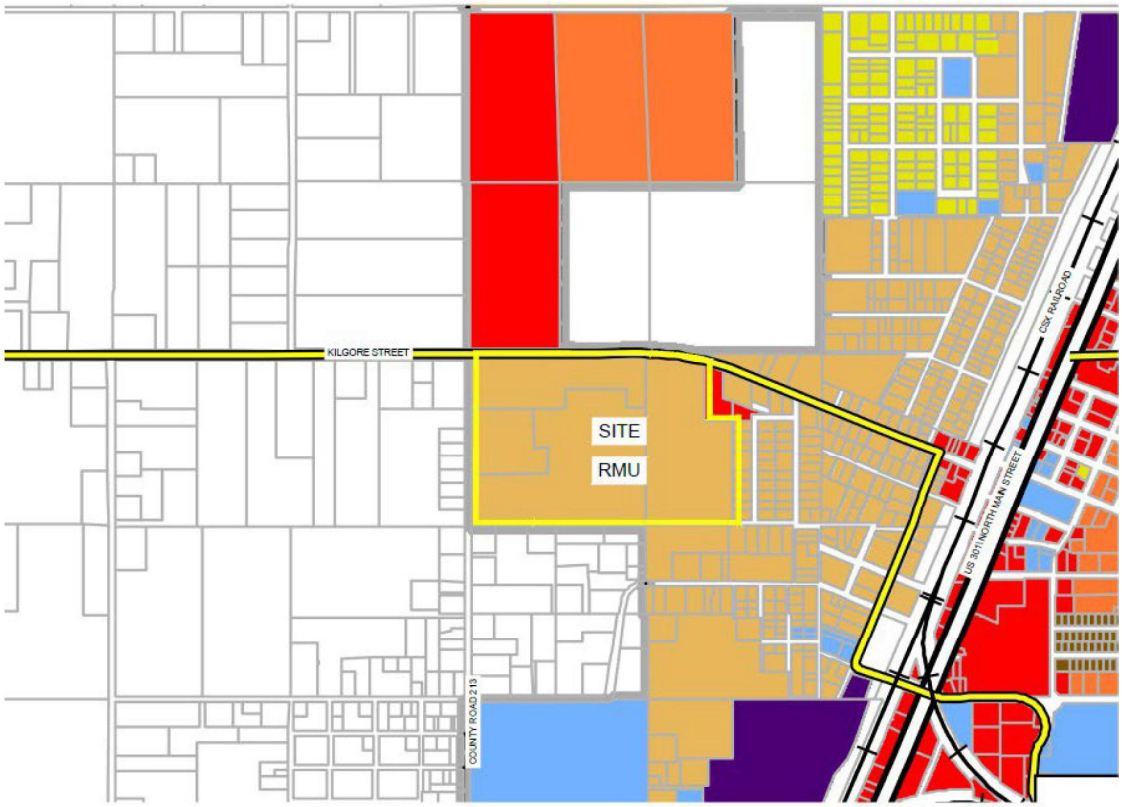


Figure 2. Subject Property Proposed Future Land Use ("FLU") Map (Attachment 2)

III. Consistency with the Comprehensive Plan:

The following objectives and policies are supportive of the Project:

Goal 1. *The City implement land use planning through comprehensive policies, regulations, capital projects and incentives to enhance the quality of life for its citizens, promote economic vitality, and accommodate future population in a sustainable and equitable manner.*

Objective 1.2.1. *The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.*

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.*

Discussion: This Policy encourages growth and development in areas with existing public infrastructure. There are existing utility connections (e.g. water and wastewater lines) near the Property. The Property fronts C-44A, a major collector roadway, and is within 1.5 miles of the intersection of C-44A and with State Road 44, a principal arterial roadway. The Property is approximately 2,000 feet from Downtown Main Street. Residential communities will support commercial and economic growth in the City's downtown without contributing to urban sprawl, at a density high enough to efficiently use the Property in a way that doesn't proliferate sprawl.

The Project meets Objective 1.2.1 by creating a sustainable development that steers improvements away from wetland areas as much as possible and providing development close to the downtown. This Objective implements Goal 1 by accommodating future populations in a sustainable and equitable manner.

Goal 3. *To promote the provision of a diverse, affordable and high-quality housing stock to accommodate the needs of current and future residents while preserving and enhancing established neighborhoods.*

Objective 3.1. *The City shall ensure there is adequate land for the provision of high-quality housing of different types to serve the current and future-residents while promoting the development of a sustainable community.*

Policy 3.1.5. *The City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single-family homes, cluster development, multi-family homes, and innovative housing types.*

Discussion: This Policy promotes wide range of housing types to accommodate a diversity of housing needs. This FLU change implements this policy by permitting residential multi-family housing. This Project meets Objective 3.1 by building high-quality housing. Further, this development meets Goal 3 by providing additional housing for current and future residents. The development will be within walking distance of a variety of downtown commercial uses.

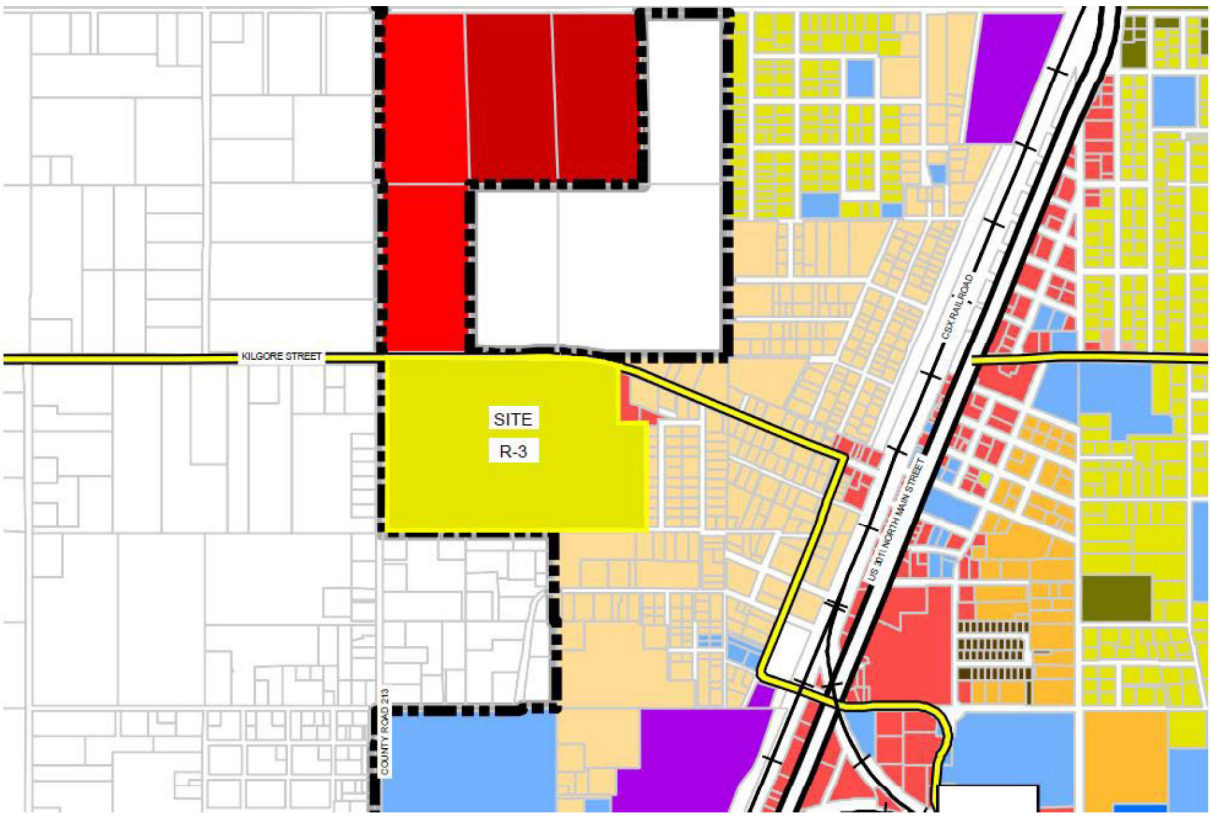


Figure 3. Subject Property Proposed Zoning Map (Attachment 3)

IV. LDR Section 8.1

Intent. The standards and procedures of this Chapter are not intended as an avenue for relaxing requirements set forth in the Land Development Regulations; the intent of this Chapter is to promote design flexibility and to permit planned diversification and integration of uses and structures. The City Commission shall have authority to establish limitations and regulations for the project to protect the public's health, safety and welfare. In doing so, planned developers are intended to:

(1) Promote more efficient and economic uses of land;

Discussion: The Property is approximately 2,000 feet from Downtown Main Street and currently vacant. A multi-family development will support commercial and economic growth in the City's downtown without contributing to urban sprawl.

(2) Encourage compatible and harmonious development of contiguous lands;

Discussion: There is a mixture of commercial and residential development in the immediate surrounding area around the Property, as described in Section II of the narrative. (*Table 2* identifies specific surrounding property attributes including zoning, FLU, and existing uses.) The proposed RPD Overlay is compatible with the proposed R-3 zoning district. The proposed RPD and R-3 zoning district provide a transition between commercial and residential parcels to the east and residential uses with less density to the West within the County.

(3) Promote home ownership opportunities for all residents of the community;

Discussion: This RPD will enable families to live in a new community with amenities without the substantial cost burden or purchasing a home.

(4) Provide flexibility and variety to meet changing needs, technologies, economics, and consumer preferences;

Discussion: The primary purpose of this RPD is to provide the design flexibility necessary to development around the wetlands on the Property as much as feasibly possible, while still efficiently using the land area close to downtown. The proposal is for a rental community, which is in high demand. The developer has several rental communities throughout the State and continues to see a demand in consumer preference to rent.

(5) Be totally controllable based on the needs of the City, in terms of the impact on the proposed site and surrounding neighborhoods;

Discussion: The proposed RPD Overlay will provide housing in a unique community that is harmonious with the environmental landscape. The RPD will provide a transition between commercial and residential parcels to the east and residential uses with less density to the West within the County. Additionally, the TIS demonstrates that all roadways segments currently operate at an acceptable LOS and will continue to operate at an acceptable LOS.

(6) Require uses of land which reduce transportation needs as well as conserve energy and natural resources;

Discussion: The RPD is a walkable community which incorporates sidewalks, a nature trail, and a park approximately 2,000 feet from Downtown Main Street. These design amenities incorporate and conserve the existing wetlands on the Property.

(7) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities;

Discussion: The current site is vacant. A RPD is necessary to design a development around the significant amount of wetlands on the Property. In accordance with the City's Design District Standards ("**DDS**"), the RPD will provide amenities including a community clubhouse, pool, park, and nature trail.

(8) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned;

Discussion: This RPD is necessary to design a development around the wetlands as much as feasibly possible. The RPD design incorporates amenities such as a park and nature trail that is incorporates the existing vegetation.

(9) Lower development and building costs by permitting smaller networks of infrastructure and the use of more economical building types and shared facilities;

Discussion: This RPD development includes residential multi-family uses that will share all infrastructure and amenities.

(10) Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development; and

Discussion: The RPD will adhere to the City's DDS regulations for multifamily architectural styles. The RPD will provide amenities including a community clubhouse, pool, park, and nature trail.

(11) Demonstration of internal and external interconnectivity for infrastructure, open space and environmental systems; and

Discussion: The Property is ideally suited along a major collector roadway, Kilgore Street (Sumter County Road 44A), which provides for sufficient transportation infrastructure, therefore, no issues with internal and external interconnectivity for infrastructure are anticipated. As previously stated, this RPD is necessary to design a development around the wetlands as much as feasibly possible. The design of the RPD is to preserve as much wetland area as possible and allow residents to enjoy the natural vegetation through specific amenities.

The TIS demonstrates that all roadways segments currently operate at an acceptable level of service LOS. The TIS also projects study roadway segments to continue to operate at an acceptable LOS. Access points are proposed along CR 213 and CR44A/Kilgore Street (a major collector roadway). There are also several stub-outs on the Property for future cross-access points in anticipation of future redevelopment in the area.

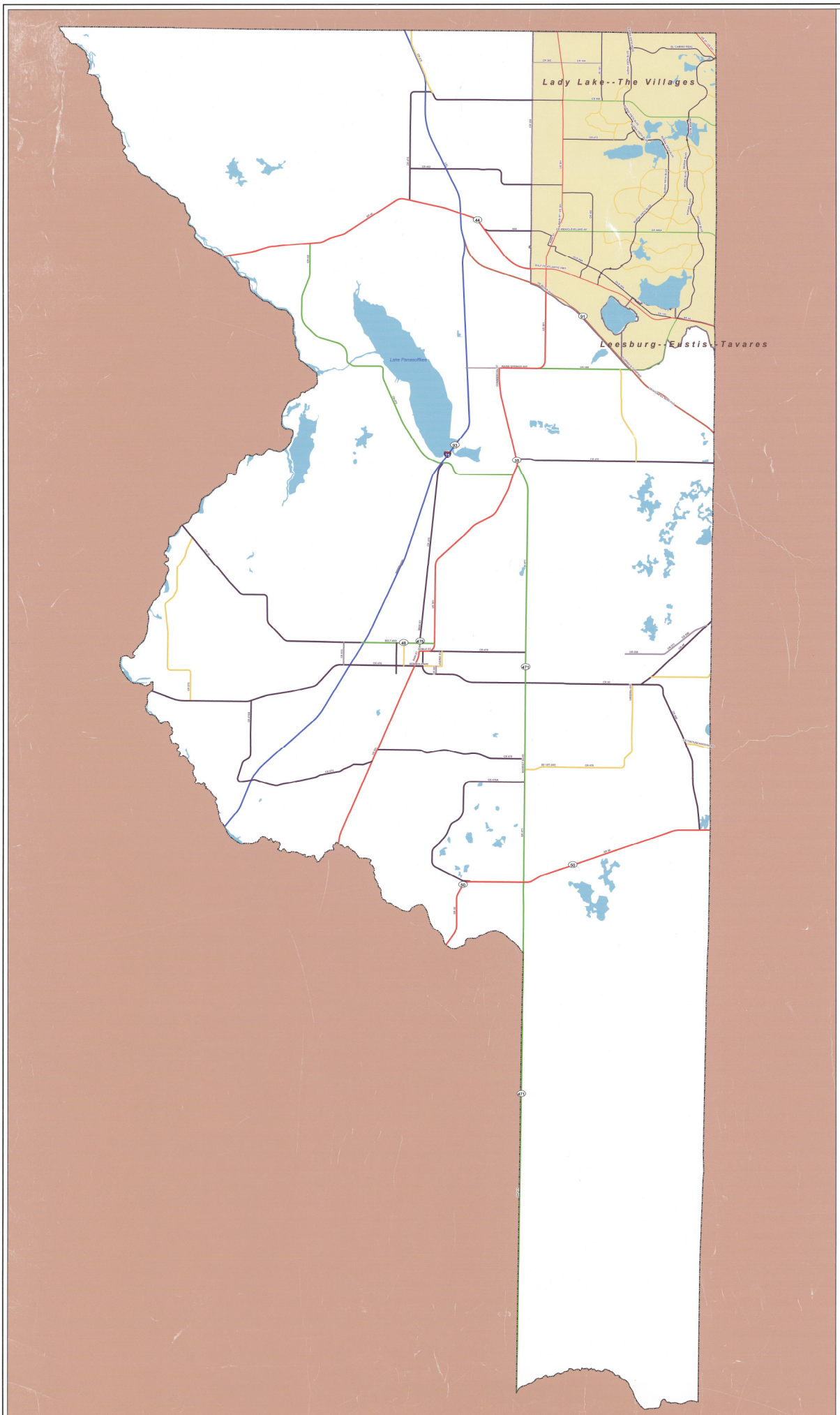
(12) Administer mixed use developments in conformance with the goals and objectives of the comprehensive pan.

Discussion: This not applicable to the Project. This RPD is providing residential multi-family development, a single use.

V. Conclusion.

A RPD Overlay is necessary to development the unique property into a community that incorporates the existing wetlands on the Property. The Project is consistent with the intent of the goals, objectives, and policies of the City of Wildwood Plan. The Project is compatible with the underlying R-3 zoning district and surrounding land uses. The Project is also consistent with the analysis of LDR Section 8.1.

ATTACHMENT 1



DISTRICT 5
2010 Urban Area Boundary & Federal Functional Classification
Sumter County, Florida

Legend

- 01 - Principal Arterial-Interstate RURAL
- 02 - Principal Arterial-Expressway RURAL
- 04 - Principal Arterial-Other RURAL
- 06 - Minor Arterial RURAL
- 07 - Major Collector RURAL
- 08 - Minor Collector RURAL
- 09 - Local RURAL
- 11 - Principal Arterial-Interstate URBAN
- 12 - Principal Arterial-Freeway and Expressway URBAN
- 14 - Principal Arterial-Other URBAN
- 16 - Minor Arterial URBAN
- 17 - Major Collector URBAN
- 18 - Minor Collector (Fed Aid) URBAN
- 19 - Local URBAN
- 2010 Adjusted Urban Area
- Water

Recommended By:

Lake-Sumter MPO Chairman — Date: 8/19/14

Florida Dept. of Transportation — Date: 8-28-14

Approved By:

Federal Highway Administration — Date: 09/02/2014

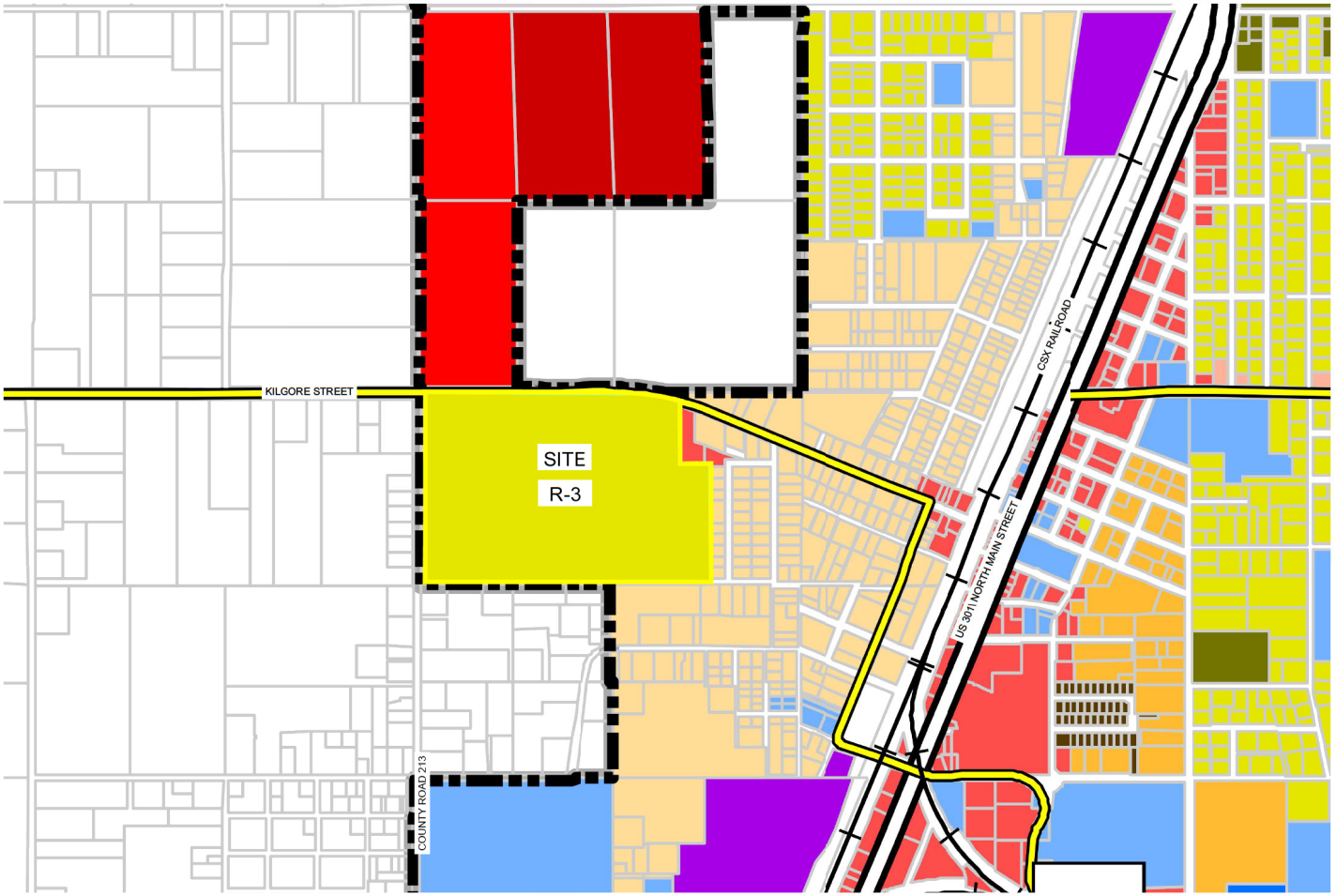
N W E S

0 2 4 8 Miles

FDOT

6/25/14

ATTACHMENT 2



Legend

Zoning Classification

- AG-10
- AG-5
- ER
- R-1
- R-2
- R-3
- R-4
- R-5
- RMU
- RMU-10
- RIO
- MHP
- C-1
- C-2
- C-2A
- C-3
- CMU
- NMU-4
- NMU-7
- ECNMU-7
- SWCMU
- CC
- 466/301 MU
- M-1
- M-2
- PEU
- INS
- PUD
- V-WW
- ARD
- CITY OF WILDWOOD
- SUMTER COUNTY

N

NOT TO SCALE

LEVELUP CONSULTING, LLC

LVLUP

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

PREPARED FOR:	PROJECT NAME:	DRAWING TITLE:	
WILDWOOD III, LLC	WILDWOOD III	PROPOSED ZONING MAP	PROJECT No. 268-01-E03
			SHEET 2 of 2

T:\Projects\268-01 Wildwood III\Drawings\268-01-E03 - Proposed Zoning Map\Current Plans\268-01-E03 - Proposed Zoning Map.dwg
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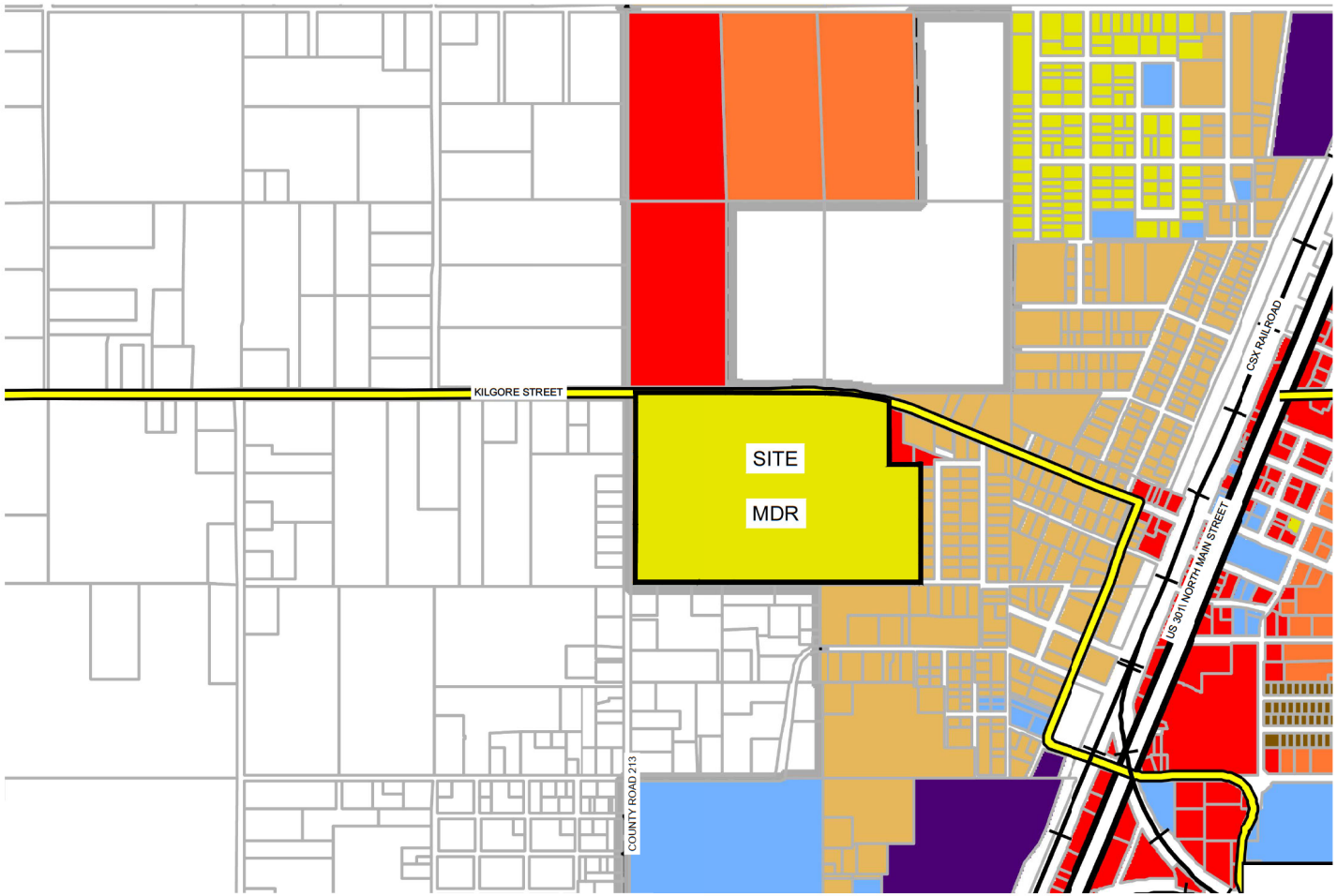
ATTACHMENT 3



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PREPARED FOR:	PROJECT NAME:	DRAWING TITLE:	
WILDWOOD III, LLC	WILDWOOD III	PROPOSED FLU MAP	PROJECT No. 268-01-E05
			SHEET 1 of 2

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9/19/2025 1:23:28 AM PLOTTED BY: ed lombard

Kimley»Horn

May 29, 2024

Ms. Wendy Then, AICP CFM
Assistant Director, Development Services Department
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: ***Future Traffic Projections CR 209 from SR 44 to CR 466***
Kimley-Horn Job Number 142173000

Dear Ms. Then:

At the request of the City of Wildwood (the City), Kimley-Horn reviewed future traffic projections on CR 209, from SR 44 to CR 466. The purpose of the review was to provide input on the needed right of way width to complete the missing section of roadway from CR 44A to CR 232.

Existing traffic data published by the Florida Department of Transportation (FDOT) was obtained for CR 209. Transportation modeling software was used to estimate the growth in traffic along CR 209 from background traffic, planned developments along CR 209 that were provided by the City, and completing the missing connection of the roadway. Our analysis found that the projected daily traffic volume on CR 209 within the planning horizon and considering the developments under review or approved by the City of Wildwood, is less than the service volume of a two-lane roadway (14,000 vehicles per day).

A more detailed traffic analysis will be performed during the Preliminary Engineering Report to identify turn lane needs and traffic control at the intersections along the corridor. It is recommended that the City plan for 100 feet of right-of-way on CR 209. This will allow for a 2-lane roadway with sidewalks to be constructed initially but will also provide flexibility for a 4-lane roadway if needed in the future due to continued development on and around the CR 209 corridor.

An exhibit showing the study area, future developments, and a two-lane and four-lane typical section within the proposed 100-foot right-of-way is provided as an attachment.

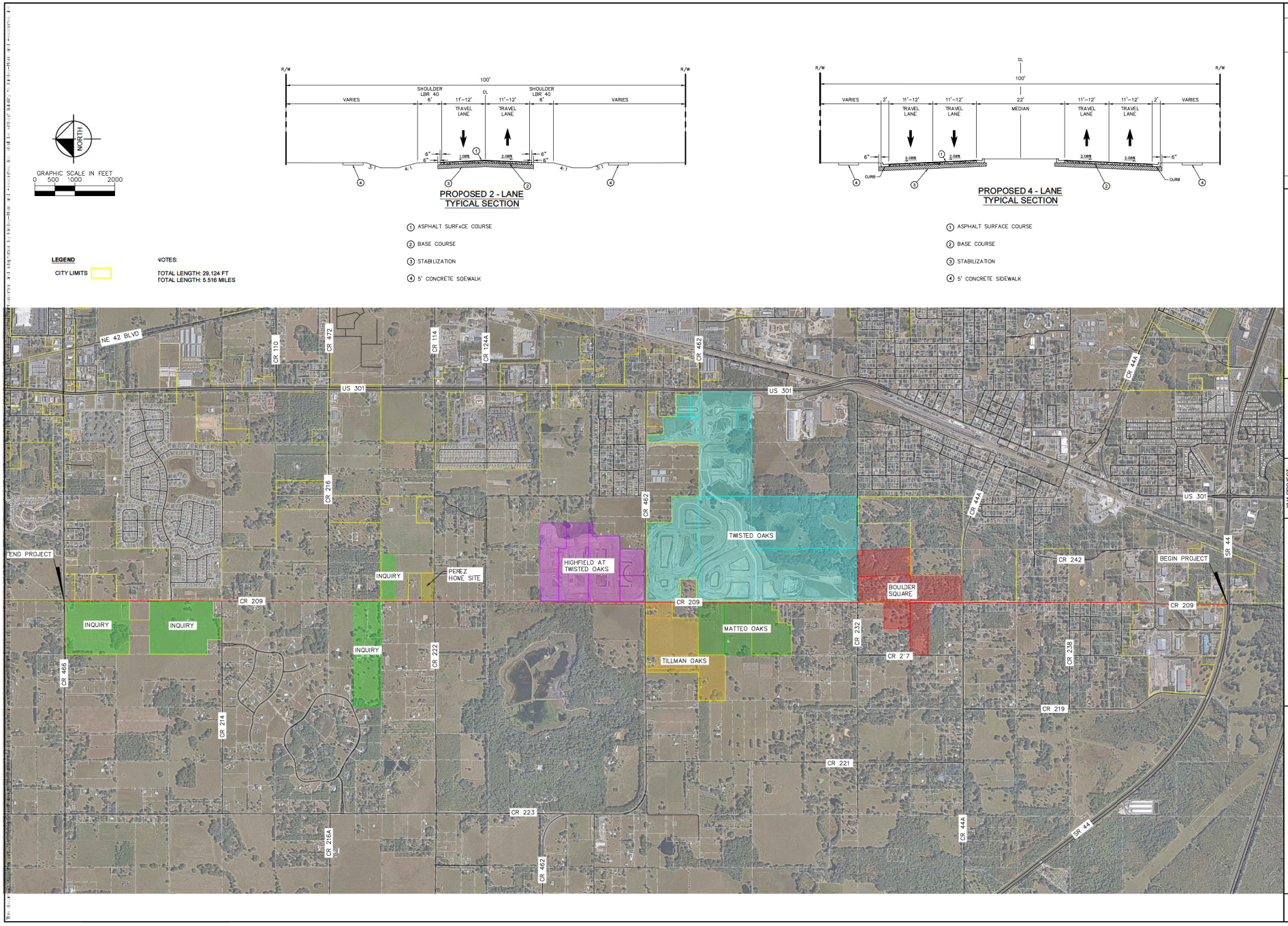
Please contact me if you have any questions.

Sincerely,
KIMLEY-HORN

Amber L. Gartner, P.E.
ALG/sab

Attachments – Aerial Exhibit

K:\OCA_Civil\1421\73000 - City Engineering Support\Additional Tasks\0290 - CR 209\doc\Lwt240529alg - CR 209.docx



No.	REVISIONS	DATE	BY

Kimley»Horn

©2024 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM, REGISTRY 35106

KHA PROJECT

DATE MAY 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

CR 209
PRELIMINARY ENGINEERING
STUDY SCOPE LIMITS
CITY OF WILDWOOD

AERIAL EXHIBIT

SUMTER COUNTY FLORIDA

SHEET NUMBER
EX-01

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #47774

Date Submitted: 10/13/2023

First Name*	Last Name*	Email Address*
Chris	Walsh	chris.walsh@walshtraffic.com

Address

285 Palmetto Springs Street

City	State	Zip Code
DeBary	FL	32713

Phone	Alt Phone	Parcel Number
3868015682		G06-012A, G06-204, G06-012, G06-007

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports
Summary Table

Click here to view the table.

Exemption

Choose File No file chosen

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

Please submit your Methodology Statement

Choose File No file chosen

Please submit your TIA

Wildwood III Traffic Impact Study-October 2023-SS.pdf

Date of Methodology Acceptance by County

9/28/23

Sumter County Traffic Impact Analysis (TIA) 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: 2024.02.16 13:03:01 -05'00'

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] 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

■ **TRAFFIC IMPACT ANALYSIS**

WILDWOOD III RESIDENTIAL DEVELOPMENT

WILDWOOD, FLORIDA

OCTOBER 2023

PREPARED BY:

WALSH TRAFFIC ENGINEERING, LLC

285 PALMETTO SPRINGS STREET

DEBARY, FLORIDA 32713

PHONE – 386.668.0062

TRAFFIC IMPACT ANALYSIS

WILDWOOD III RESIDENTIAL DEVELOPMENT

WILDWOOD, FLORIDA

OCTOBER 2023

PREPARED BY:

CHRIS J. WALSH, P.E.

WALSH TRAFFIC ENGINEERING, LLC

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PROJECT #: 10030

PREPARED FOR:

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4039 S. DALE MABRY HIGHWAY

TAMPA, FLORIDA 33611

CHRIS J. WALSH LICENSE No.57626 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNE AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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Appendix F	Turning Movement Worksheets
Appendix G	Select-Zone Model Plot
Appendix H	Future Conditions (2026) Synchro Printouts
Appendix I	Turn-Lane Analysis Worksheets

INTRODUCTION

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic impact analysis for Wildwood III, a multi-family (duplex) development proposed for 55.8 acres located in the southeast quadrant of the intersection of CR 44A/Kilgore Street and CR 213 in Wildwood, Florida (see ***Figure 1***). The parcel ID #'s for the associated property are summarized below:

- G06-007
- G06-012
- G06-012A
- G06-204

The development is proposed to include 350 residential dwelling units. As a companion to the rezoning and PD overlay the applicant is also proposing a change in the FLU category from Residential Mixed Use to Medium Density Residential. A separate trip generation analysis was prepared in support of the FLU change. This TIA, which is separate from the FLU change trip generation analysis, was prepared in support of the proposed rezoning and PD overlay. A copy of the preliminary development plan is provided in ***Appendix A***. The development is proposed to have a buildout date of 2026.

Figure 1 - Site Location Map



Project Access

Full access to the proposed development is proposed on CR 44A, approximately 450 feet east of CR 213. A second full access driveway is also proposed on CR 213 approximately 700 feet south of CR 44A. Both intersections are anticipated to be one-way STOP controlled.

Study Area

Per the Sumter County TIA Guidelines (June 2022) and as included in the approved methodology (see ***Appendix B***), the study area for a Major TIA is to include all roadways located adjacent to the development plus all roadways where the project's peak-hour trips consume three percent (3%) or more of a roadway's two-way peak-hour generalized service volume based on the adopted LOS and committed number of lanes. Additionally, the study area is to include any roadway where the project's trips are projected to exceed 70 peak-hour two-way trips. The study intersections are to include major intersections that are part of the impact roadways, major intersections within 1,320 feet of the site access, and all site access intersections. The study roadway segments and intersections as included in the approved methodology are summarized below:

Study Roadway Segments

- CR 44A – from CR 221 to CR 213
- CR 44A – from CR 213 to US 301
- CR 213 – from SR 44 to CR 44A

Study Intersections

- CR 213 at CR 44A (1-way STOP)
- CR 213 at Project Driveway (1-way STOP)
- CR 213 at SR 44 (2-way STOP)
- CR 44A at Project Driveway (1-way STOP)
- CR 44A at Dr. MLK Jr. Avenue (1-way STOP)
- Dr. MLK Jr. at US 301 (signalized)

EXISTING CONDITIONS

Existing Volumes

For purposes of this study, AM and PM peak-period turning movement counts, from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, were conducted at the study intersections. ***Figure 2*** and ***Figure 3*** summarize the existing AM and PM peak-hour turning movement volumes at the study intersections. The seasonal factor from FDOT's Peak Season Factor Category Report for Sumter County (2022) was then applied to the existing turning movement volumes. Printouts of the traffic counts are provided in ***Appendix C***.

Existing Roadway Segment Conditions

The existing AM and PM peak-hour two-way volumes on the roadway segments were obtained from the turning movement counts. The resulting volumes were then compared against the generalized service volume for each study roadway segment. ***Table 1*** and ***2*** below shows the adopted level of service and generalized service volume under the adopted level of service for each study roadway segment. As shown, the existing AM and PM peak-hour volumes for all the study roadway segments are below the generalized service volume.

Table 1 - Existing Roadway Segment Operating Conditions (AM Peak Hour)

Roadway Segment	Segment ID	# of Lanes	Speed Limit	Adopted LOS	Service Volume	Source	Existing Volume				Volume Exceeds Svc Vol?	
							NB/EB	SB/WB	Year	Source	NB/EB	SB/WB
CR 44A												
CR 221 to CR 213	35281102	2	35	D	1,200	MPO	93	40	2023	TMC	no	no
CR 213 to US 301	35281103	2	35	D	1,200	MPO	92	53	2023	TMC	no	no
CR 213												
SR 44 to CR 44A	6000	2	30	D	675	MPO	56	40	2023	TMC	no	no

Source: MPO - Lake Sumter MPO, TMC - Turning Movement Count

Table 2 - Existing Roadway Segment Operating Conditions (PM Peak Hour)

Roadway Segment	Segment ID	# of Lanes	Speed Limit	Adopted LOS	Service Volume	Source	Existing Volume				Volume Exceeds Svc Vol?	
							NB/EB	SB/WB	Year	Source	NB/EB	SB/WB
CR 44A												
CR 221 to CR 213	35281102	2	35	D	1,200	MPO	59	88	2023	TMC	no	no
CR 213 to US 301	35281103	2	35	D	1,200	MPO	93	172	2023	TMC	no	no
CR 213												
SR 44 to CR 44A	6000	2	30	D	675	MPO	52	46	2023	TMC	no	no

Source: MPO - Lake Sumter MPO, TMC - Turning Movement Count

Figure 2 - Existing AM Peak-Hour Traffic Volumes

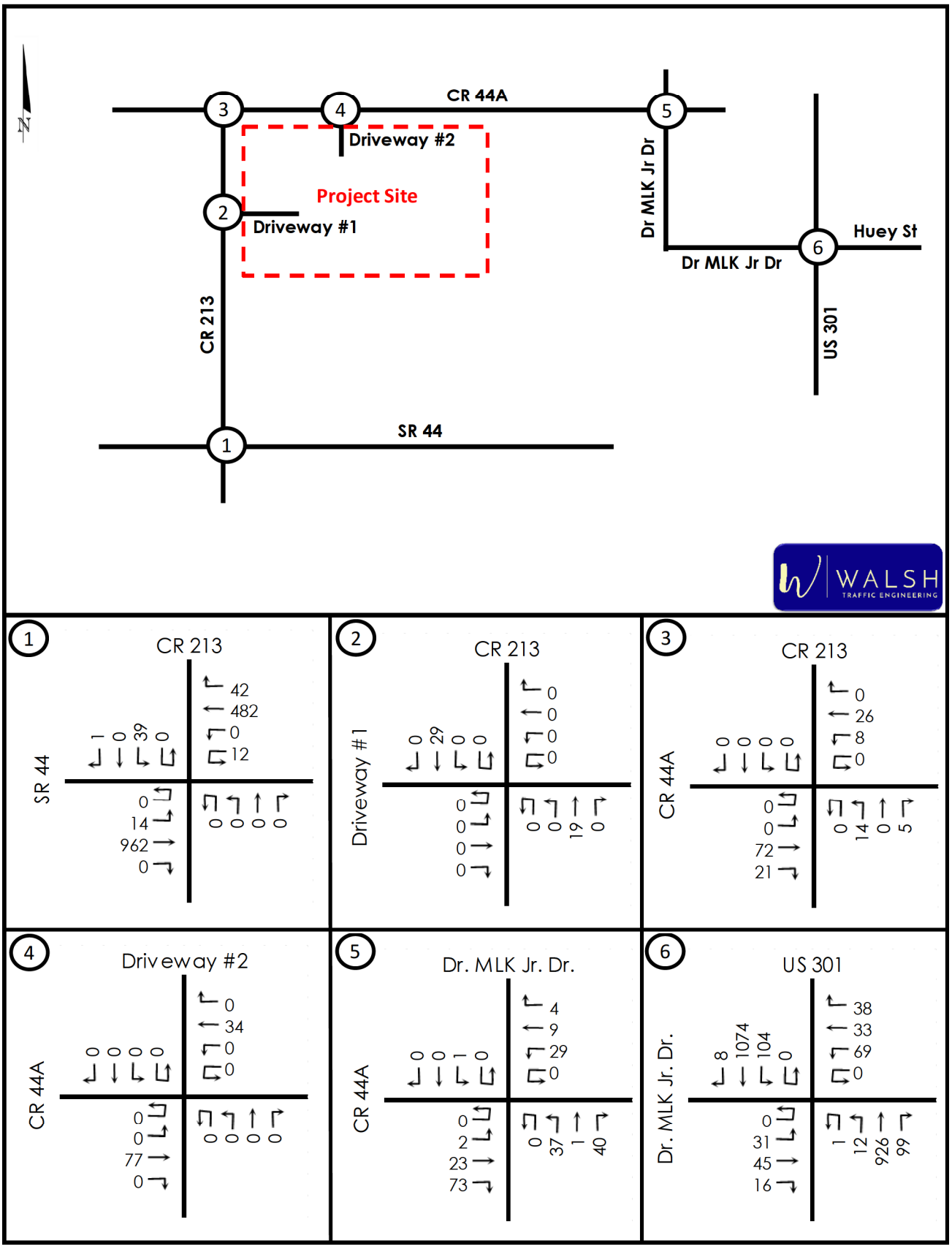
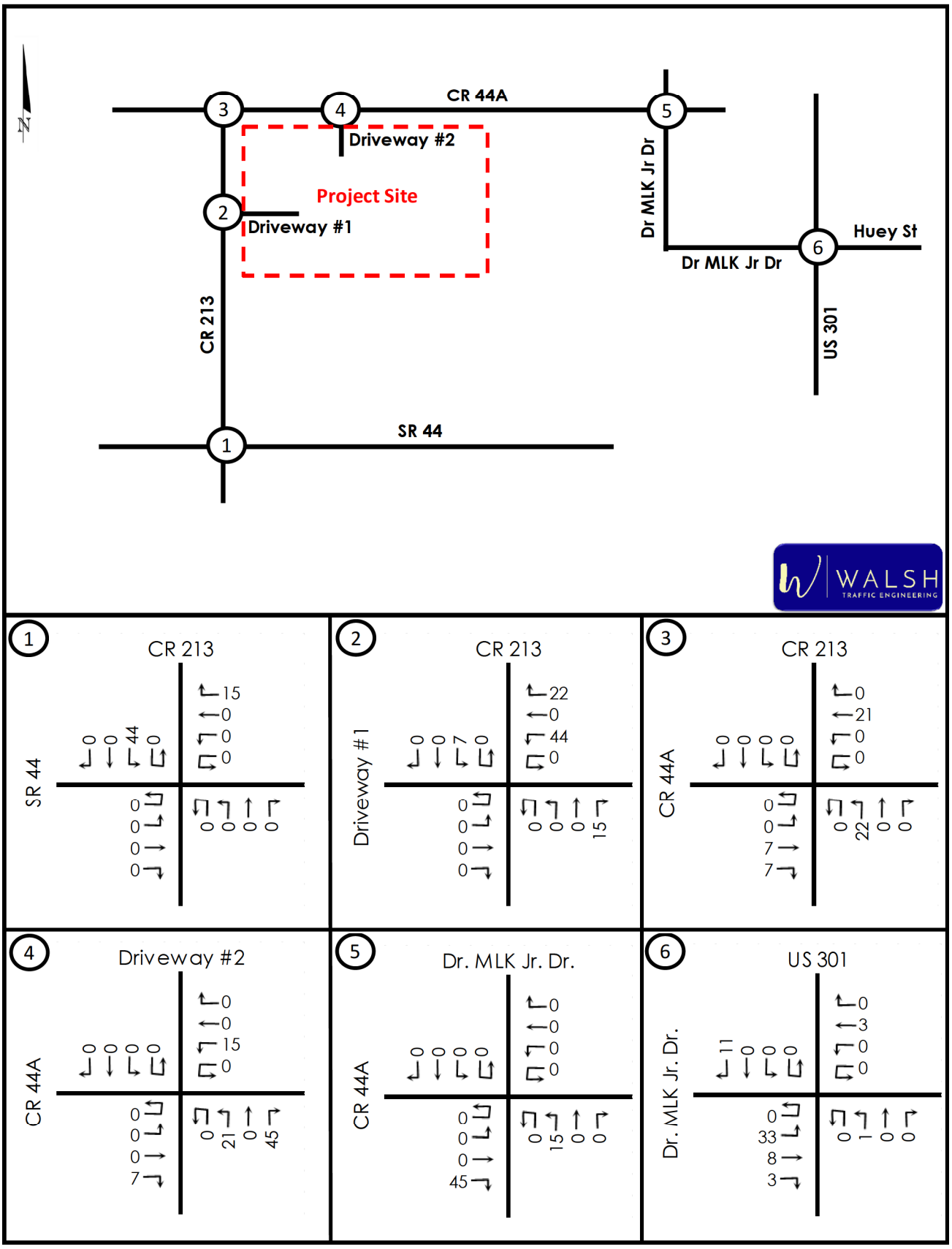


Figure 3 - Existing PM Peak-Hour Traffic Volumes



Existing Intersection Conditions

The AM and PM peak-hour existing operating conditions of the study intersections were evaluated using Highway Capacity Manual (HCM), 6th Edition methodologies within the Synchro 11 software. The existing AM and PM peak-hour turning movement volumes, existing roadway geometry, and existing signal timings (where applicable) were utilized in the analyses. ***Table 3*** summarizes the results of the intersection operational analyses. All movements at the STOP-controlled intersections currently operate acceptably. Additionally, the US 301/Dr. MLK Jr. Drive signalized intersection currently operates acceptably. Printouts of the operational analyses are provided in ***Appendix D***.

Table 3 - Existing Intersection Operating Conditions

		Eastbound				Westbound				Northbound				Southbound				Overall
		L	T	R	App	L	T	R	App	L/U	T	R	App	L	T	R	App	Intxn
SR 44 at CR 213 - 2-Way STOP																		
AM Peak	**Delay (sec/veh)**	9.3	-	-	0.1	10.4	-	-	0.2	-	0.0	-	0.0	19.8	9.9	-	19.6	-
	LOS	A	-	-	-	B	-	-	-	-	A	-	A	C	A	-	C	-
	V/C	0.018	-	-	-	0.019	-	-	-	-	0	-	-	0.146	0.001	-	-	-
	Queue (ft)	3	-	-	-	3	-	-	-	-	0	-	-	13	0	-	-	-
	Storage (ft)	375	-	-	-	225	-	-	-	-	-	-	-	250	-	-	-	-
PM Peak	**Delay (sec/veh)**	10.8	-	-	0.1	9.0	-	-	0.2	-	14.9	-	14.9	30.2	12.4	-	26.3	-
	LOS	B	-	-	-	A	-	-	-	-	B	-	B	D	B	-	D	-
	V/C	0.011	-	-	-	0.022	-	-	-	-	0.006	-	-	0.221	0.023	-	-	-
	Queue (ft)	0	-	-	-	3	-	-	-	-	0	-	-	20	-	-	-	-
	Storage (ft)	375	-	-	-	225	-	-	-	-	-	-	-	250	-	-	-	-
CR 213 at CR 44A - 1-Way STOP																		
AM Peak	**Delay (sec/veh)**	-	-	-	-	7.4	-	-	1.8	-	9.5	-	9.5	-	-	-	-	-
	LOS	-	-	-	-	A	-	-	-	-	A	-	A	-	-	-	-	-
	V/C	-	-	-	-	0.006	-	-	-	-	0.026	-	-	-	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	**Delay (sec/veh)**	-	-	-	-	7.4	-	-	1.2	-	9.5	-	9.5	-	-	-	-	-
	LOS	-	-	-	-	A	-	-	-	-	A	-	A	-	-	-	-	-
	V/C	-	-	-	-	0.009	-	-	-	-	0.057	-	-	-	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Eastbound				**Westbound**				**Northbound**				**Southbound**				**Overall**
		L	**T**	**R**	**App**	**L**	**T**	**R**	**App**	**L/U**	**T**	**R**	**App**	**L**	**T**	**R**	**App**	**Intxn**
CR 213 (Kilgore St.) at Dr. MLK Jr. Drive - 2-Way STOP																		
AM Peak	**Delay (sec/veh)**	7.2	-	-	0.1	7.5	-	-	5.2	-	9.4	-	9.4	-	9.8	-	9.8	-
	LOS	A	-	-	-	A	-	-	-	-	A	-	A	-	A	-	A	-
	V/C	0.001	-	-	-	0.02	-	-	-	-	0.092	-	-	-	0.001	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	**Delay (sec/veh)**	7.3	-	-	0.3	7.5	-	-	4.5	-	10.9	-	10.9	-	10.2	-	10.2	-
	LOS	A	-	-	-	A	-	-	-	-	B	-	B	-	B	-	B	-
	V/C	0.003	-	-	-	0.028	-	-	-	-	0.23	-	-	-	0.026	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
US 301 at Dr. MLK Jr. Drive/Huey Street - Signalized																		
AM Peak	**Delay (sec/veh)**	33.0	36.7	-	35.4	32.5	35.2	-	33.9	10.5	17.3	-	17.2	11.6	15.0	-	14.7	17.6
	LOS	C	D	-	D	C	D	-	C	B	B	-	B	B	B	-	B	B
	V/C	0.12	0.3	-	-	0.26	0.3	-	-	0.05	0.62	-	-	0.35	0.6	-	-	-
	Queue (ft)	30	-	-	-	65	-	-	-	5	-	-	-	40	-	-	-	-
	Storage (ft)	75	-	-	-	100	-	-	-	150	-	-	-	150	-	-	-	-
PM Peak	**Delay (sec/veh)**	33.9	37.6	-	36.4	30.7	36.8	-	34.1	11.6	19.1	-	18.7	12.4	18.0	-	17.8	20.6
	LOS	C	D	-	D	C	D	-	C	B	B	-	B	B	B	-	B	C
	V/C	0.14	0.3			0.38	0.58			0.17	0.67			0.13	0.61			
	Queue (ft)	30	-	-	-	113	-	-	-	18	-	-	-	13	-	-	-	-
	Storage (ft)	75	-	-	-	100	-	-	-	150	-	-	-	150	-	-	-	-

FUTURE CONDITIONS

As previously conveyed, the proposed development will have a buildout date of 2026.

Committed Roadway Improvements

Improvements programmed for construction within the study area within the next three years within FDOT's Work Program, Sumter County's and Wildwood's Capital Improvements Programs, and the Lake Sumter MPO's Transportation Improvement Program are considered committed for this study. However, no specific improvements were identified/included within the study area.

Future Background Conditions

ROADWAY SEGMENTS

Future background traffic is the non-project-related traffic projected to utilize the study roadways and intersections. For the purposes of this analysis, the future background traffic was estimated by applying to the existing volumes the higher of the historical annual growth rate for each roadway as obtained from the 2022 Sumter County CMP Database, a 2% annual growth rate, or vested trips from the following developments:

- Parkview at Brownwood
- Twisted Oaks Pointe
- New Horizon Plaza
- Tillman Oaks Subdivision

Table 3 and *Table 4* show the resulting future background AM and PM peak-hour directional volumes on the study roadway segments. The 2022 Sumter County CMP Database and excerpts from the TIA's pertaining to each of the above-mentioned vested developments are provided in ***Appendix E***.

INTERSECTIONS

With regards to the future background turning movements, annual growth rates were applied to existing turning movement volumes. The resulting growth was then compared against vested trips from the four previously-mentioned vested developments. The higher of the two growth calculations were used for each specific movement to calculate future background turning movements. The resulting future background AM and PM peak-hour turning movement volumes are provided in ***Figure 4*** and ***Figure 5.*** Turning movement worksheets are provided in ***Appendix F***.

Table 4 - Future Background Volumes for Roadway Segments (AM Peak Hour)

Roadway Segment	Existing Volumes			Buildout Year	Historical Annual Growth Rate	Volume Growth						Total Background Volume	
						Based on Growth Rate		Vested Trips		Applied Growth			
	NB/EB	SB/WB	Year			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CR 44A													
CR 221 to CR 213	93	40	2023	2026	7.5%	21	9	26	17	26	17	119	57
CR 213 to US 301	92	53	2023	2026	8.0%	22	13	26	17	26	17	118	70
CR 213													
SR 44 to CR 44A	56	40	2023	2026	2.75%	5	3	0	0	5	3	61	43

Note - Historical Annual Growth Rates from 2022 Sumter County CMP Database

Table 5 - Future Background Volumes for Roadway Segments (PM Peak Hour)

Roadway Segment	Existing Volumes			Buildout Year	Historical Annual Growth Rate	Volume Growth						Total Background Volume	
						Based on Growth Rate		Vested Trips		Applied Growth			
	NB/EB	SB/WB	Year			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CR 44A													
CR 221 to CR 213	59	88	2023	2026	7.5%	13	20	38	22	38	22	97	110
CR 213 to US 301	93	172	2023	2026	8.0%	22	41	38	22	38	41	131	213
CR 213													
SR 44 to CR 44A	52	46	2023	2026	2.75%	4	4	0	0	4	4	56	50

Note - Historical Annual Growth Rates from 2022 Sumter County CMP Database

Figure 4 - Future Background (2026) AM Peak-Hour Traffic Volumes

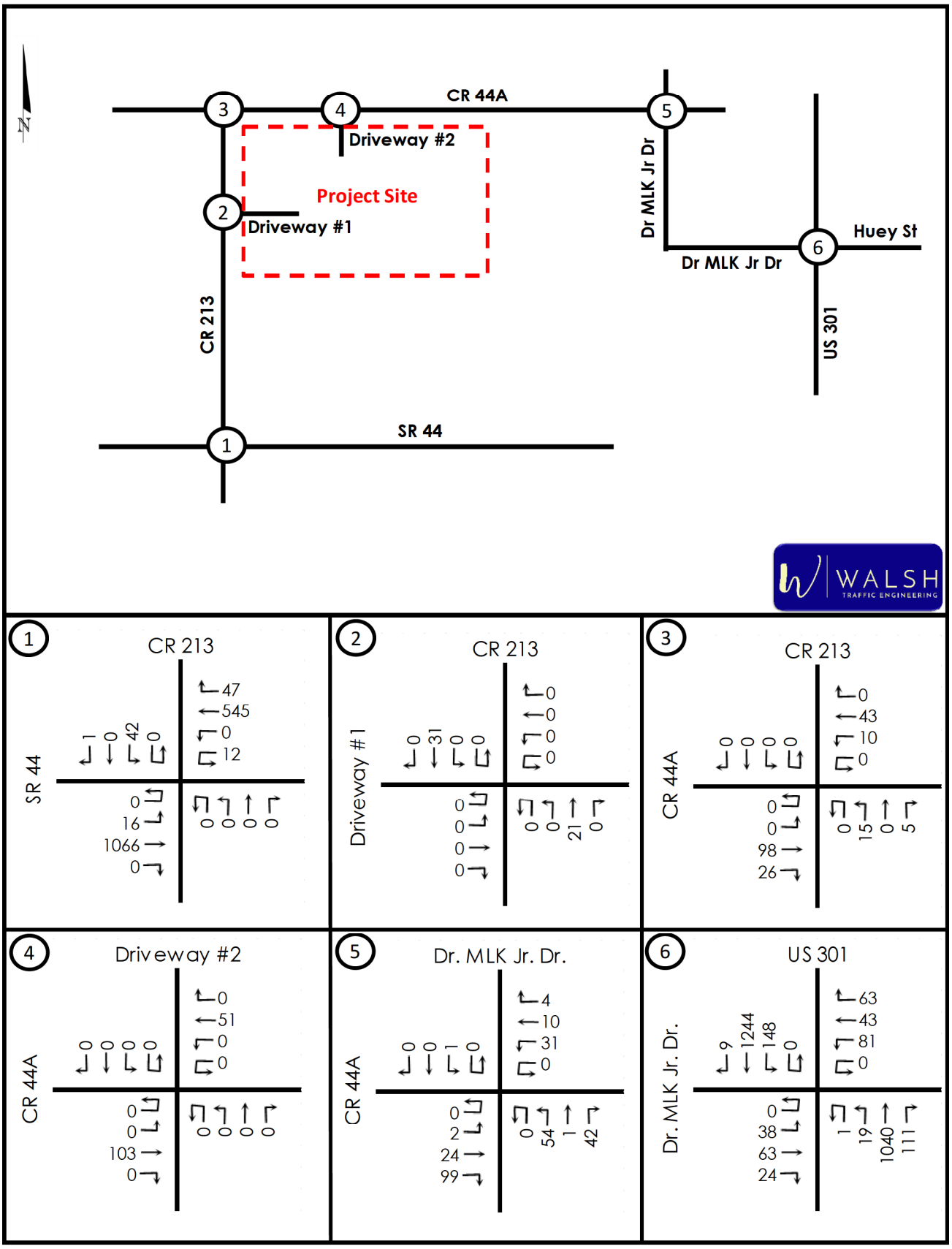
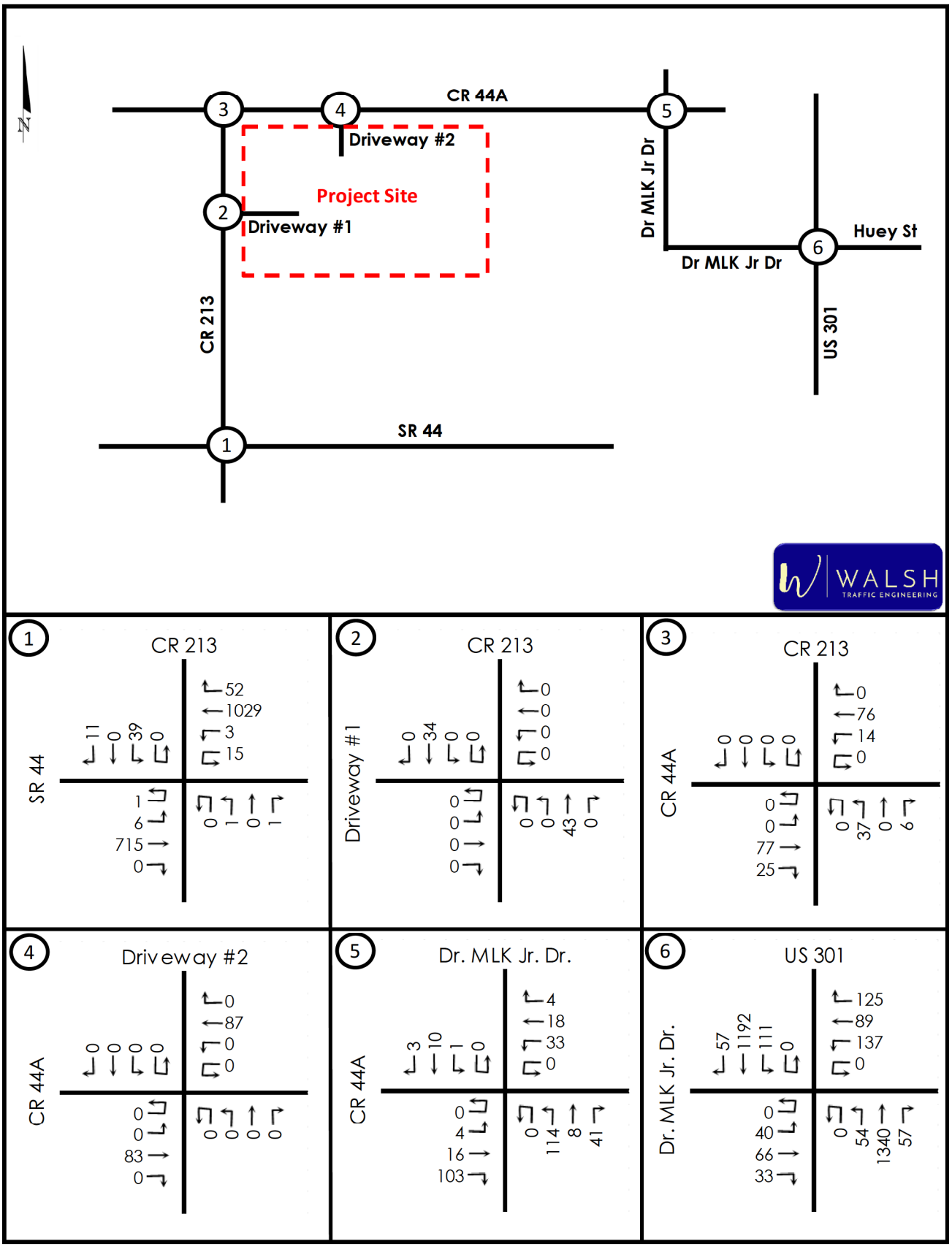


Figure 5 - Future Background (2026) PM Peak-Hour Traffic Volumes



Project Trips

TRIP GENERATION

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development is provided below based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition for Land Use Code (LUC) 215 (Single Family Attached Housing). As summarized in ***Table 6*** and as provided in the approved methodology, the proposed development is projected to generate 2,617 total daily trips, 168 total AM peak-hour trips (44 in, 132 out), and 206 total PM peak-hour trips (122 in, 84 out).

Table 6 - Trip Generation Projection for Proposed Development

Land Use	ITE Land Use Code	Intensity	Daly Total Trips		
			In	Out	Total
Single Family Attached Housing	215	350 DU	1,308	1,309	2,617

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips		
			In	Out	Total
Single Family Attached Housing	215	350 DU	44	132	176

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips		
			In	Out	Total
Single Family Attached Housing	215	350 DU	122	84	206

TRIP DISTRIBUTION

The trip distribution pattern defines the primary corridors that will be traveled by the traffic generated by the project. The approved trip distribution for the new external trips, as included in the approved methodology, was estimated based on a select-zone model run using the CFRPM 7.0. As conveyed in the approved methodology, the model distribution assigned all 16% of the project trips to/from US 301, north of CR 462, via CR 221. While many of these trips are expected to travel via CR 221, it is expected that a smaller portion of these trips would likely use CR 44A to US 301. Therefore, 5% of these trips were reassigned accordingly with the remaining 11% maintaining the assignment via CR 221. The approved trip distribution is shown below in ***Figure 6***. The model plot is provided in ***Appendix G***.

The new external AM and PM peak-hour project trips were then assigned to the study roadways and intersections based on the trip distribution. ***Figure 7*** and ***Figure 8*** show the AM and PM peak-hour new external trips, assigned to the study intersections.

Figure 6 - Trip Distribution

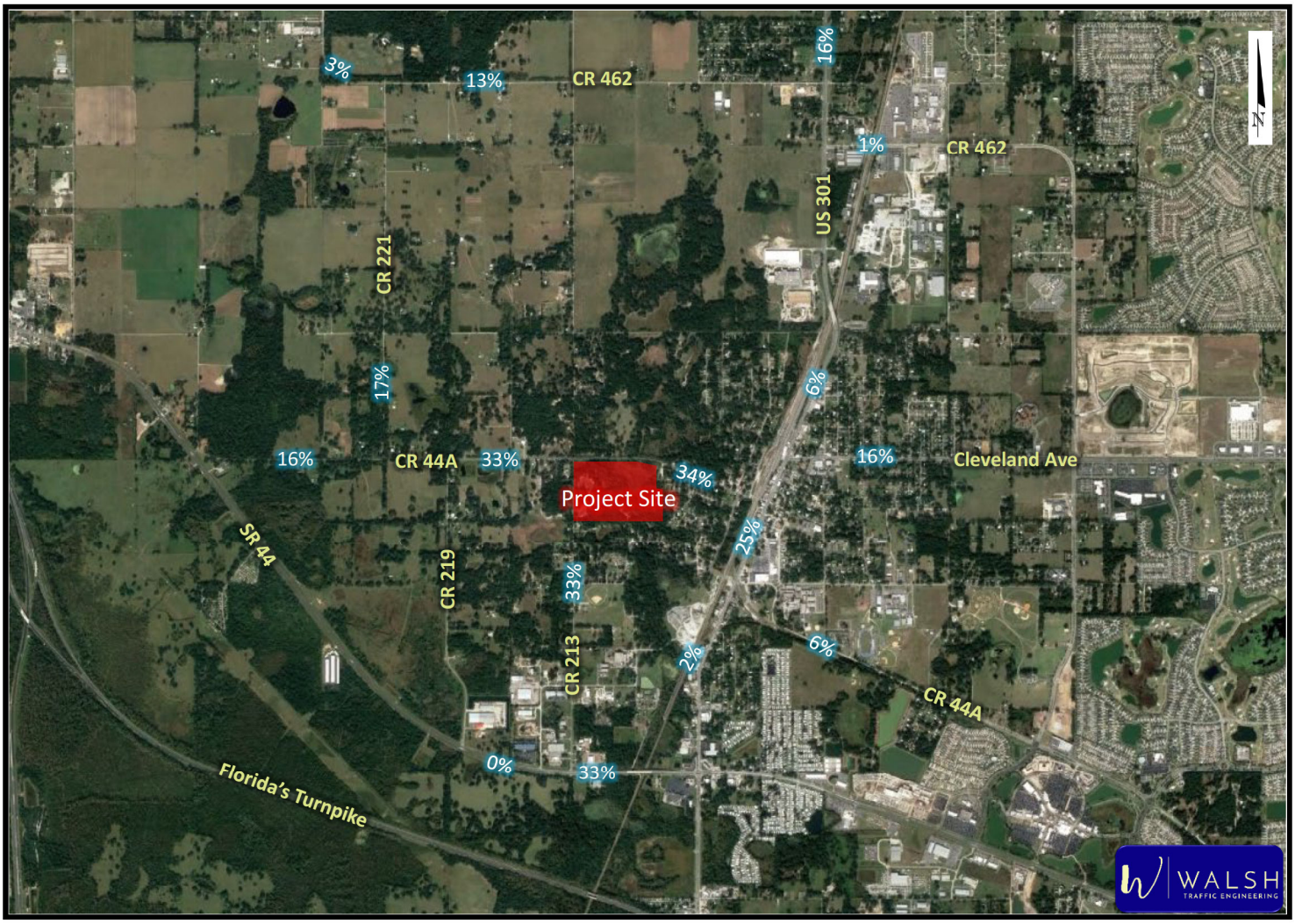


Figure 7 – Project Trips (AM Peak Hour)

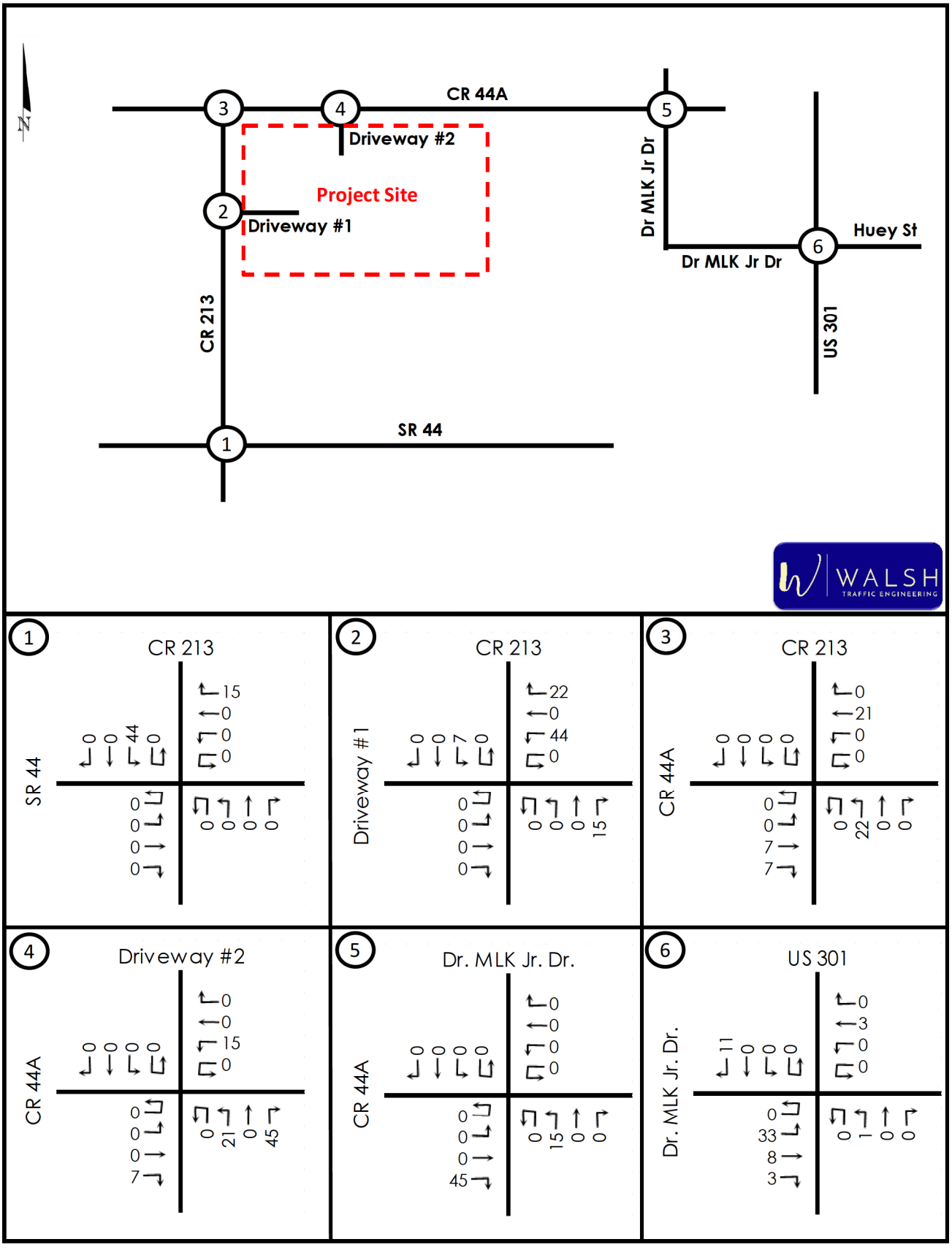
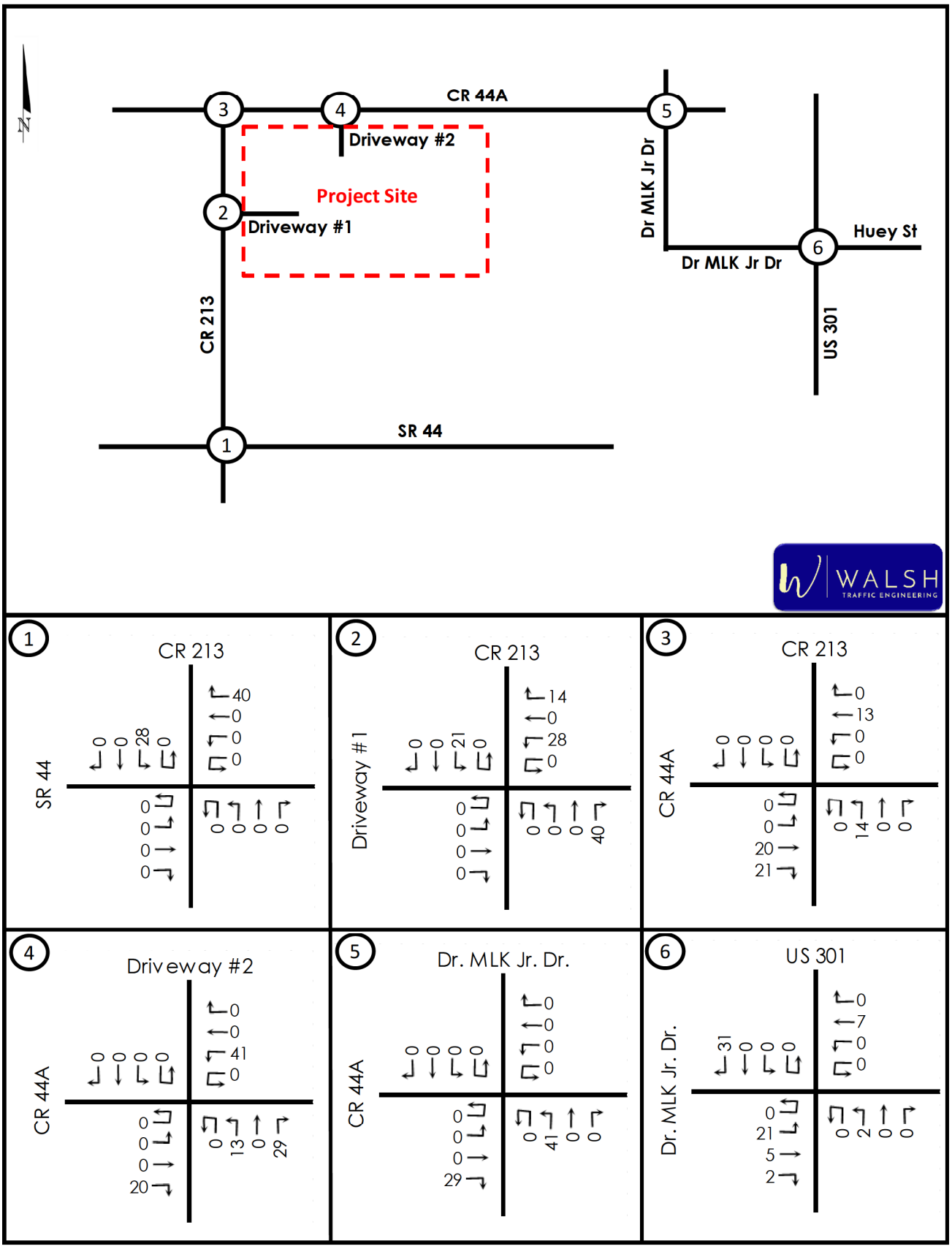


Figure 8 – Project Trips (PM Peak Hour)



Future Buildout Conditions

ROADWAY SEGMENTS

The total projected AM and PM peak-hour directional volumes for the study roadway segments were calculated by adding the project trips to the future background volume projections. The AM and PM peak-hour operating conditions of the study roadway segments were then analyzed by comparing total projected AM and PM peak-hour directional segment volumes to each roadway segment's generalized service volume. *Table 7* and *Table 8* on the following page summarize the total PM peak-hour directional volumes in year 2026 on the roadway segments at build out of the development. As summarized below, the projected volumes on all study roadway segments are below the generalized service volumes indicating all study roadways are projected to operate acceptably at buildout of the development.

Table 7 - Year 2026 Roadway Segment Volumes and Operating Conditions (AM Peak Hour)

Roadway Segment	Segment ID	# of Lanes	Speed Limit	Adopted LOS	Service Volume	Total Background		Project Trips			Total Buildout Volume		Volume Exceeds Svc Vol?	
						NB/EB	SB/WB	% Assign	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CR 44A														
CR 221 to CR 213	35281102	2	35	D	1,200	119	57	33.0%	15	43	134	100	no	no
CR 213 to US 301	35281103	2	35	D	1,200	118	70	34.0%	45	15	163	85	no	no
CR 213														
SR 44 to CR 44A	6000	2	30	D	675	61	43	33.0%	15	43	76	86	no	no

Table 8 – Year 2026 Roadway Segment Volumes and Operating Conditions (PM Peak Hour)

Roadway Segment	Segment ID	# of Lanes	Speed Limit	Adopted LOS	Service Volume	Total Background		Project Trips			Total Buildout Volume		Volume Exceeds Svc Vol?	
						NB/EB	SB/WB	% Assign	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CR 44A														
CR 221 to CR 213	35281102	2	35	D	1,200	97	110	33.0%	40	28	137	138	no	no
CR 213 to US 301	35281103	2	35	D	1,200	131	213	34.0%	29	41	160	254	no	no
CR 213														
SR 44 to CR 44A	6000	2	30	D	675	56	50	33.0%	40	28	96	78	no	no

INTERSECTIONS

For purposes of analyzing the study intersections at buildout of the development, AM and PM peak-hour turning movement projections were calculated by adding the adding the future background volume projections from ***Figures 4*** and ***5*** and the project trips from ***Figures 7*** and ***8***. The resulting total AM and PM peak-hour turning movement projections at buildout of the development are summarized in ***Figures 9*** and ***10*** on the following pages.

The AM and PM peak-hour operating conditions for the study intersections were analyzed at build out of the proposed development in year 2026 using the projected turning movements, committed roadway geometry, and existing signal timings (where applicable). ***Table 9*** summarizes the results of the future buildout intersection operational analyses in 2026. All movements at the STOP-controlled intersections, including at the two project driveways, are projected to operate acceptably at buildout of the development. Additionally, the US 301/Dr. MLK Jr. Drive signalized intersection is projected to continue to have acceptable operations at buildout of the development. Printouts of the operational analyses are provided in ***Appendix H***.

Figure 9 - Future Total (2026) AM Peak-Hour Traffic Volumes

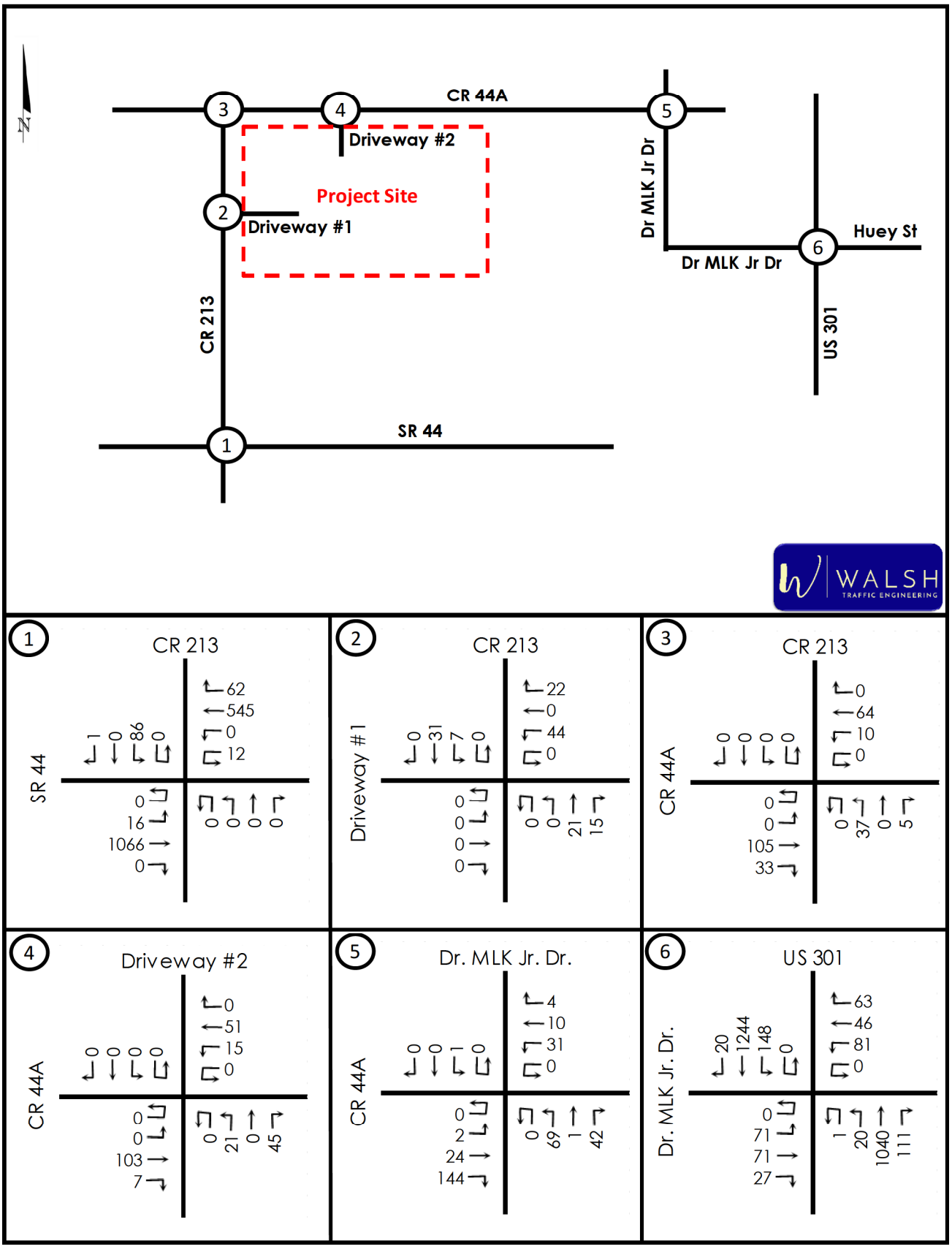
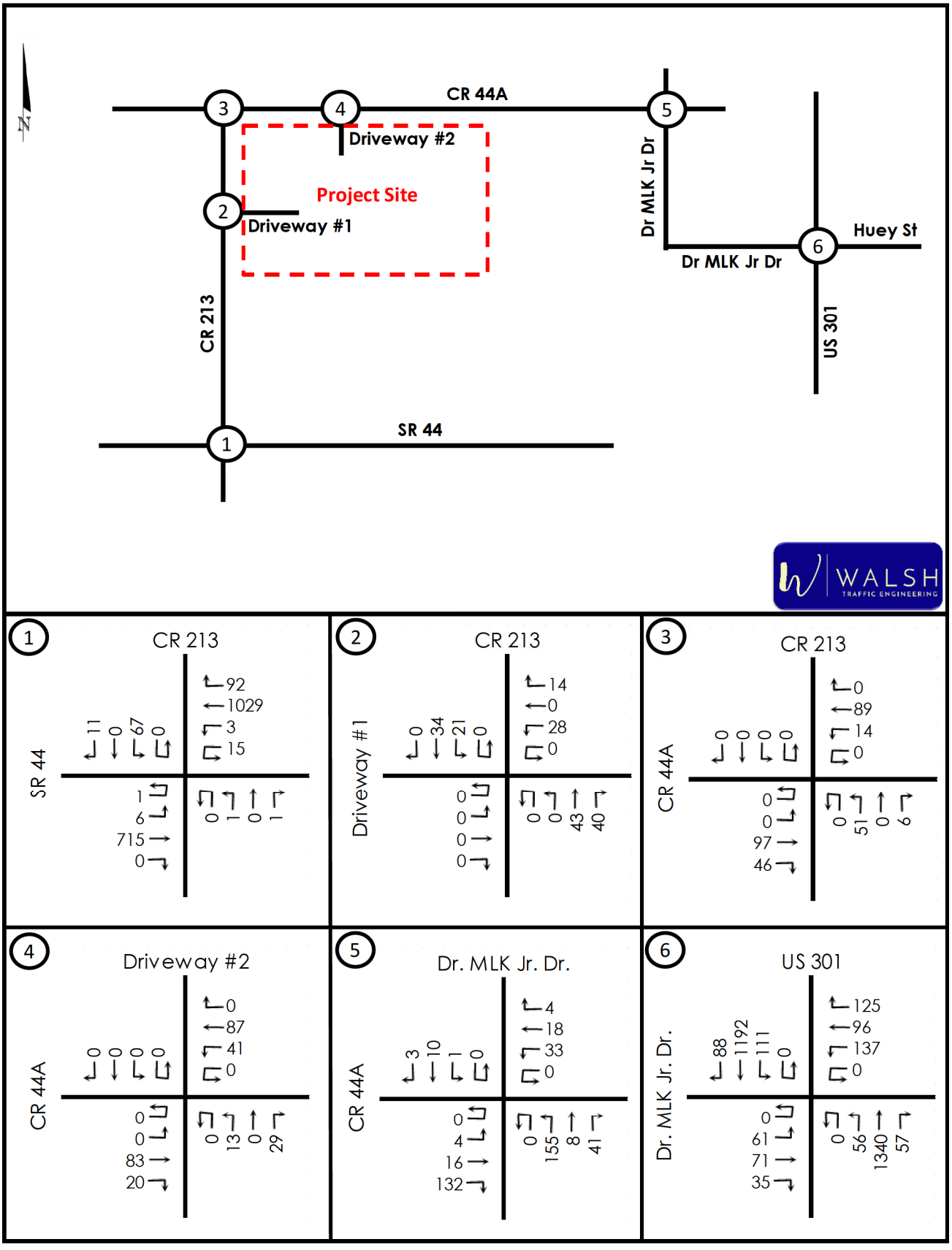


Figure 10 - Future Total (2026) PM Peak-Hour Traffic Volumes



35-50 second delay is LOS E

Table 9 - Future Buildout Intersection Operating Conditions (Year 2026)

		Eastbound				Westbound				Northbound				Southbound				Overall
		L	T	R	App	L	T	R	App	L/U	T	R	App	L	T	R	App	Intxn
SR 44 at CR 213 - 2-Way STOP																		
AM Peak	Delay (sec/veh)	9.8	-	-	0.1	11.0	-	-	0.2	-	0.0	-	0.0	27.3	10.1	-	27.1	-
	LOS	A	-	-	-	B	-	-	-	-	A	-	A	D	B	-	D	-
	V/C	0.022	-	-	-	0.021	-	-	-	-	0	-	-	0.364	0.002	-	-	-
	Queue (ft)	3	-	-	-	3	-	-	-	-	0	-	-	40	0	-	-	-
	Storage (ft)	375	-	-	-	225	-	-	-	-	-	-	-	250	-	-	-	-
PM Peak	Delay (sec/veh)	11.7	-	-	0.1	9.5	-	-	0.2	-	16.7	-	16.7	48.9	13.1	-	43.9	-
	LOS	B	-	-	-	A	-	-	-	-	C	-	C	E	B	-	D	-
	V/C	0.014	-	-	-	0.025	-	-	-	-	0.007	-	-	0.489	0.027	-	-	-
	Queue (ft)	0	-	-	-	3	-	-	-	-	0	-	-	58	-	-	-	-
	Storage (ft)	375	-	-	-	225	-	-	-	-	-	-	-	250	-	-	-	-
CR 213 at Project Driveway #1 - 1-Way STOP																		
AM Peak	Delay (sec/veh)	-	-	-	-	-	9.1	-	9.1	-	-	-	-	7.3	-	-	1.3	-
	LOS	-	-	-	-	-	A	-	A	-	-	-	-	A	-	-	-	-
	V/C	-	-	-	-	-	0.079	-	-	-	-	-	-	0.05	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	Delay (sec/veh)	-	-	-	-	-	9.5	-	9.5	-	-	-	-	7.5	-	-	2.8	-
	LOS	-	-	-	-	-	A	-	A	-	-	-	-	A	-	-	-	-
	V/C	-	-	-	-	-	0.06	-	-	-	-	-	-	0.017	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Eastbound				Westbound				Northbound				Southbound				Overall
		L	T	R	App	L	T	R	App	L/U	T	R	App	L	T	R	App	Intxn
CR 213 at CR 44A - 1-Way STOP																		
AM Peak	Delay (sec/veh)	-	-	-	-	7.5	-	-	1.0	-	10.4	-	10.4	-	-	-	-	-
	LOS	-	-	-	-	A	-	-	-	-	B	-	B	-	-	-	-	-
	V/C	-	-	-	-	0.008	-	-	-	-	0.067	-	-	-	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	Delay (sec/veh)	-	-	-	-	7.6	-	-	1.0	-	10.6	-	10.6	-	-	-	-	-
	LOS	-	-	-	-	A	-	-	-	-	B	-	B	-	-	-	-	-
	V/C	-	-	-	-	0.012	-	-	-	-	0.098	-	-	-	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CR 44A at Project Driveway #2 - 1-Way STOP																		
AM Peak	Delay (sec/veh)	-	-	-	-	7.5	-	-	1.7	-	9.5	-	9.5	-	-	-	-	-
	LOS	-	-	-	-	A	-	-	-	-	A	-	A	-	-	-	-	-
	V/C	-	-	-	-	0.012	-	-	-	-	0.086	-	-	-	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	Delay (sec/veh)	-	-	-	-	7.5	-	-	2.4	-	9.6	-	9.6	-	-	-	-	-
	LOS	-	-	-	-	A	-	-	-	-	A	-	A	-	-	-	-	-
	V/C	-	-	-	-	0.034	-	-	-	-	0.062	-	-	-	-	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 9 – Future Buildout Intersection Operating Conditions (Year 2026) – Cont.

		Eastbound				Westbound				Northbound				Southbound				Overall
		L	T	R	App	L	T	R	App	L/U	T	R	App	L	T	R	App	Intxn
CR 213 (Kilgore St.) at Dr. MLK Jr. Drive - 2-Way STOP																		
AM Peak	**Delay (sec/veh)**	7.2	-	-	0.1	7.6	-	-	5.3	-	10.1	-	10.1	-	10.1	-	10.1	-
	LOS	A	-	-	-	A	-	-	-	-	B	-	B	-	B	-	B	-
	V/C	0.001	-	-	-	0.023	-	-	-	-	0.144	-	-	-	0.002	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	**Delay (sec/veh)**	7.3	-	-	0.2	7.7	-	-	4.6	-	12.9	-	12.9	-	10.8	-	10.8	-
	LOS	A	-	-	-	A	-	-	-	-	B	-	B	-	B	-	B	-
	V/C	0.003	-	-	-	0.032	-	-	-	-	0.373	-	-	-	0.029	-	-	-
	Queue (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Storage (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
US 301 at Dr. MLK Jr. Drive/Huey Street - Signalized																		
AM Peak	**Delay (sec/veh)**	33.7	39.7	-	37.2	33.4	39.6	-	37.0	12.7	21.2	-	21.1	16.1	19.0	-	18.6	21.8
	LOS	C	D	-	D	C	D	-	C	B	C	-	C	B	B	-	B	C
	V/C	0.31	0.49	-	-	0.33	0.53	-	-	0.1	0.71	-	-	0.55	0.72	-	-	-
	Queue (ft)	70	-	-	-	80	-	-	-	10	-	-	-	63	-	-	-	-
	Storage (ft)	75	-	-	-	100	-	-	-	150	-	-	-	150	-	-	-	-
PM Peak	**Delay (sec/veh)**	35.5	41.1	-	39.1	32.1	44.6	-	39.8	14.4	26.6	-	26.1	20.0	21.7	-	21.5	26.3
	LOS	D	D	-	D	C	D	-	D	B	C	-	C	B	C	-	C	C
	V/C	0.33	0.53	-	-	0.46	0.81	-	-	0.24	0.81	-	-	0.52	0.72	-	-	-
	Queue (ft)	60	-	-	-	130	-	-	-	25	-	-	-	53	-	-	-	-
	Storage (ft)	75	-	-	-	100	-	-	-	150	-	-	-	150	-	-	-	-

Project Driveway Turn-Lane Analysis

An evaluation was conducted using procedures documented in the *NCHRP Report 457: Evaluating Intersection Improvements* to determine if projected traffic volumes at either of the proposed driveways on CR 213 and CR 44A meet the minimum requirements for auxiliary left-turn lanes on the major street. Based on the results of the analysis, an auxiliary southbound left-turn lane is not warranted at the CR 213 project driveway. Similarly, based on the results of the analysis, an auxiliary westbound left-turn lane is not warranted at the CR 44A project driveway. See ***Appendix I*** for the auxiliary turn-lane analysis worksheets.

Relative to the need for right-turn lanes at the CR 213 and CR 44A driveways, the projected volumes are so far below the warranting volume thresholds that they do not even register points on *Figure 2-6* of *NCHRP Report 457*. Thus, right-turn lanes are not warranted at either project driveway.

Pedestrian, Bicycle, and Transit Considerations

Below is a discussion of multi-modal considerations for the project:

Pedestrian/Bicycle Facilities – The proposed development plan includes sidewalks extending along both sides of all development roadways. These sidewalks will also extend to the CR 213 and CR 44A right-of-way at the project driveways. However, sidewalks, shared-use paths, nor shoulders are provided along either CR 213 or CR 44A.

Transit - There is no fixed-route transit service provided in close proximity to the proposed development.

CONCLUSIONS

Walsh Traffic was retained to analyze the projected traffic impact for Wildwood III, a multi-family (duplex) development proposed for 55.8 acres located in the southeast quadrant of the intersection of CR 44A/Kilgore Street and CR 213 in Wildwood, Florida. Based on the analyses, all study roadway segments currently operate at an acceptable level of service (LOS). The study roadway segments are also projected to operate acceptably at buildout of the development in 2026. Similarly, all study intersections currently operate acceptably and are projected to continue to operate acceptably at buildout of the development.

Both project driveways are projected to operate acceptably under one-way STOP control and with a single exiting lane (one shared left-turn/right-turn lane). Additionally, left-turn and right-turn lanes are not warranted on CR 213 nor CR 44A at either project driveway location.

MEMORANDUM

To: Mr. Matthew Tadlock, P.E. – Engineer

From: Mr. Chris J. Walsh, P.E.

Date: November 27, 2023

Subject: Wildwood III Residential Development Traffic Impact Analysis Response to Comments
Wildwood, Florida

Walsh Traffic Engineering, LLC received comments on the Traffic Impact Analysis (October 2023) for the above-referenced project and we offer the following responses:

Comment 1. NE 25th St/CR 213 (Walker Rd) at SR 44 (southbound approach) is showing to operate at an inadequate Level of Service (LOS) in the PM peak hour buildout scenario. This deficiency needs to be addressed for the TIA to be accepted.

- **Ensure that the correct storage length is being used for this approach.**

Response:

Length of Southbound Left-Turn Lane - First, the southbound left-turn lane length at this intersection was again reviewed and determined to have 250' of full width turn lane. At buildout, the southbound left-turn queue is projected to be 40' in the AM peak hour and 58' in the PM peak hour. Therefore, the existing southbound left-turn lane length is more than adequate to accommodate projected queues at buildout.

Future Background Operations of Southbound Left-Turn Movement - Relative to the operation of the southbound left-turn movement, the intersection analyses within the TIA show that at buildout of the development the southbound left-turn movement is projected to operate at LOS D in the AM peak hour with a v/c ratio of 0.364. During the PM peak hour, the LOS and v/c ratio for the southbound left-turn movement is projected to be E and 0.489, respectively, at project buildout. An additional analysis as attached was conducted for the future background PM peak-hour conditions (without project traffic). Based on the analysis printout as attached, the southbound left-turn movement is projected to operate at LOS E (delay of 37.4 seconds per vehicle) without any project traffic. Thus, the deficiency is projected to occur without the proposed development.

Per Florida Statutes 163.3180(5)(h)4:

> *A "transportation deficiency" means a facility or facilities on which the adopted level of service standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review…*

Further, it conveys under F.S. 163.3180(5)(h)2b:

> *If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.*

Therefore, because the needed improvements for buildout are the same as those needed to mitigate the deficiency that is projected without the project, the development is not responsible to mitigate impact to this movement.

Median Storage Considerations - The intersection analysis within the TIA assumes a vehicular storage of one vehicle within the median. However, with a median width of approximately 35' through the opening, the median opening can readily accommodate more than one vehicle for two-stage movements. Thus, the operation/capacity of the southbound left-turn movement in the analysis is likely understated. It is also important to reiterate that even under these worst-case conditions, a 95th percentile queue of 58' (less than three vehicles) is projected at buildout.

Rerouting Considerations - It is also important to note that southbound left-turn motorists also have the option to reroute to Industrial Drive to use the signal to make a left turn onto SR 44. Additionally, all trips that originate from the proposed Wildwood III development projected to make a southbound left-turn at the CR 213/SR 44 intersection are projected to travel through the US 301/SR 44 intersection. Therefore, these motorists also have the option to instead travel to the US 301/SR 44 intersection via CR 44A to US 301.

Improvement Considerations - If considering improvements at the intersection to address both the future background and future buildout deficiency, the two primary improvement considerations are signalization and conversion of the median opening to a directional median opening (prohibiting left turns from the side street).

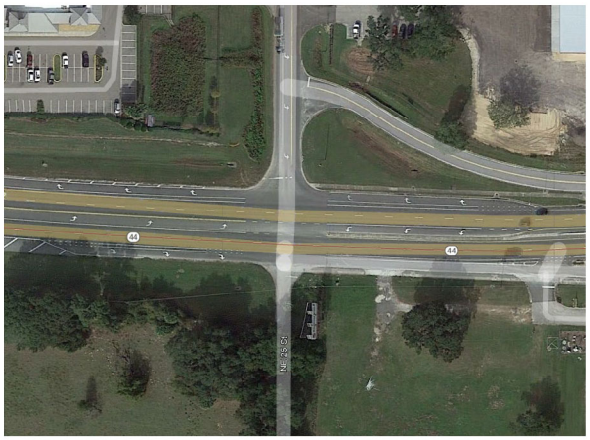
***Signalization**:* When considering signalization, it is important to note that this section of SR 44 has an access management classification of class 3. Based on a posted speed limit of 45 mph, the minimum spacing between signals per FAC 14-97 is 1,320 feet. CR 213 (Walker Road) is located approximately 660' from the existing signal located at the Industrial Drive intersection. Thus, it is highly unlikely that FDOT would allow signalization at this location due to its close proximity to Industrial Drive. Additionally, when warranting a signal based on traffic volumes, Warrants 1A and 1B are the primary warrants considered by FDOT.

In order to meet Warrant 1A, the southbound left-turn volume would need to meet/exceed 105 vehicles per hour for a minimum of eight hours of a typical day. The peak-hour (highest) southbound left-turn volume is projected to be 86 vph from Figure 10 of the TIA. Therefore, Warrant 1A is not even satisfied for the peak hour and thus would certainly not be satisfied for 8 hours of a day.

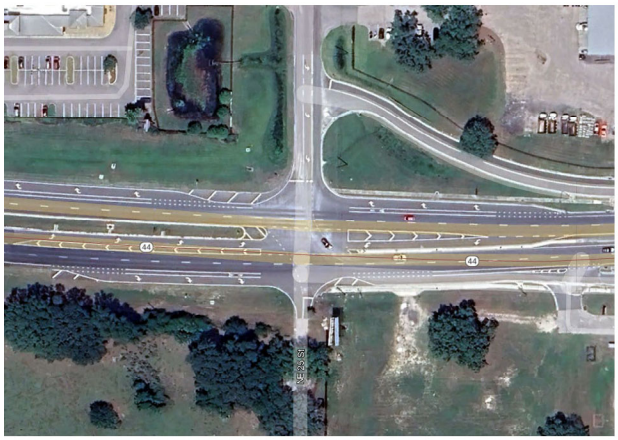
Warrant 1B is only considered where the minor street experiences excessive delay or conflict entering/crossing the major street. FDOT typically uses 60 seconds of delay per vehicle as rule of thumb for when excessive delay is experienced. However, per the analysis results, during the PM peak hour the projected delay for the southbound left-turn movement at project buildout is less than 50 seconds per vehicle. Thus, Warrant 1B would not be applicable. In the end, signalization is not an appropriate improvement consideration given the proximity of the intersection to the signalized intersection at Industrial Drive and that the projected volumes are highly unlikely to even meet MUTCD signal warrants.

Median Opening Modification: When considering the conversion of the median opening to a directional median opening, it should be noted that this section of SR 44 was recently improved/resurfaced by FDOT. Despite this full median opening not meeting FDOT's 1,320' spacing minimum, FDOT maintained and even improved the full median opening at CR 213 by providing a wider opening that can more readily accommodate two-staged vehicles. On the following pages are images showing the full median opening before and after the FDOT improvements.

Before Improvements:



After Improvements:

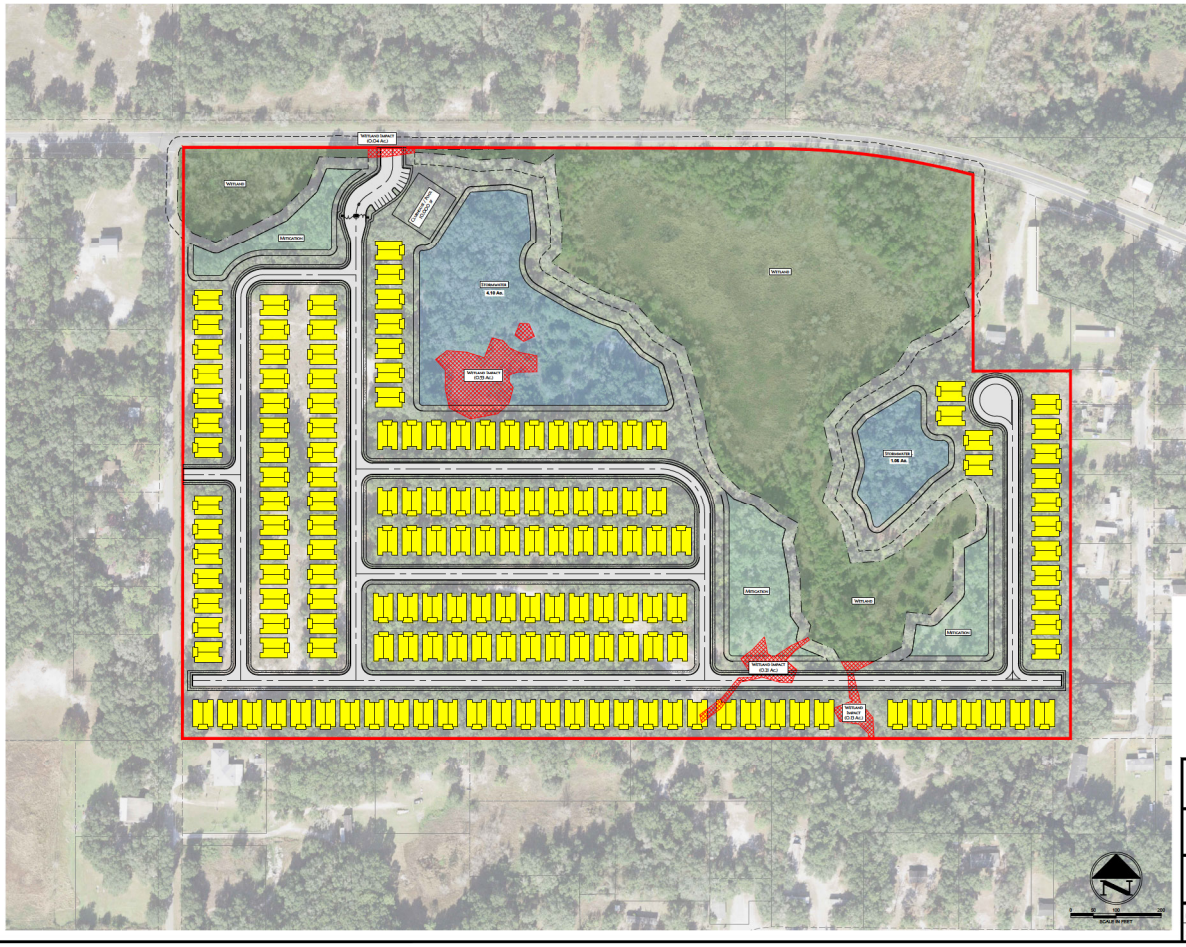


Summary - To summarize this assessment, no improvements are proposed for the southbound left-turn movement at the NE 25th St/CR 213 (Walker Rd) at SR 44 for the following reasons:

1. The deficiency identified in the TIA is projected to occur under future background conditions. Thus, per Florida Statutes, because the needed improvements for buildout are the same as those needed to mitigate deficiency that is projected without the project, the development is not responsible to mitigate impact to this movement.
2. The operational analyses as provided present a worst-case scenario with regards to median storage, thus the operation of the intersection will likely be better than those forecasted in the TIA.
3. Rather than performing a southbound left turn at the CR 213/SR 44 intersection, motorists originating from the Wildwood III development have the option to instead travel to the US 301/SR 44 intersection via CR 44A to US 301.
4. Signalization is highly unlikely to be warranted and/or approved by FDOT.
5. Despite this full median opening not meeting FDOT's 1,320' spacing minimum, FDOT maintained and even recently improved the full median opening at CR 213 by providing a wider opening that can more readily accommodate two-staged vehicles. Thus, modification of the median opening is not recommended.

Appendix A

Preliminary Development Plan



Site Data Table

Project Location	Sumter County, Florida
Total Project Area	55.8-acres
Total Upland Area	37.7-acres
Current Zoning	NMU-7
FLU	XX
Villa Product Units	324
Gross Density	5.81 DU/Ac.
Total Pond Area	5.15 Ac. (13.7 % of Uplands)
Total Wetland/Wetland Buffer	14.2 Ac.
FEMA Flood Zone	A & X

PROJECT NAME:
WILDWOOD III

DRAWING TITLE:
CONCEPT SITE PLAN

PREPARED FOR:
MIZE AND SEFAIR

PROJECT No. PRELIMINARY

SHEET 1 of 1

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Tampa, Florida 33602
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Appendix B

Traffic Impact Analysis Methodology

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #47175

Date Submitted: 9/21/2023

First Name*	Last Name*	Email Address*
Chris	Walsh	chris.walsh@walshtraffic.com

Address

285 Palmetto Springs Street

City	State	Zip Code
DeBary	FL	32713

Phone	Alt Phone	Parcel Number
3868015682		G06-012A, G06-204, G06-012, G06-007

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports
Summary Table

Click here to view the table.

Exemption

Choose File No file chosen

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

Please submit your Methodology Statement

10030-Wildwood III - Rezoning TIA Methodology (revised)-9-21-23.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
- [x] City of Wildwood
- [ ] Unincorporated Sumter County

Sumter County Traffic Impact Analysis (TIA) Methodology acceptance, as noted:

Link

FDOT Systems Implementation Office

Link

FDOT Roadway Design - Florida Greenbook

Link

Lake-Sumter MPO

Link

FDOT Traffic Information

MEMORANDUM

Include vested trips from the following projects: Parkview, New Horizon, Twisted Oaks, Tillman Oaks

To: Mr. Matthew Tadlock

From: Mr. Chris J. Walsh, P.E.

Date: September 21, 2023

Subject: Wildwood III Residential Development Traffic Impact Analysis Methodology (revised)
Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic impact analysis (TIA) for Wildwood III, a multi-family (duplex) development proposed for 55.8 acres located in the southeast quadrant of the intersection of CR 44A/Kilgore Street and CR 213 in Wildwood, Florida (see ***Site Location Map*** below). For the purposes of this analysis, the development is proposed to include 350 residential dwelling units. As a companion to the rezoning and PD overlay the applicant also proposes a change in the FLU category from Residential Mixed Use to Medium Density Residential. A separate trip generation analysis was prepared in support of the FLU change. This TIA, which is separate from the FLU change trip generation analysis, is being prepared in support of the proposed rezoning and PD overlay. Full access is proposed on CR 44A, approximately 450 feet east of CR 213. Full access is also proposed on CR 213 approximately 700 feet south of CR 44A. A copy of the preliminary development plan is attached. The development is proposed to be constructed by year 2026. Given that the development is projected to generate more than 100 peak-hour trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a methodology for a Major Traffic Impact Analysis in accordance with the Sumter County TIA Guidelines (June 2022).



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development is provided below based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition* for Land Use Code (LUC) 215 (Single Family Attached Housing) As summarized below in ***Table 1***, the proposed development is projected to generate 2,617 total daily trips, 168 total AM peak-hour trips (44 in, 132 out), and 206 total PM peak-hour trips (122 in, 84 out).

Table 1 – Trip Generation Summary (Proposed Development)

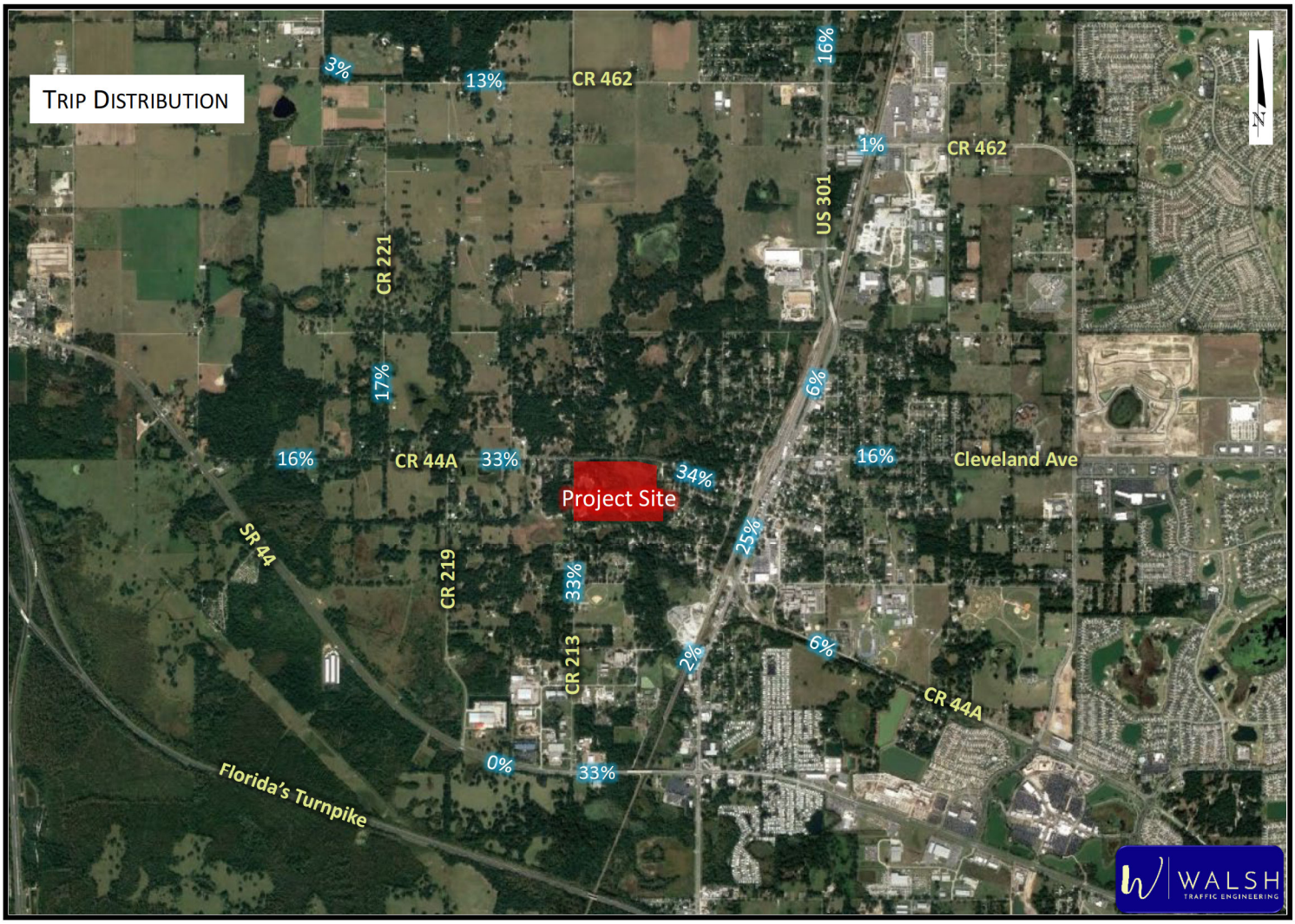
Land Use	ITE Land Use Code	Intensity	Daly		
			Total Trips		
			In	Out	Total
Single Family Attached Housing	215	350 DU	1,308	1,309	2,617

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Single Family Attached Housing	215	350 DU	44	132	176

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Single Family Attached Housing	215	350 DU	122	84	206

Trip Distribution

The trip distribution for the new external trips was estimated based on a selecton-zone model plot prepared using the CFRPM version 7. It should be noted that the model distribution assigned all 16% of the project trips to/from US 301, north of CR 462, via CR 221. While the majority of these trips are expected to travel via CR 221, it is expected that a smaller portion of these trips would likely use CR 44A to US 301. Therefore, 5% of these trips were reassigned accordingly with the remaining 11% maintaining the assignment via CR 221. The proposed trip distribution is summarized below and the model plots attached:



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Phone: 386.668.0062

Study Area

Per the Sumter County TIA Guidelines (June 2022), the study area for a Major TIA is to include all roadways located adjacent to the development plus all roadways where the project's peak-hour trips consume three percent (3%) or more of a roadway's two-way peak-hour generalized service volume based on the adopted LOS and committed number of lanes. Additionally, the study area is to include any roadway where the project's trips are projected to exceed 70 peak-hour two-way trips. ***Table 2*** below summarizes the study area determination (based on PM peak hour since trip generation is higher versus the AM peak hour):

Table 2 – Study Area Determination

Roadway Segment	# of Lanes	Adopted LOS	Directional Pk-Hr Service Volume	2-Way Pk-Hr Service Volume*	Source	Project Trips (2-Way)						
						% Assign	Project Trips	% Significant	Exceeds 3% Signif?	Abuts Project?	Volume Exceeds 70 two-way trips?	Study Roadway Segment?
CR 44A												
SR 44(w) to CR 221	2	D	1,200	2,182	MPO	16.0%	33	1.51%	no	no	no	no
CR 221 to CR 213	2	D	1,200	2,182	MPO	33.0%	68	3.12%	YES	no	no	YES
CR 213 to US 301	2	D	1,200	2,182	MPO	34.0%	70	3.21%	YES	YES	no	YES
US 301 to CR 139	2	D	1,200	2,182	Adj	6.0%	12	0.55%	no	no	no	no
CR 221												
CR 44A to CR 462	2	D	675	1,227	Adj	17.0%	35	2.85%	no	no	no	no
CR 213												
SR 44 to CR 44A	2	D	675	1,227	MPO	33.0%	68	5.54%	YES	YES	no	YES
US 301/SR 35 (Main St)												
SR 44 to CR 44A	4	D	2,000	3,636	MPO	2.0%	4	0.11%	no	no	no	no
CR 44A to CR 466A (Cleveland Ave)	4	D	1,630	2,964	MPO	25.0%	52	1.75%	no	no	no	no
CR 466A to CR 462 (s)	4	D	2,000	3,636	MPO	6.0%	12	0.33%	no	no	no	no
CR 466A (Cleveland Ave)												
US 301 to CR 139	2	D	1,200	2,182	Adj	16.0%	33	1.51%	no	no	no	no
SR 44												
CR 44A to CR 213	4	D	2,100	3,818	MPO	0.0%	0	0.00%	no	no	no	no
CR 213 to US 301	4	D	2,100	3,818	MPO	33.0%	68	1.78%	no	no	no	no

* Directional service volumes obtained from Sumter County CMP Database. These service volumes were converted to two-way through application of a standard D-factor of 0.55.

The study roadways will include the following:

- CR 44A – from CR 221 to CR 213
- CR 44A – from CR 213 to US 301
- CR 213 – from SR 44 to CR 44A

The study intersections are to include major intersections that are part of the impact roadways, major intersections within 1,320 feet of the site access, and all site access intersections. Thus, the study intersections will include the following:

- CR 213 at CR 44A (1-way STOP)
- CR 213 at Project Driveway (1-way STOP)
- CR 213 at SR 44 (2-way STOP)
- CR 44A at Project Driveway (1-way STOP)
- CR 44A at Dr. MLK Jr. Avenue (1-way STOP)
- Dr. MLK Jr. at US 301 (signalized)

Future Volume Traffic Projections

Future background traffic volumes will be estimated based on historical growth trends where available or an annual growth rate of 2%, whichever is greater. Where growth rates are not readily available, a minimum annual growth rate of 2% will be applied to factor existing volumes to the buildout year. New external project trips will then be added to the future background peak-hour volumes to develop the future total volume projections.

Analysis Periods

The study roadway segments and intersections will be analyzed under existing conditions and future build-out conditions (future background plus project trips). Roadway segments will be analyzed by comparing the AM and PM peak-hour directional volumes against each roadway's generalized service volume. In the event that the AM and/or PM volumes exceed the generalized service volume, then a more detailed arterial/highway analysis may be conducted using HCM methodologies in accordance with the *FDOT Quality/Level of Service Handbook*.

The operating conditions of the study intersections will be analyzed for both AM and PM peak-hour conditons using *Synchro 11*, employing HCM methodologies.

Planned Roadway Improvements

The Lake Sumter MPO Transportation Improvement Program (Fiscal Years 2023-2027) was reviewed for improvements within the study area. However, no capacity-related improvements are programmed for construction.

Project Driveway Evaluation

The project driveway intersections on CR 44A and CR 213 will be evaluated with regards to the need for right-turn and left-turn lanes. This analysis will be conducted in accordance with the NCHRP 457 while also providing qualitative considerations (prevailing speeds, driveway throat depth, etc.) based on engineering judgment. Where turn lanes are warranted, the study will identify the required turn-lane lengths based on queueing estimates (95th percentile queues) and deceleration distance considerations per Exhibit 212-1 of the Florida Department of Transportation FDM.

Alternative Mode Analysis

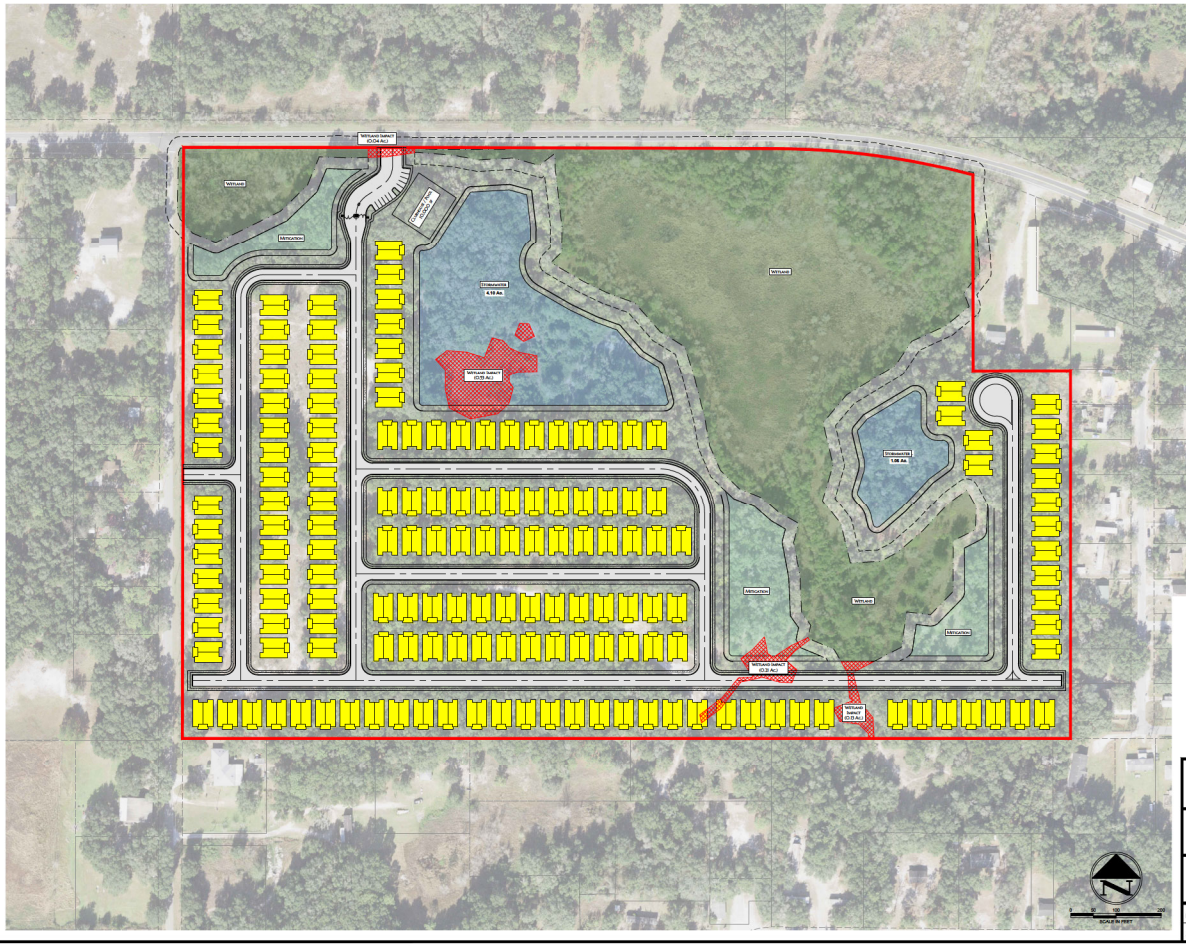
An alternative mode analysis will be conducted to evaluate present and programmed bike, pedestrian, and transit mobility options. Planned bicycle and pedestrian connections within the development will be documented.

Mitigation

Where roadway segment or intersection deficiencies are identified, appropriate improvements will be identified for existing, future background, and future total build-out conditions. Following, the applicant and the development team will coordinate with the City, and other agencies where applicable, to determine the development's mitigation responsibility. It should be noted that mitigation and associated credits towards impact fees will be addressed in accordance with Florida Statutes 163.3180.

You may contact us at (386) 801-5682 should you have any questions.

Attachments



Site Data Table

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Total Wetland/Wetland Buffer	14.2 Ac.
FEMA Flood Zone	A & X

PROJECT NAME:
WILDWOOD III

DRAWING TITLE:
CONCEPT SITE PLAN

PREPARED FOR:
MIZE AND SEFAIR

PROJECT No. PRELIMINARY

SHEET 1 of 1

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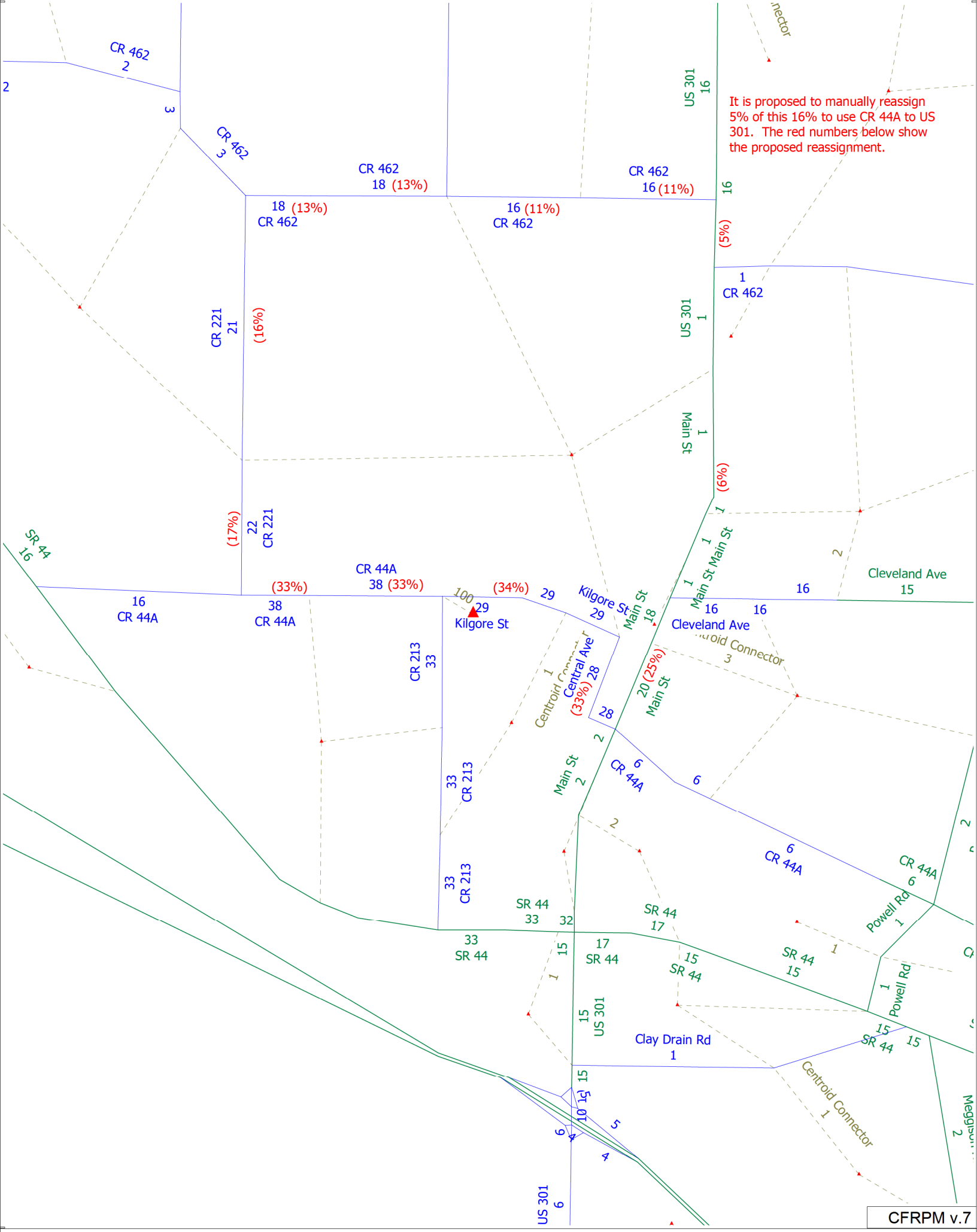
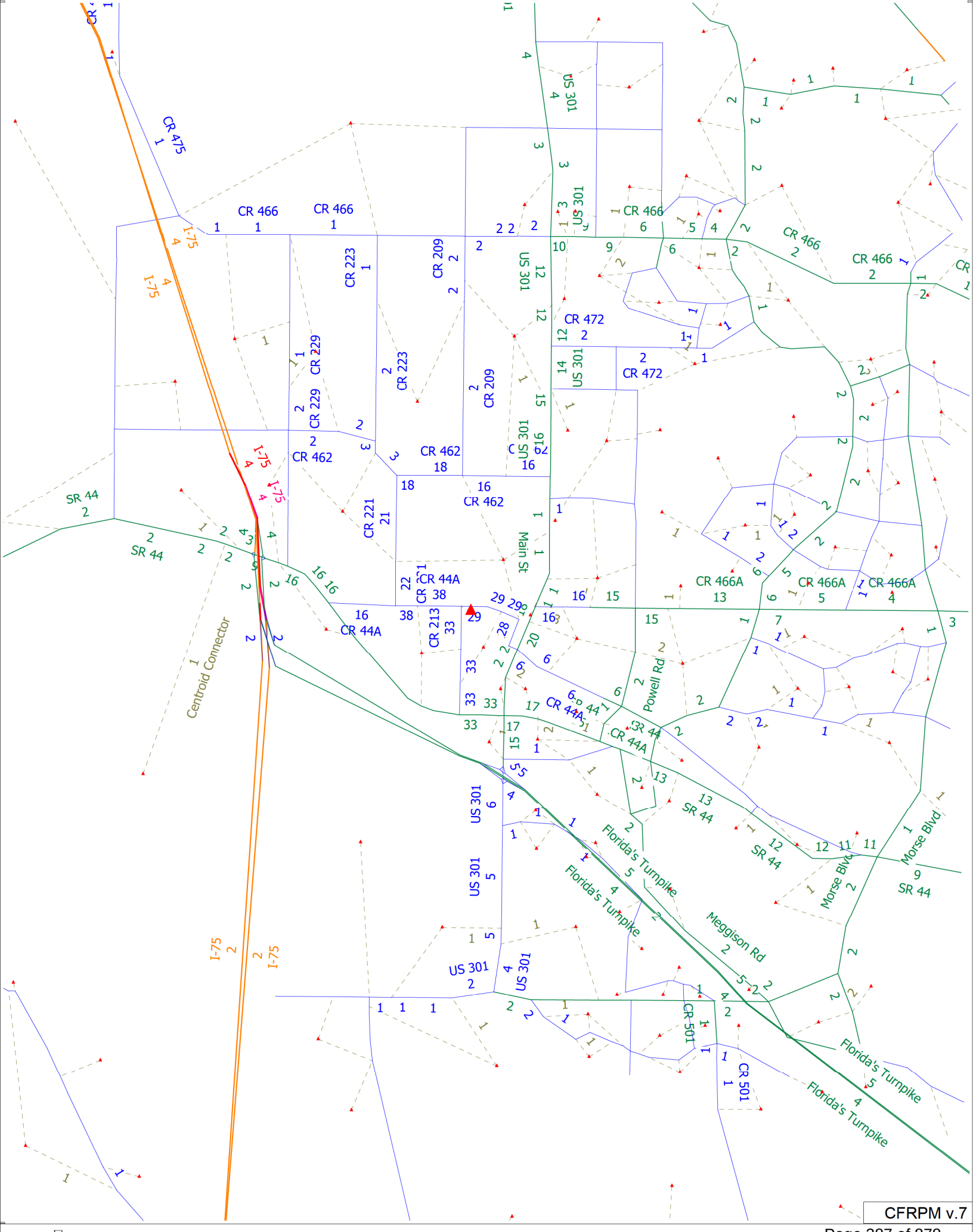

It is proposed to manually reassign 5% of this 16% to use CR 44A to US 301. The red numbers below show the proposed reassignment.
CR 462
2
3
CR 462
3
CR 462
18 (13%)
18 (13%)
CR 462
16 (11%)
CR 462
CR 462
16 (11%)
US 301
16
16
(5%)
1
CR 462
CR 221
21
(16%)
US 301
1
Main St
1
(6%)
(17%)
22
CR 221
SR 44
16
CR 44A
38 (33%)
(33%)
16
CR 44A
38
CR 44A
100
29
Kilgore St
(34%)
29
Kilgore St
29
Main St
18
Main St
1
Main St
1
Cleveland Ave
16
16
16
Cleveland Ave
15
Centroid Connector
3
CR 213
33
Centroid Connector
1
Central Ave
(33%)
28
28
20 (25%)
Main St
2
Main St
2
CR 44A
6
6
CR 44A
6
CR 44A
6
CR 213
33
CR 213
33
SR 44
33
32
SR 44
17
SR 44
17
SR 44
15
SR 44
15
SR 44
15
Powell Rd
1
Powell Rd
1
US 301
15
Clay Drain Rd
1
SR 44
15
15
Centroid Connector
1
Meggison
2
US 301
6
5
4
4
6
10
15
15
CFRPM v.7

(Licensed to)


CR 475
CR 466
CR 466
CR 466

Appendix C

Traffic Counts

National Data & Surveying Services

Intersection Turning Movement Count

Location: NE 25th St/Walker Rd & SR 44
City: Wildwood
Control: 2-Way Stop(NB/SB)

Project ID: 23-130274-002
Date: 10/3/2023

Data - Total

NS/EW Streets:	NE 25th St/Walker Rd				NE 25th St/Walker Rd				SR 44				SR 44				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
7:00 AM	0	0	0	0	8	0	0	0	2	236	0	0	0	110	6	2	364
7:15 AM	0	0	0	0	5	0	0	0	7	259	0	0	0	113	10	3	397
7:30 AM	0	0	0	0	15	0	1	0	0	248	0	0	0	132	10	3	409
7:45 AM	0	0	0	0	11	0	0	0	5	209	0	0	0	122	16	4	367
8:00 AM	0	0	0	0	10	0	3	0	5	196	0	0	0	93	9	1	317
8:15 AM	0	0	0	0	9	0	2	0	2	161	0	0	0	147	17	2	340
8:30 AM	0	0	0	0	6	0	0	0	4	182	0	0	0	152	6	0	350
8:45 AM	0	0	0	0	4	0	2	0	1	184	0	0	0	127	9	3	330
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	68	0	8	0	26	1675	0	0	0	996	83	18	2874
APPROACH %'s :					89.47%	0.00%	10.53%	0.00%	1.53%	98.47%	0.00%	0.00%	0.00%	90.79%	7.57%	1.64%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	39	0	1	0	14	952	0	0	0	477	42	12	1537
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.650	0.000	0.250	0.000	0.500	0.919	0.000	0.000	0.000	0.903	0.656	0.750	0.939
			0.000				0.625				0.908				0.916		

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	TOTAL
4:00 PM	0	0	0	0	9	0	6	0	3	157	0	0	0	206	11	4	396
4:15 PM	0	0	0	0	13	0	4	0	2	135	0	0	0	208	12	4	378
4:30 PM	0	0	0	0	4	0	1	0	0	167	0	1	0	215	15	3	406
4:45 PM	0	0	1	0	9	0	3	0	2	137	0	0	1	185	8	2	348
5:00 PM	0	0	0	0	14	0	3	0	3	149	0	0	0	264	14	6	453
5:15 PM	1	0	0	0	9	0	3	0	0	128	0	0	2	256	10	4	413
5:30 PM	0	0	0	0	15	0	4	0	4	129	0	0	0	176	18	2	348
5:45 PM	0	0	0	0	10	0	6	0	4	96	0	0	0	182	24	0	322
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	0	1	0	83	0	30	0	18	1098	0	1	3	1692	112	25	3064
APPROACH %'s :	50.00%	0.00%	50.00%	0.00%	73.45%	0.00%	26.55%	0.00%	1.61%	98.30%	0.00%	0.09%	0.16%	92.36%	6.11%	1.36%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	1	0	1	0	36	0	10	0	5	581	0	1	3	920	47	15	1620
PEAK HR FACTOR :	0.250	0.000	0.250	0.000	0.643	0.000	0.833	0.000	0.417	0.870	0.000	0.250	0.375	0.871	0.783	0.625	0.894
			0.500				0.676				0.874				0.867		

	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8%	#DIV/0!	100%	#DIV/0!	29%	9%	#DIV/0!	#DIV/0!	#DIV/0!	12%	19%	0%	
	0%	#DIV/0!	0%	#DIV/0!	0%	#DIV/0!	0%	#DIV/0!	0%	7%	#DIV/0!	0%	0%	5%	17%	0%	

National Data & Surveying Services

Intersection Turning Movement Count

Location: NE 25th St/Walker Rd & SR 44
City: Wildwood
Control: 2-Way Stop(NB/SB)

Project ID: 23-130274-002
Date: 10/3/2023

Data - Cars

NS/EW Streets:	NE 25th St/Walker Rd				NE 25th St/Walker Rd				SR 44				SR 44				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	8	0	0	0	2	216	0	0	0	99	4	2	331
7:15 AM	0	0	0	0	5	0	0	0	5	239	0	0	0	101	10	3	363
7:30 AM	0	0	0	0	12	0	0	0	0	226	0	0	0	113	7	3	361
7:45 AM	0	0	0	0	11	0	0	0	3	181	0	0	0	106	13	4	318
8:00 AM	0	0	0	0	9	0	3	0	3	168	0	0	0	82	7	1	273
8:15 AM	0	0	0	0	7	0	1	0	2	139	0	0	0	125	12	2	288
8:30 AM	0	0	0	0	5	0	0	0	3	157	0	0	0	119	3	0	287
8:45 AM	0	0	0	0	1	0	1	0	0	153	0	0	0	109	7	3	274
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	58	0	5	0	18	1479	0	0	0	854	63	18	2495
APPROACH %'s :					92.06%	0.00%	7.94%	0.00%	1.20%	98.80%	0.00%	0.00%	0.00%	91.34%	6.74%	1.93%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	36	0	0	0	10	862	0	0	0	419	34	12	1373
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.500	0.902	0.000	0.000	0.000	0.927	0.654	0.750	0.946
	0.000				0.750				0.893				0.945				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	9	0	6	0	3	142	0	0	0	178	8	4	350
4:15 PM	0	0	0	0	11	0	4	0	2	124	0	0	0	188	10	4	343
4:30 PM	0	0	0	0	4	0	1	0	0	159	0	1	0	205	12	3	385
4:45 PM	0	0	1	0	9	0	3	0	2	125	0	0	1	171	6	2	320
5:00 PM	0	0	0	0	14	0	3	0	3	135	0	0	0	251	11	6	423
5:15 PM	1	0	0	0	9	0	3	0	0	121	0	0	2	244	10	4	394
5:30 PM	0	0	0	0	15	0	3	0	4	122	0	0	0	164	17	2	327
5:45 PM	0	0	0	0	10	0	5	0	4	91	0	0	0	160	22	0	292
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	0	1	0	81	0	28	0	18	1019	0	1	3	1561	96	25	2834
APPROACH %'s :	50.00%	0.00%	50.00%	0.00%	74.31%	0.00%	25.69%	0.00%	1.73%	98.17%	0.00%	0.10%	0.18%	92.64%	5.70%	1.48%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	1	0	1	0	36	0	10	0	5	540	0	1	3	871	39	15	1522
PEAK HR FACTOR :	0.250	0.000	0.250	0.000	0.643	0.000	0.833	0.000	0.417	0.849	0.000	0.250	0.375	0.868	0.813	0.625	0.900
	0.500				0.676				0.853				0.866				

National Data & Surveying Services

Intersection Turning Movement Count

Location: NE 25th St/Walker Rd & SR 44
City: Wildwood
Control: 2-Way Stop(NB/SB)

Project ID: 23-130274-002
Date: 10/3/2023

Data - HT

NS/EW Streets:	NE 25th St/Walker Rd				NE 25th St/Walker Rd				SR 44				SR 44				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	20	0	0	0	11	2	0	33
7:15 AM	0	0	0	0	0	0	0	0	2	20	0	0	0	12	0	0	34
7:30 AM	0	0	0	0	3	0	1	0	0	22	0	0	0	19	3	0	48
7:45 AM	0	0	0	0	0	0	0	0	2	28	0	0	0	16	3	0	49
8:00 AM	0	0	0	0	1	0	0	0	2	28	0	0	0	11	2	0	44
8:15 AM	0	0	0	0	2	0	1	0	0	22	0	0	0	22	5	0	52
8:30 AM	0	0	0	0	1	0	0	0	1	25	0	0	0	33	3	0	63
8:45 AM	0	0	0	0	3	0	1	0	1	31	0	0	0	18	2	0	56
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	10	0	3	0	8	196	0	0	0	142	20	0	379
APPROACH %'s :					76.92%	0.00%	23.08%	0.00%	3.92%	96.08%	0.00%	0.00%	0.00%	87.65%	12.35%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	3	0	1	0	4	90	0	0	0	58	8	0	164
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.500	0.804	0.000	0.000	0.000	0.763	0.667	0.000	0.837
					0.250				0.783				0.750				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	28	3	0	46
4:15 PM	0	0	0	0	2	0	0	0	0	11	0	0	0	20	2	0	35
4:30 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	10	3	0	21
4:45 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	14	2	0	28
5:00 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	13	3	0	30
5:15 PM	0	0	0	0	0	0	0	0	0	7	0	0	0	12	0	0	19
5:30 PM	0	0	0	0	0	0	1	0	0	7	0	0	0	12	1	0	21
5:45 PM	0	0	0	0	0	0	1	0	0	5	0	0	0	22	2	0	30
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	2	0	2	0	0	79	0	0	0	131	16	0	230
APPROACH %'s :					50.00%	0.00%	50.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	89.12%	10.88%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	41	0	0	0	49	8	0	98
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.732	0.000	0.000	0.000	0.875	0.667	0.000	0.817
									0.732				0.891				

National Data & Surveying Services

Intersection Turning Movement Count

Location: NE 25th St/Walker Rd & SR 44
City: Wildwood
Control: 2-Way Stop(NB/SB)

Project ID: 23-130274-002
Date: 10/3/2023

Data - Bikes

NS/EW Streets:	NE 25th St/Walker Rd				NE 25th St/Walker Rd				SR 44				SR 44				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	3
APPROACH %'s :													0.00%	66.67%	33.33%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	3
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250	0.000	0.375
														0.375			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: NE 25th St/Walker Rd & SR 44
City: Wildwood

Project ID: 23-130274-002
Date: 10/3/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	NE 25th St/Walker Rd		NE 25th St/Walker Rd		SR 44		SR 44		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	1	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	1	0	0	0	0	0	1
APPROACH %'s :			100.00%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	1	0	0	0	0	0	1
PEAK HR FACTOR :			0.250						0.250
			0.250						

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Prepared by National Data & Surveying Services

NE 25th St/Walker Rd & SR 44

Peak Hour Turning Movement Count

ID: 23-130274-002
City: Wildwood

Day: Tuesday
Date: 10/3/2023

PEAK HOURS	
AM	07:00 AM - 08:00 AM
NOON	NONE
PM	04:30 PM - 05:30 PM

COUNT PERIODS	
AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (NE 25th St/Walker Rd)

AM	1	0	39	0	56	AM
NOON	0	0	0	0	0	NOON
PM	10	0	36	0	52	PM

EASTBOUND (SR 44)

AM	NOON	PM		
478	0	932	⇦	
0	0	1	↶	0
14	0	5	↱	0
952	0	581	→	0
0	0	0	↴	0
AM	NOON	PM		

WESTBOUND (SR 44)

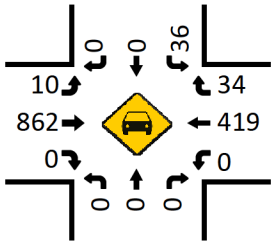
PM	NOON	AM		
0	↰	47	0	42
0	←	920	0	477
0	↩	3	0	0
0	↲	15	0	12
⇨		633	0	1003
PM	NOON	AM		

NORTHBOUND (NE 25th St/Walker Rd)

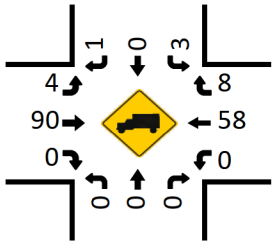
PM	3	0	1	0	1	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

CONTROL			
2-Way Stop(NB/SB)			
TEV	1537 AM	0 NOON	1620 PM
PHF	0.94		0.89

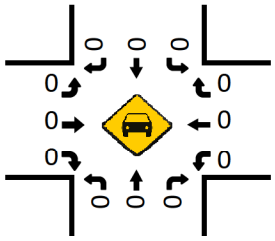
Cars (AM)



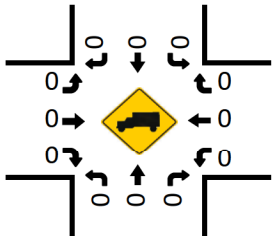
HT (AM)



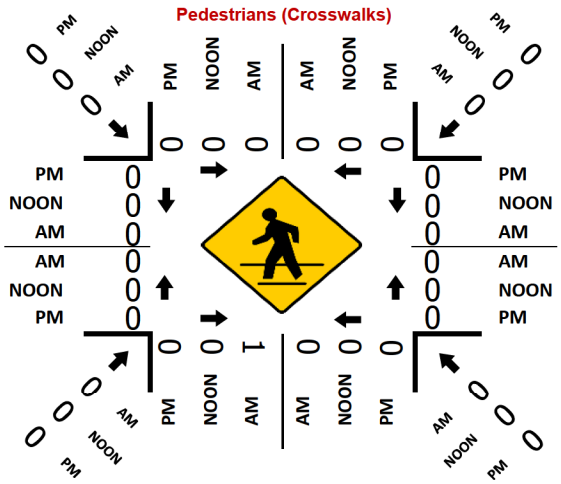
Cars (NOON)



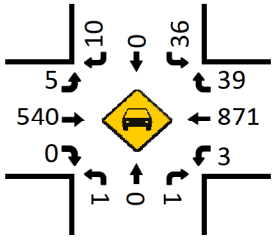
HT (NOON)



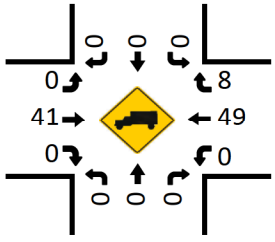
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)

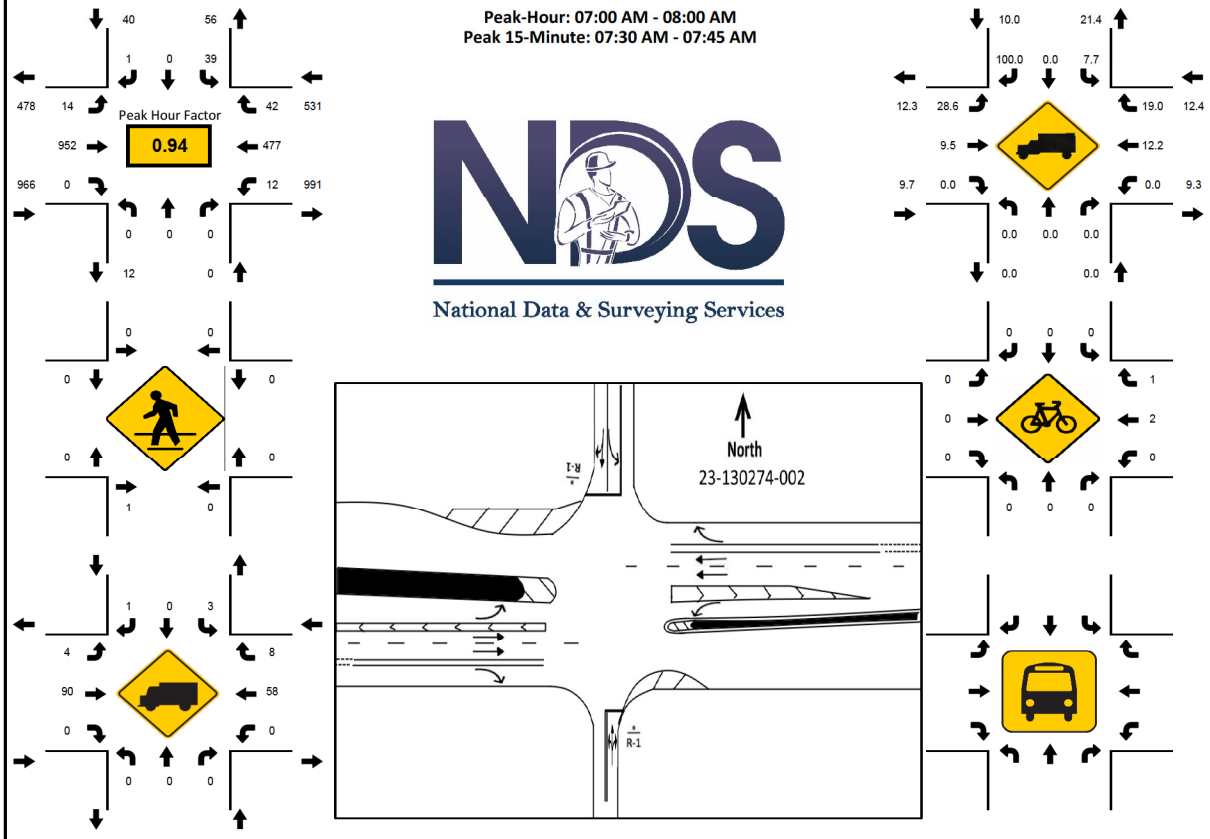


LOCATION: NE 25th St/Walker Rd & SR 44
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-002
DATE: Tue, Oct 03, 2023

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:30 AM - 07:45 AM

National Data & Surveying Services

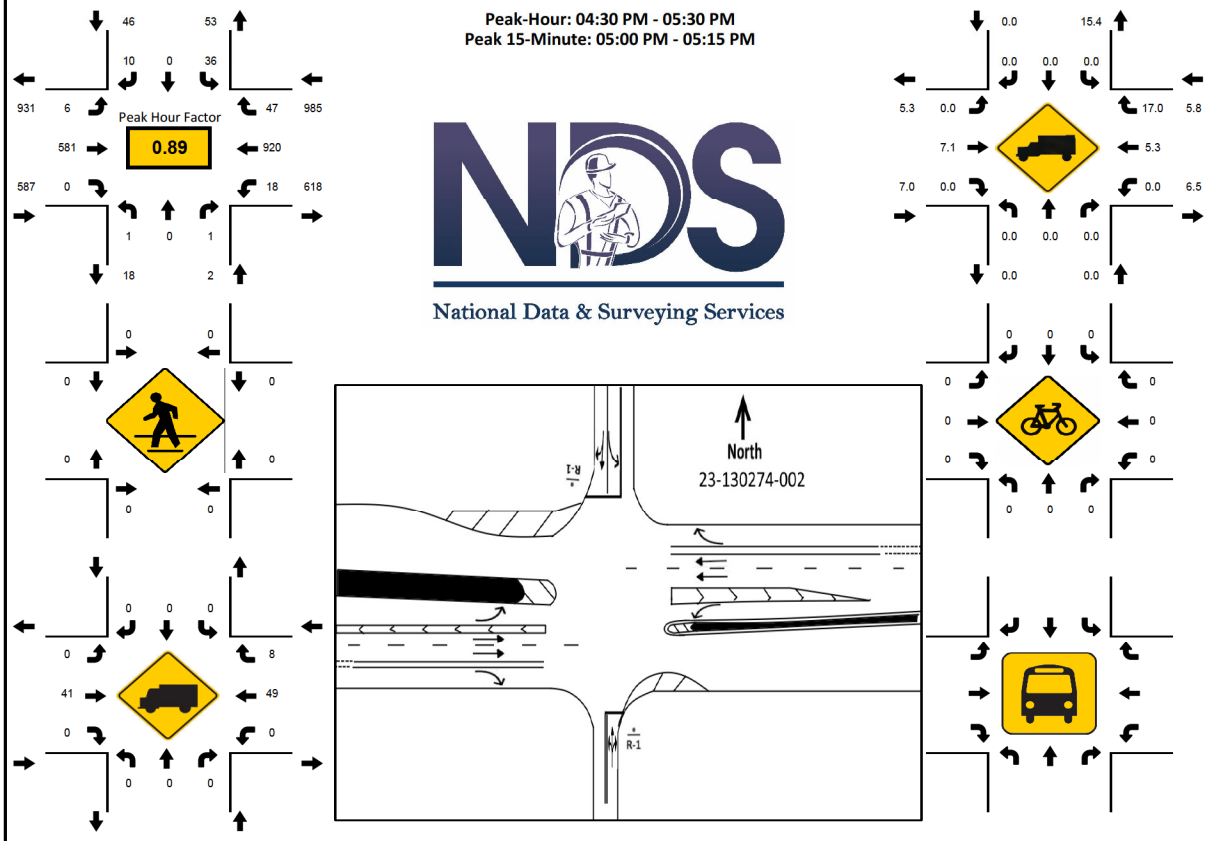


15-Min Count Period Beginning At	NE 25th St/Walker Rd Northbound					NE 25th St/Walker Rd Southbound					SR 44 Eastbound					SR 44 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0		8	0	0	0		2	236	0	0		0	110	6	2		364	1537
7:15 AM	0	0	0	0		5	0	0	0		7	259	0	0		0	113	10	3		397	1490
7:30 AM	0	0	0	0		15	0	1	0		0	248	0	0		0	132	10	3		409	1433
7:45 AM	0	0	0	0		11	0	0	0		5	209	0	0		0	122	16	4		367	1374
8:00 AM	0	0	0	0		10	0	3	0		5	196	0	0		0	93	9	1		317	1337
8:15 AM	0	0	0	0		9	0	2	0		2	161	0	0		0	147	17	2		340	1020
8:30 AM	0	0	0	0		6	0	0	0		4	182	0	0		0	152	6	0		350	680
8:45 AM	0	0	0	0		4	0	2	0		1	184	0	0		0	127	9	3		330	330
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		60	0	4	0		28	1036	0	0		0	528	64	16		**1736**	
Heavy Trucks	0	0	0	0		12	0	4	0		8	112	0	0		0	76	12	0		**224**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	8	4	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: NE 25th St/Walker Rd & SR 44
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-002
DATE: Tue, Oct 03, 2023

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period Beginning At	NE 25th St/Walker Rd Northbound					NE 25th St/Walker Rd Southbound					SR 44 Eastbound					SR 44 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		9	0	6	0		3	157	0	0		0	206	11	4		396	1528
4:15 PM	0	0	0	0		13	0	4	0		2	135	0	0		0	208	12	4		378	1585
4:30 PM	0	0	0	0		4	0	1	0		0	167	0	1		0	215	15	3		406	1620
4:45 PM	0	0	1	0		9	0	3	0		2	137	0	0		1	185	8	2		348	1562
5:00 PM	0	0	0	0		14	0	3	0		3	149	0	0		0	264	14	6		453	1536
5:15 PM	1	0	0	0		9	0	3	0		0	128	0	0		2	256	10	4		413	1083
5:30 PM	0	0	0	0		15	0	4	0		4	129	0	0		0	176	18	2		348	670
5:45 PM	0	0	0	0		10	0	6	0		4	96	0	0		0	182	24	0		322	322
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	4	0	4	0		56	0	12	0		12	668	0	4		8	1056	60	24		**1908**	
Heavy Trucks	0	0	0	0		0	0	0	0		0	56	0	0		0	56	12	0		**124**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 213 & CR 44A
City: Wildwood
Control: 1-Way Stop(NB)

Project ID: 23-130274-001
Date: 10/3/2023

Data - Total

NS/EW Streets:	CR 213				CR 213				CR 44A				CR 44A				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	2	0	0	0	0	0	0	0	0	9	8	0	0	2	0	0	21
7:15 AM	4	0	3	0	0	0	0	0	0	17	7	0	0	7	0	0	38
7:30 AM	5	0	0	0	0	0	0	0	0	21	3	0	0	12	0	0	41
7:45 AM	3	0	1	0	0	0	0	0	0	13	5	0	3	4	0	0	29
8:00 AM	2	0	1	0	0	0	0	0	0	20	6	0	5	3	0	0	37
8:15 AM	2	0	1	0	0	0	0	0	0	15	2	0	0	7	0	0	27
8:30 AM	4	0	1	0	0	0	0	0	0	8	5	0	1	8	0	0	27
8:45 AM	2	0	2	0	0	0	0	0	0	7	5	0	0	9	0	0	25
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	24	0	9	0	0	0	0	0	0	110	41	0	9	52	0	0	245
APPROACH %'s :	72.73%	0.00%	27.27%	0.00%					0.00%	72.85%	27.15%	0.00%	14.75%	85.25%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	14	0	5	0	0	0	0	0	0	71	21	0	8	26	0	0	145
PEAK HR FACTOR :	0.700	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.845	0.750	0.000	0.400	0.542	0.000	0.000	0.884
	0.679								0.885				0.708				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	9	0	1	0	0	0	0	0	0	15	1	0	1	14	0	0	41
4:15 PM	3	0	1	0	0	0	0	0	0	9	2	0	2	23	0	0	40
4:30 PM	6	0	0	0	0	0	0	0	0	12	1	0	4	18	0	0	41
4:45 PM	5	0	2	0	0	0	0	0	0	5	2	0	1	7	0	0	22
5:00 PM	10	0	3	0	0	0	0	0	0	12	6	0	2	17	0	0	50
5:15 PM	9	0	0	0	0	0	0	0	0	8	5	0	1	21	0	0	44
5:30 PM	12	0	0	0	0	0	0	0	0	9	2	0	2	10	0	0	35
5:45 PM	3	0	3	0	0	0	0	0	0	10	7	0	6	5	0	0	34
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	57	0	10	0	0	0	0	0	0	80	26	0	19	115	0	0	307
APPROACH %'s :	85.07%	0.00%	14.93%	0.00%					0.00%	75.47%	24.53%	0.00%	14.18%	85.82%	0.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	34	0	6	0	0	0	0	0	0	39	20	0	11	53	0	0	163
PEAK HR FACTOR :	0.708	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.813	0.714	0.000	0.458	0.631	0.000	0.000	0.815
	0.769								0.819				0.727				

29%	#DIV/0!	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	6%	10%	#DIV/0!	0%	0%	#DIV/0!	#DIV/0!	
0%	#DIV/0!	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3%	5%	#DIV/0!	0%	2%	#DIV/0!	#DIV/0!	

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 213 & CR 44A
City: Wildwood
Control: 1-Way Stop(NB)

Project ID: 23-130274-001
Date: 10/3/2023

Data - Cars

NS/EW Streets:	CR 213				CR 213				CR 44A				CR 44A				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	0	0	0	0	0	0	0	0	8	8	0	0	2	0	0	19
7:15 AM	2	0	2	0	0	0	0	0	0	16	7	0	0	7	0	0	34
7:30 AM	5	0	0	0	0	0	0	0	0	20	2	0	0	12	0	0	39
7:45 AM	2	0	1	0	0	0	0	0	0	12	5	0	3	4	0	0	27
8:00 AM	1	0	1	0	0	0	0	0	0	19	5	0	5	3	0	0	34
8:15 AM	2	0	1	0	0	0	0	0	0	12	2	0	0	6	0	0	23
8:30 AM	4	0	1	0	0	0	0	0	0	8	5	0	1	8	0	0	27
8:45 AM	2	0	2	0	0	0	0	0	0	7	5	0	0	8	0	0	24
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	0	8	0	0	0	0	0	0	102	39	0	9	50	0	0	227
APPROACH %'s :	70.37%	0.00%	29.63%	0.00%					0.00%	72.34%	27.66%	0.00%	15.25%	84.75%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	10	0	4	0	0	0	0	0	0	67	19	0	8	26	0	0	134
PEAK HR FACTOR :	0.500	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.838	0.679	0.000	0.400	0.542	0.000	0.000	0.859
	0.700								0.896				0.708				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	9	0	1	0	0	0	0	0	0	15	0	0	1	14	0	0	40
4:15 PM	3	0	1	0	0	0	0	0	0	8	2	0	2	23	0	0	39
4:30 PM	6	0	0	0	0	0	0	0	0	12	1	0	4	18	0	0	41
4:45 PM	5	0	2	0	0	0	0	0	0	5	2	0	1	7	0	0	22
5:00 PM	10	0	3	0	0	0	0	0	0	12	5	0	2	16	0	0	48
5:15 PM	9	0	0	0	0	0	0	0	0	7	5	0	1	21	0	0	43
5:30 PM	12	0	0	0	0	0	0	0	0	9	2	0	2	10	0	0	35
5:45 PM	3	0	3	0	0	0	0	0	0	10	7	0	6	5	0	0	34
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	57	0	10	0	0	0	0	0	0	78	24	0	19	114	0	0	302
APPROACH %'s :	85.07%	0.00%	14.93%	0.00%					0.00%	76.47%	23.53%	0.00%	14.29%	85.71%	0.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	34	0	6	0	0	0	0	0	0	38	19	0	11	52	0	0	160
PEAK HR FACTOR :	0.708	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.792	0.679	0.000	0.458	0.619	0.000	0.000	0.833
	0.769								0.838				0.716				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 213 & CR 44A
City: Wildwood
Control: 1-Way Stop(NB)

Project ID: 23-130274-001
Date: 10/3/2023

Data - HT

NS/EW Streets:	CR 213				CR 213				CR 44A				CR 44A				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
7:15 AM	2	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	4
7:30 AM	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
7:45 AM	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
8:00 AM	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0	4
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	5	0	1	0	0	0	0	0	0	8	2	0	0	2	0	0	18
APPROACH %'s :	83.33%	0.00%	16.67%	0.00%					0.00%	80.00%	20.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	4	0	1	0	0	0	0	0	0	4	2	0	0	0	0	0	11
PEAK HR FACTOR :	0.500	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	1.000	0.500	0.000	0.000	0.000	0.000	0.000	0.688
	0.417								0.750								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	2	2	0	0	1	0	0	5
APPROACH %'s :									0.00%	50.00%	50.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	3
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250	0.000	0.000	0.250	0.000	0.000	0.375
									0.500				0.250				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 213 & CR 44A
City: Wildwood
Control: 1-Way Stop(NB)

Project ID: 23-130274-001
Date: 10/3/2023

Data - Bikes

NS/EW Streets:	CR 213				CR 213				CR 44A				CR 44A				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
APPROACH %'s :	100.00%	0.00%	0.00%	0.00%					0.00%	100.00%	0.00%	0.00%					
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
	0.500																

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
APPROACH %'s :									0.00%	0.00%	100.00%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 213 & CR 44A
City: Wildwood

Project ID: 23-130274-001
Date: 10/3/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	CR 213		CR 213		CR 44A		CR 44A		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:15 AM - 08:15 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Prepared by National Data & Surveying Services

CR 213 & CR 44A

Peak Hour Turning Movement Count

ID: 23-130274-001
City: Wildwood

Day: Tuesday
Date: 10/3/2023

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	7:00 AM - 09:00 AM
NONE	NONE
05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

SOUTHBOUND (CR 213)

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

0 0 0 0

EASTBOUND (CR 44A)

AM	NOON	PM	
40	0	87	
0	0	0	0
0	0	0	0
71	0	39	0
21	0	20	0

WESTBOUND (CR 44A)

	PM	NOON	AM
0	0	0	0
0	53	0	26
0	11	0	8
0	0	0	0
	45	0	76

CONTROL

1-Way Stop(NB)

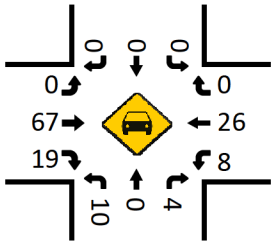
	AM	NOON	PM
TEV	145	0	163
PHF	0.88		0.82

0 0 0 0

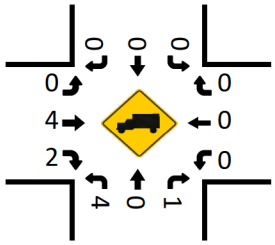
NORTHBOUND (CR 213)

PM	31	0	34	0	6	PM
NOON	0	0	0	0	0	NOON
AM	29	0	14	0	5	AM

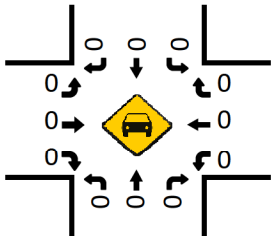
Cars (AM)



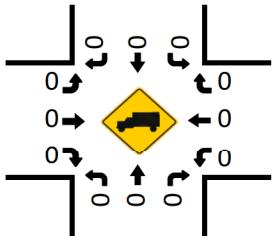
HT (AM)



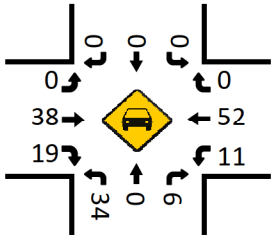
Cars (NOON)



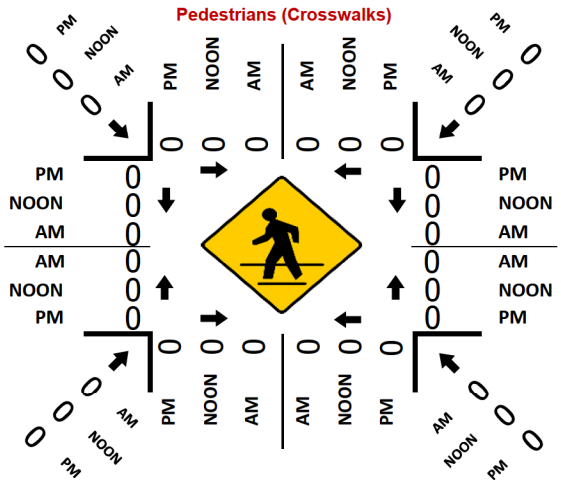
HT (NOON)



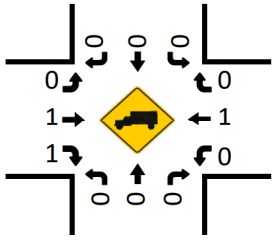
Cars (PM)



Pedestrians (Crosswalks)



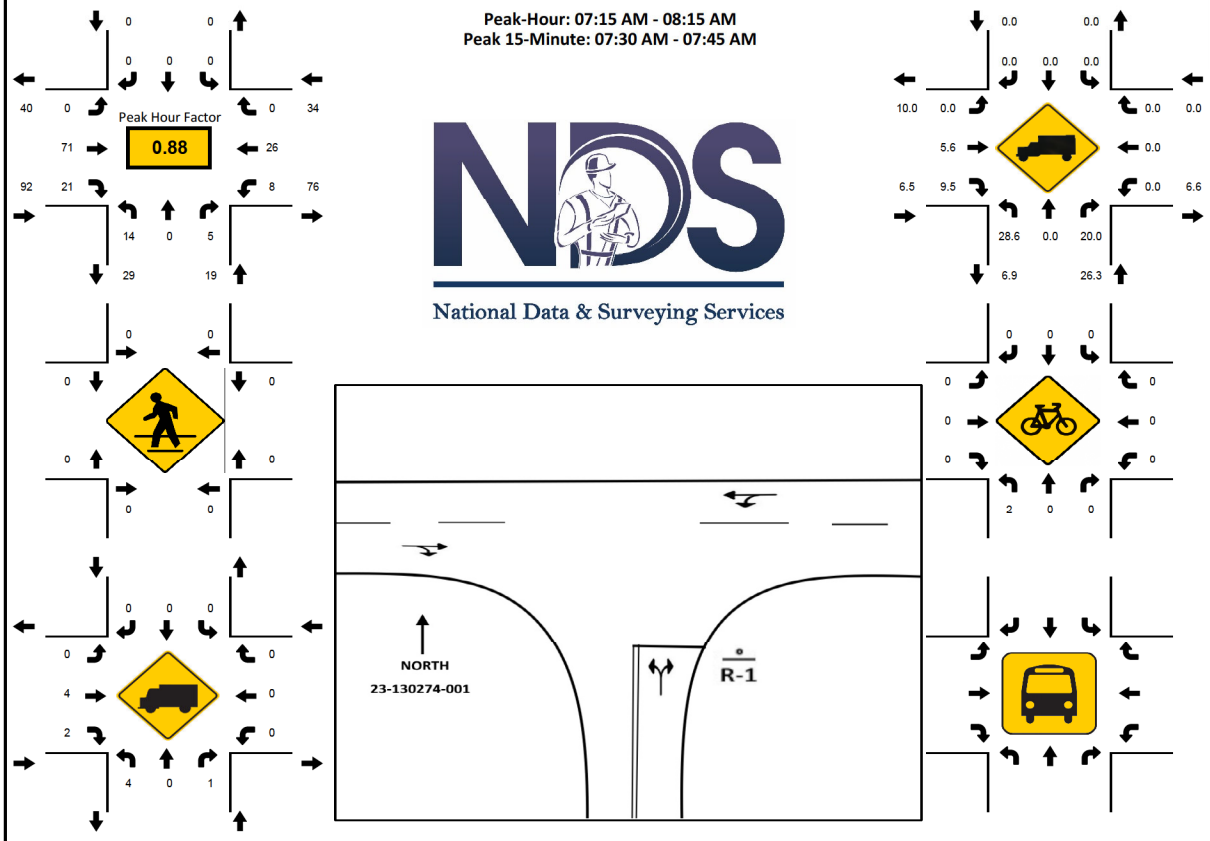
HT (PM)



LOCATION: CR 213 & CR 44A
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-001
DATE: Tue, Oct 03, 2023

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM

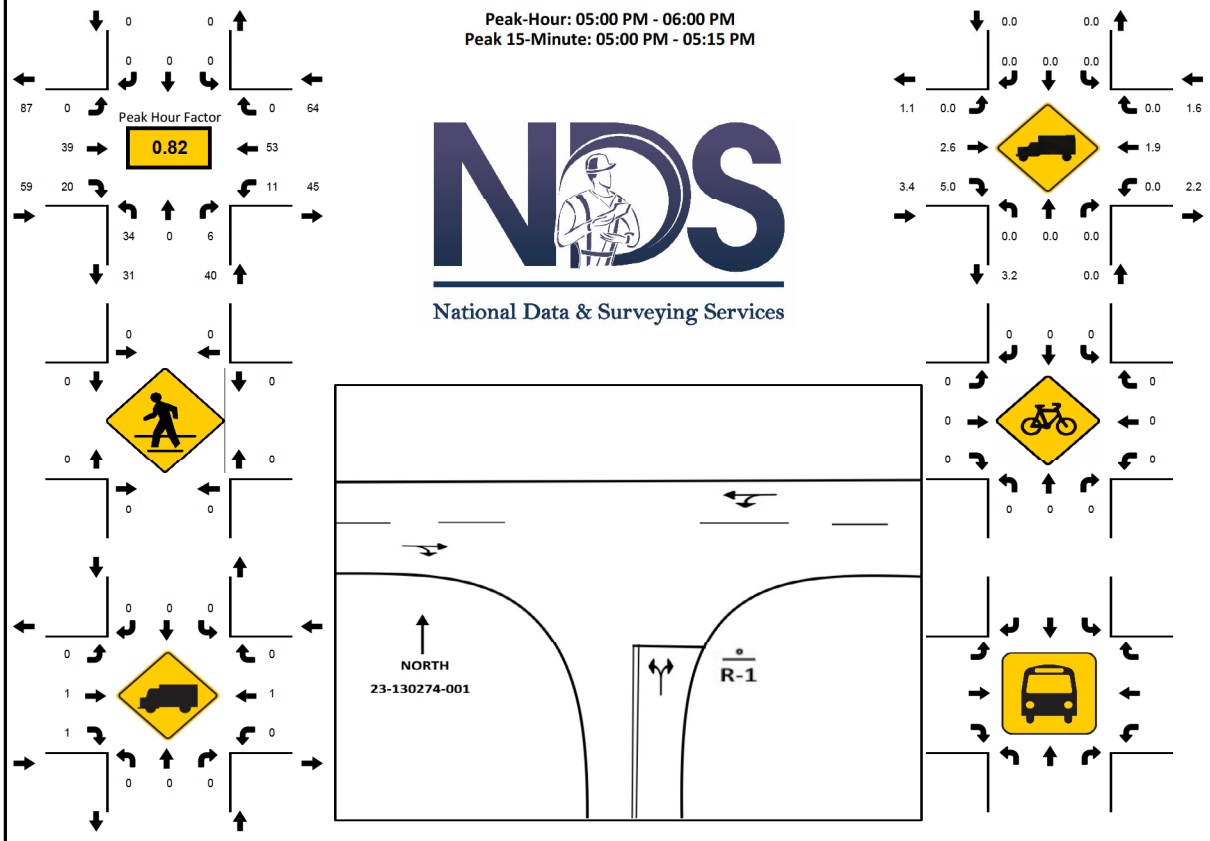


15-Min Count Period Beginning At	CR 213 Northbound					CR 213 Southbound					CR 44A Eastbound					CR 44A Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	2	0	0	0		0	0	0	0		0	9	8	0		0	2	0	0		21	129
7:15 AM	4	0	3	0		0	0	0	0		0	17	7	0		0	7	0	0		38	145
7:30 AM	5	0	0	0		0	0	0	0		0	21	3	0		0	12	0	0		41	134
7:45 AM	3	0	1	0		0	0	0	0		0	13	5	0		3	4	0	0		29	120
8:00 AM	2	0	1	0		0	0	0	0		0	20	6	0		5	3	0	0		37	116
8:15 AM	2	0	1	0		0	0	0	0		0	15	2	0		0	7	0	0		27	79
8:30 AM	4	0	1	0		0	0	0	0		0	8	5	0		1	8	0	0		27	52
8:45 AM	2	0	2	0		0	0	0	0		0	7	5	0		0	9	0	0		25	25
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	20	0	12	0		0	0	0	0		0	84	28	0		20	48	0	0		**212**	
Heavy Trucks	8	0	4	0		0	0	0	0		0	4	4	0		0	0	0	0		**20**	
Pedestrians		0					0					0					0				**0**	
Bicycles	4	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

LOCATION: CR 213 & CR 44A
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-001
DATE: Tue, Oct 03, 2023

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period Beginning At	CR 213 Northbound					CR 213 Southbound					CR 44A Eastbound					CR 44A Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	9	0	1	0		0	0	0	0		0	15	1	0		1	14	0	0		41	144
4:15 PM	3	0	1	0		0	0	0	0		0	9	2	0		2	23	0	0		40	153
4:30 PM	6	0	0	0		0	0	0	0		0	12	1	0		4	18	0	0		41	157
4:45 PM	5	0	2	0		0	0	0	0		0	5	2	0		1	7	0	0		22	151
5:00 PM	10	0	3	0		0	0	0	0		0	12	6	0		2	17	0	0		50	163
5:15 PM	9	0	0	0		0	0	0	0		0	8	5	0		1	21	0	0		44	113
5:30 PM	12	0	0	0		0	0	0	0		0	9	2	0		2	10	0	0		35	69
5:45 PM	3	0	3	0		0	0	0	0		0	10	7	0		6	5	0	0		34	34
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	48	0	12	0		0	0	0	0		0	48	28	0		24	84	0	0		**244**	
Heavy Trucks	0	0	0	0		0	0	0	0		0	4	4	0		0	4	0	0		**12**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
City: Wildwood
Control: 2-Way Stop(NB/WB)

Project ID: 23-130274-003
Date: 10/3/2023

Data - Total

NS/EW Streets:	Doctor M.L.K Jr Ave				Doctor M.L.K Jr Ave				CR 44A/Kilgore St				CR 44A/Kilgore St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	3	0	0	0	0	0	0	0	0	2	9	0	3	0	0	0	17
7:15 AM	12	0	4	0	0	0	0	0	0	8	20	0	8	2	0	0	54
7:30 AM	12	0	5	0	0	0	0	0	0	9	20	0	8	1	0	0	55
7:45 AM	5	0	18	0	0	0	0	0	1	3	14	0	6	3	2	0	52
8:00 AM	8	1	13	0	1	0	0	0	1	3	18	0	7	3	2	0	57
8:15 AM	8	3	3	0	0	1	0	0	0	3	21	0	8	2	1	0	50
8:30 AM	8	1	2	0	0	1	0	0	0	2	13	0	8	3	0	0	38
8:45 AM	15	1	5	0	0	1	0	0	2	6	8	0	3	1	0	0	42
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	71	6	50	0	1	3	0	0	4	36	123	0	51	15	5	0	365
APPROACH %'s :	55.91%	4.72%	39.37%	0.00%	25.00%	75.00%	0.00%	0.00%	2.45%	22.09%	75.46%	0.00%	71.83%	21.13%	7.04%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	37	1	40	0	1	0	0	0	2	23	72	0	29	9	4	0	218
PEAK HR FACTOR :	0.771	0.250	0.556	0.000	0.250	0.000	0.000	0.000	0.500	0.639	0.900	0.000	0.906	0.750	0.500	0.000	0.956
	0.848				0.250				0.836				0.875				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	19	6	7	0	0	3	2	0	2	4	19	0	8	2	2	0	74
4:15 PM	28	1	13	0	0	5	0	0	0	4	24	0	12	7	1	0	95
4:30 PM	20	4	10	0	0	1	1	0	0	3	13	0	10	5	1	0	68
4:45 PM	15	0	6	0	1	0	1	0	2	4	12	0	3	2	1	0	47
5:00 PM	28	3	10	0	0	4	1	0	2	4	15	0	6	3	1	0	77
5:15 PM	24	4	5	0	2	1	1	0	1	4	12	0	4	3	2	0	63
5:30 PM	15	2	6	0	0	2	3	0	2	4	13	0	4	2	1	0	54
5:45 PM	16	3	13	0	0	3	1	0	5	2	16	0	13	1	0	0	73
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	165	23	70	0	3	19	10	0	14	29	124	0	60	25	9	0	551
APPROACH %'s :	63.95%	8.91%	27.13%	0.00%	9.38%	59.38%	31.25%	0.00%	8.38%	17.37%	74.25%	0.00%	63.83%	26.60%	9.57%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	91	8	39	0	1	10	3	0	4	15	64	0	31	17	4	0	287
PEAK HR FACTOR :	0.813	0.500	0.750	0.000	0.250	0.500	0.750	0.000	0.500	0.938	0.667	0.000	0.646	0.607	1.000	0.000	0.755
	0.821				0.700				0.741				0.650				
	0%	0%	8%	#DIV/0!	0%	#DIV/0!	#DIV/0!	#DIV/0!	0%	0%	8%	#DIV/0!	0%	11%	0%	#DIV/0!	
	2%	0%	0%	#DIV/0!	0%	0%	0%	#DIV/0!	0%	7%	2%	#DIV/0!	3%	0%	0%	#DIV/0!	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
City: Wildwood
Control: 2-Way Stop(NB/WB)

Project ID: 23-130274-003
Date: 10/3/2023

Data - Cars

NS/EW Streets:	Doctor M.L.K Jr Ave				Doctor M.L.K Jr Ave				CR 44A/Kilgore St				CR 44A/Kilgore St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	3	0	0	0	0	0	0	0	0	2	8	0	3	0	0	0	16
7:15 AM	12	0	4	0	0	0	0	0	0	8	18	0	8	1	0	0	51
7:30 AM	12	0	5	0	0	0	0	0	0	9	19	0	8	1	0	0	54
7:45 AM	5	0	16	0	0	0	0	0	1	3	13	0	6	3	2	0	49
8:00 AM	8	1	12	0	1	0	0	0	1	3	16	0	7	3	2	0	54
8:15 AM	8	3	3	0	0	1	0	0	0	3	21	0	8	1	1	0	49
8:30 AM	8	1	2	0	0	1	0	0	0	2	13	0	8	3	0	0	38
8:45 AM	14	1	5	0	0	1	0	0	2	6	8	0	3	1	0	0	41
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	70	6	47	0	1	3	0	0	4	36	116	0	51	13	5	0	352
APPROACH %'s :	56.91%	4.88%	38.21%	0.00%	25.00%	75.00%	0.00%	0.00%	2.56%	23.08%	74.36%	0.00%	73.91%	18.84%	7.25%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	37	1	37	0	1	0	0	0	2	23	66	0	29	8	4	0	208
PEAK HR FACTOR :	0.771	0.250	0.578	0.000	0.250	0.000	0.000	0.000	0.500	0.639	0.868	0.000	0.906	0.667	0.500	0.000	0.963
	0.893				0.250				0.813				0.854				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	19	6	7	0	0	3	2	0	2	4	19	0	8	2	2	0	74
4:15 PM	28	1	13	0	0	5	0	0	0	3	23	0	12	7	1	0	93
4:30 PM	20	4	10	0	0	1	1	0	0	3	13	0	10	5	1	0	68
4:45 PM	14	0	6	0	1	0	1	0	2	4	12	0	2	2	1	0	45
5:00 PM	27	3	10	0	0	4	1	0	2	4	15	0	6	3	1	0	76
5:15 PM	24	4	5	0	2	1	1	0	1	3	12	0	4	3	2	0	62
5:30 PM	15	2	6	0	0	2	3	0	2	4	13	0	4	2	1	0	54
5:45 PM	16	3	13	0	0	3	1	0	5	2	16	0	13	1	0	0	73
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	163	23	70	0	3	19	10	0	14	27	123	0	59	25	9	0	545
APPROACH %'s :	63.67%	8.98%	27.34%	0.00%	9.38%	59.38%	31.25%	0.00%	8.54%	16.46%	75.00%	0.00%	63.44%	26.88%	9.68%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	89	8	39	0	1	10	3	0	4	14	63	0	30	17	4	0	282
PEAK HR FACTOR :	0.795	0.500	0.750	0.000	0.250	0.500	0.750	0.000	0.500	0.875	0.685	0.000	0.625	0.607	1.000	0.000	0.758
	0.810				0.700				0.779				0.638				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
City: Wildwood
Control: 2-Way Stop(NB/WB)

Project ID: 23-130274-003
Date: 10/3/2023

Data - HT

NS/EW Streets:	Doctor M.L.K Jr Ave				Doctor M.L.K Jr Ave				CR 44A/Kilgore St				CR 44A/Kilgore St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	1	0	0	3
7:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
7:45 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
8:00 AM	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	0	3	0	0	0	0	0	0	0	7	0	0	2	0	0	13
APPROACH %'s :	25.00%	0.00%	75.00%	0.00%					0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	3	0	0	0	0	0	0	0	6	0	0	1	0	0	10
PEAK HR FACTOR :	0.000	0.000	0.375	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.000	0.250	0.000	0.000	0.833
	0.375								0.750				0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
5:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	0	0	0	0	0	0	0	0	2	1	0	1	0	0	0	6
APPROACH %'s :	100.00%	0.00%	0.00%	0.00%					0.00%	66.67%	33.33%	0.00%	100.00%	0.00%	0.00%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	2	0	0	0	0	0	0	0	0	1	1	0	1	0	0	0	5
PEAK HR FACTOR :	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.250	0.000	0.250	0.000	0.000	0.000	0.625
	0.500								0.250				0.250				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
City: Wildwood
Control: 2-Way Stop(NB/WB)

Project ID: 23-130274-003
Date: 10/3/2023

Data - Bikes

NS/EW Streets:	Doctor M.L.K Jr Ave				Doctor M.L.K Jr Ave				CR 44A/Kilgore St				CR 44A/Kilgore St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
8:00 AM	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	4
8:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	1	0	0	0	1	0	0	0	0	1	0	0	0	0	0	3
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	3	0	0	1	2	0	0	0	0	4	0	0	0	0	0	11
APPROACH %'s :	25.00%	75.00%	0.00%	0.00%	33.33%	66.67%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	2	0	0	1	1	0	0	0	0	1	0	0	0	0	0	5
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.250	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.313
		0.250				0.250				0.250							

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	2
4:15 PM	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	3
4:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	2	3	1	0	0	3	0	0	1	1	1	0	0	1	0	0	13
APPROACH %'s :	33.33%	50.00%	16.67%	0.00%	0.00%	100.00%	0.00%	0.00%	33.33%	33.33%	33.33%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	2	1	0	0	0	2	0	0	1	0	0	0	0	0	0	0	6
PEAK HR FACTOR :	0.500	0.250	0.000	0.000	0.000	0.500	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500
		0.750				0.500				0.250							

National Data & Surveying Services

Intersection Turning Movement Count

Location: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
City: Wildwood
Project ID: 23-130274-003
Date: 10/3/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Doctor M.L.K Jr Ave		Doctor M.L.K Jr Ave		CR 44A/Kilgore St		CR 44A/Kilgore St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	2	0	0	2	0	0	4
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	1	0	1
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	1	0	0	1
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	2	0	0	3	1	0	6
APPROACH %'s :			100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM								TOTAL
PEAK HR VOL :	0	0	2	0	0	2	0	0	4
PEAK HR FACTOR :			0.250			0.250			0.250
			0.250		0.250				

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	2	2	0	1	5
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	1	1	2
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	2	1	3
5:30 PM	0	0	0	0	0	0	0	1	1
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	2	2	3	4	11
APPROACH %'s :					50.00%	50.00%	42.86%	57.14%	
PEAK HR :	04:15 PM - 05:15 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	1	1	2
PEAK HR FACTOR :							0.250	0.250	0.250
							0.250		

Prepared by National Data & Surveying Services

Doctor M.L.K Jr Ave & CR 44A/Kilgore St

Peak Hour Turning Movement Count

ID: 23-130274-003
City: Wildwood

Day: Tuesday
Date: 10/3/2023

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	7:00 AM - 09:00 AM
NONE	NONE
04:15 PM - 05:15 PM	4:00 PM - 06:00 PM

SOUTHBOUND (Doctor M.L.K Jr Ave)

AM	0	0	1	0	7	AM
NOON	0	0	0	0	0	NOON
PM	3	10	1	0	16	PM

EASTBOUND (CR 44A/Kilgore St)

AM	NOON	PM	
46	0	111	⇦
0	0	0	↶ 0
2	0	4	↱ 0
23	0	15	→ 0
72	0	64	↴ 0

WESTBOUND (CR 44A/Kilgore St)

PM	NOON	AM	
4	0	4	0 ↰
17	0	9	0 ←
31	0	29	0 ↙
0	0	0	0 ↲
55	0	64	⇨

NORTHBOUND (Doctor M.L.K Jr Ave)

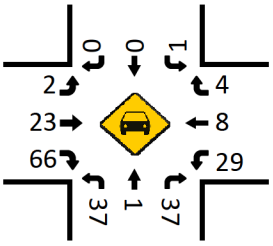
PM	105	0	91	8	39	PM
NOON	0	0	0	0	0	NOON
AM	101	0	37	1	40	AM

CONTROL

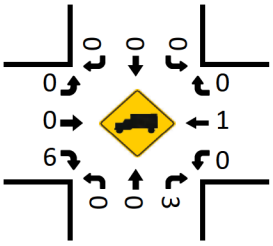
2-Way Stop(NB/WB)

TEV	218 AM	0 NOON	287 PM
PHF	0.96		0.76

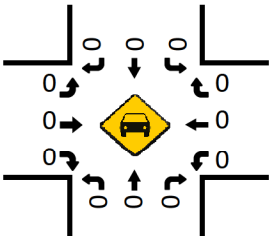
Cars (AM)



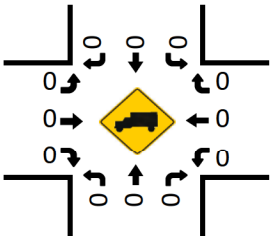
HT (AM)



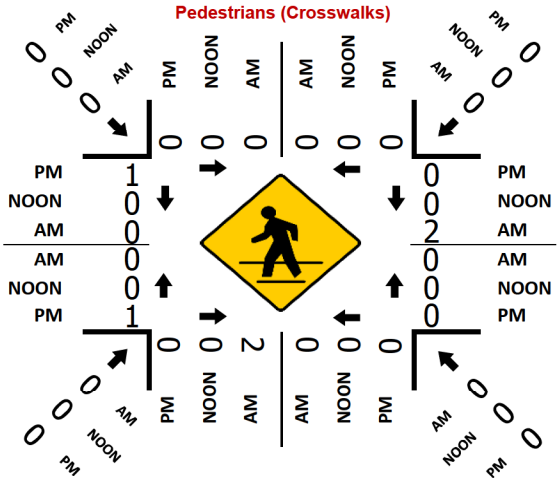
Cars (NOON)



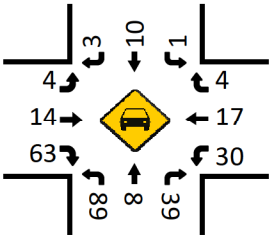
HT (NOON)



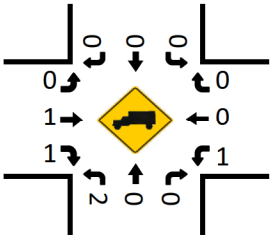
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



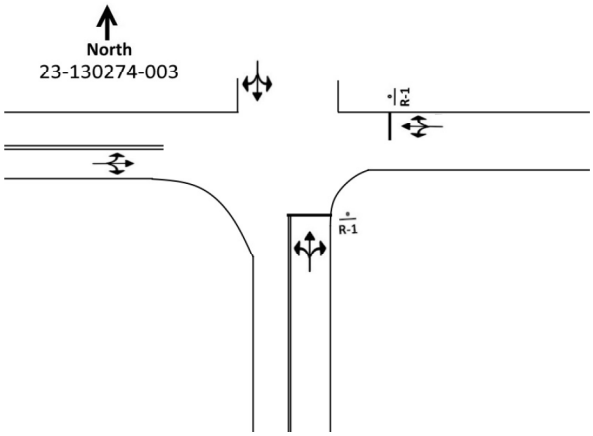
LOCATION: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-003
DATE: Tue, Oct 03, 2023

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 08:00 AM - 08:15 AM

Peak Hour Factor
0.96

National Data & Surveying Services



15-Min Count Period Beginning At	Doctor M.L.K Jr Ave Northbound					Doctor M.L.K Jr Ave Southbound					CR 44A/Kilgore St Eastbound					CR 44A/Kilgore St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	3	0	0	0		0	0	0	0		0	2	9	0		3	0	0	0		17	178
7:15 AM	12	0	4	0		0	0	0	0		0	8	20	0		8	2	0	0		54	218
7:30 AM	12	0	5	0		0	0	0	0		0	9	20	0		8	1	0	0		55	214
7:45 AM	5	0	18	0		0	0	0	0		1	3	14	0		6	3	2	0		52	197
8:00 AM	8	1	13	0		1	0	0	0		1	3	18	0		7	3	2	0		57	187
8:15 AM	8	3	3	0		0	1	0	0		0	3	21	0		8	2	1	0		50	130
8:30 AM	8	1	2	0		0	1	0	0		0	2	13	0		8	3	0	0		38	80
8:45 AM	15	1	5	0		0	1	0	0		2	6	8	0		3	1	0	0		42	42
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	48	4	72	0		4	0	0	0		4	36	80	0		32	12	8	0		**300**	
Heavy Trucks	0	0	8	0		0	0	0	0		0	0	8	0		0	4	0	0		**20**	
Pedestrians		8					0					0					8				**16**	
Bicycles	0	8	0	0		4	4	0	0		0	0	4	0		0	0	0	0		**20**	
Buses																						
Stopped Buses																						

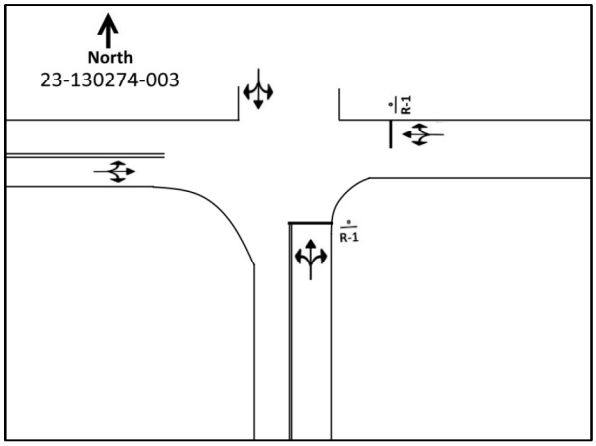
LOCATION: Doctor M.L.K Jr Ave & CR 44A/Kilgore St
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-003
DATE: Tue, Oct 03, 2023

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM

Peak Hour Factor
0.76

National Data & Surveying Services



15-Min Count Period Beginning At	Doctor M.L.K Jr Ave Northbound					Doctor M.L.K Jr Ave Southbound					CR 44A/Kilgore St Eastbound					CR 44A/Kilgore St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	19	6	7	0		0	3	2	0		2	4	19	0		8	2	2	0		74	284
4:15 PM	28	1	13	0		0	5	0	0		0	4	24	0		12	7	1	0		95	287
4:30 PM	20	4	10	0		0	1	1	0		0	3	13	0		10	5	1	0		68	255
4:45 PM	15	0	6	0		1	0	1	0		2	4	12	0		3	2	1	0		47	241
5:00 PM	28	3	10	0		0	4	1	0		2	4	15	0		6	3	1	0		77	267
5:15 PM	24	4	5	0		2	1	1	0		1	4	12	0		4	3	2	0		63	190
5:30 PM	15	2	6	0		0	2	3	0		2	4	13	0		4	2	1	0		54	127
5:45 PM	16	3	13	0		0	3	1	0		5	2	16	0		13	1	0	0		73	73
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	112	16	52	0		4	20	4	0		8	16	96	0		48	28	4	0		**408**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	4	4	0		4	0	0	0		**16**	
Pedestrians		0						0				8					0				**8**	
Bicycles	4	4	0	0		0	4	0	0		4	0	0	0		0	0	0	0		**16**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
City: Wildwood
Control: Signalized

Project ID: 23-130274-004
Date: 10/3/2023

Data - Total

NS/EW Streets:	US 301/S Main St/SR 35				US 301/S Main St/SR 35				Dr. M.L.K Jr Ave/Huey St				Dr. M.L.K Jr Ave/Huey St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	2	208	31	1	26	338	0	0	5	9	3	0	10	2	5	0	640
7:15 AM	7	205	21	0	29	223	3	0	9	23	5	0	14	10	7	0	556
7:30 AM	2	258	26	0	21	269	5	0	13	12	7	0	21	19	17	0	670
7:45 AM	1	246	20	0	27	233	0	0	4	1	1	0	23	2	9	0	567
8:00 AM	5	208	16	0	27	214	0	0	7	3	3	0	7	2	12	0	504
8:15 AM	5	225	17	0	14	243	8	0	14	22	9	0	16	13	12	0	598
8:30 AM	3	228	17	0	11	200	8	0	12	17	6	0	20	16	9	0	547
8:45 AM	4	237	10	0	23	240	7	0	4	5	5	0	10	6	9	0	560
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	29	1815	158	1	178	1960	31	0	68	92	39	0	121	70	80	0	4642
APPROACH %'s :	1.45%	90.61%	7.89%	0.05%	8.21%	90.36%	1.43%	0.00%	34.17%	46.23%	19.60%	0.00%	44.65%	25.83%	29.52%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	12	917	98	1	103	1063	8	0	31	45	16	0	68	33	38	0	2433
PEAK HR FACTOR :	0.429	0.889	0.790	0.250	0.888	0.786	0.400	0.000	0.596	0.489	0.571	0.000	0.739	0.434	0.559	0.000	0.908
		0.899				0.806				0.622				0.610			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	4	296	20	0	12	213	11	0	19	14	11	0	29	13	15	0	657
4:15 PM	10	282	8	0	10	258	16	0	8	11	9	0	38	26	18	0	694
4:30 PM	13	304	11	0	10	272	15	0	10	15	8	0	34	10	21	0	723
4:45 PM	13	261	13	0	7	262	8	0	6	3	5	0	26	19	18	0	641
5:00 PM	10	293	14	0	5	246	11	0	8	5	5	0	25	19	32	0	673
5:15 PM	12	314	13	0	1	263	8	0	11	5	7	0	18	9	12	0	673
5:30 PM	10	303	7	0	5	226	16	0	8	3	12	0	24	8	8	0	630
5:45 PM	9	217	15	0	5	193	21	0	13	12	5	0	11	16	7	0	524
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	81	2270	101	0	55	1933	106	0	83	68	62	0	205	120	131	0	5215
APPROACH %'s :	3.30%	92.58%	4.12%	0.00%	2.63%	92.31%	5.06%	0.00%	38.97%	31.92%	29.11%	0.00%	44.96%	26.32%	28.73%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	46	1140	46	0	32	1038	50	0	32	34	27	0	123	74	89	0	2731
PEAK HR FACTOR :	0.885	0.938	0.821	0.000	0.800	0.954	0.781	0.000	0.800	0.567	0.750	0.000	0.809	0.712	0.695	0.000	0.944
		0.939				0.943				0.705				0.872			

	0%	11%	2%	0%	4%	11%	0%	#DIV/0!	6%	7%	0%	#DIV/0!	4%	0%	0%	#DIV/0!
	0%	6%	4%	#DIV/0!	0%	4%	2%	#DIV/0!	0%	6%	0%	#DIV/0!	2%	3%	1%	#DIV/0!

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
City: Wildwood
Control: Signalized

Project ID: 23-130274-004
Date: 10/3/2023

Data - Cars

NS/EW Streets:	US 301/S Main St/SR 35				US 301/S Main St/SR 35				Dr. M.L.K Jr Ave/Huey St				Dr. M.L.K Jr Ave/Huey St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	2	187	30	1	25	310	0	0	5	8	3	0	10	2	5	0	588
7:15 AM	7	181	21	0	27	198	3	0	8	21	5	0	13	10	7	0	501
7:30 AM	2	234	26	0	20	235	5	0	13	12	7	0	21	19	17	0	611
7:45 AM	1	215	19	0	27	201	0	0	3	1	1	0	21	2	9	0	500
8:00 AM	4	180	16	0	27	193	0	0	5	2	3	0	6	2	12	0	450
8:15 AM	5	196	13	0	13	212	6	0	14	21	8	0	15	12	12	0	527
8:30 AM	3	203	16	0	11	173	8	0	12	17	6	0	19	16	9	0	493
8:45 AM	4	208	9	0	21	213	6	0	4	5	5	0	9	5	9	0	498
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	28	1604	150	1	171	1735	28	0	64	87	38	0	114	68	80	0	4168
APPROACH %'s :	1.57%	89.96%	8.41%	0.06%	8.84%	89.71%	1.45%	0.00%	33.86%	46.03%	20.11%	0.00%	43.51%	25.95%	30.53%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	12	817	96	1	99	944	8	0	29	42	16	0	65	33	38	0	2200
PEAK HR FACTOR :	0.429	0.873	0.800	0.250	0.917	0.761	0.400	0.000	0.558	0.500	0.571	0.000	0.774	0.434	0.559	0.000	0.900
		0.884				0.784				0.640				0.596			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	4	275	20	0	12	196	11	0	19	14	11	0	28	13	13	0	616
4:15 PM	10	267	7	0	10	242	16	0	8	10	9	0	37	25	18	0	659
4:30 PM	13	289	11	0	10	259	15	0	10	15	8	0	33	10	21	0	694
4:45 PM	13	245	13	0	7	255	7	0	6	2	5	0	26	18	18	0	615
5:00 PM	10	269	13	0	5	239	11	0	8	5	5	0	25	19	31	0	640
5:15 PM	12	301	12	0	1	254	8	0	11	5	7	0	18	9	12	0	650
5:30 PM	10	283	6	0	5	219	16	0	8	3	12	0	23	8	8	0	601
5:45 PM	9	212	14	0	5	181	21	0	13	12	5	0	10	16	7	0	505
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	81	2141	96	0	55	1845	105	0	83	66	62	0	200	118	128	0	4980
APPROACH %'s :	3.49%	92.36%	4.14%	0.00%	2.74%	92.02%	5.24%	0.00%	39.34%	31.28%	29.38%	0.00%	44.84%	26.46%	28.70%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	46	1070	44	0	32	995	49	0	32	32	27	0	121	72	88	0	2608
PEAK HR FACTOR :	0.885	0.926	0.846	0.000	0.800	0.960	0.766	0.000	0.800	0.533	0.750	0.000	0.818	0.720	0.710	0.000	0.939
		0.927				0.947				0.689				0.878			

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
City: Wildwood
Control: Signalized

Project ID: 23-130274-004
Date: 10/3/2023

Data - HT

NS/EW Streets:	US 301/S Main St/SR 35				US 301/S Main St/SR 35				Dr. M.L.K Jr Ave/Huey St				Dr. M.L.K Jr Ave/Huey St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	21	1	0	1	28	0	0	0	1	0	0	0	0	0	0	52
7:15 AM	0	24	0	0	2	25	0	0	1	2	0	0	1	0	0	0	55
7:30 AM	0	24	0	0	1	34	0	0	0	0	0	0	0	0	0	0	59
7:45 AM	0	31	1	0	0	32	0	0	1	0	0	0	2	0	0	0	67
8:00 AM	1	28	0	0	0	21	0	0	2	1	0	0	1	0	0	0	54
8:15 AM	0	29	4	0	1	31	2	0	0	1	1	0	1	1	0	0	71
8:30 AM	0	25	1	0	0	27	0	0	0	0	0	0	1	0	0	0	54
8:45 AM	0	29	1	0	2	27	1	0	0	0	0	0	1	1	0	0	62
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	211	8	0	7	225	3	0	4	5	1	0	7	2	0	0	474
APPROACH %'s :	0.45%	95.91%	3.64%	0.00%	2.98%	95.74%	1.28%	0.00%	40.00%	50.00%	10.00%	0.00%	77.78%	22.22%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	100	2	0	4	119	0	0	2	3	0	0	3	0	0	0	233
PEAK HR FACTOR :	0.000	0.806	0.500	0.000	0.500	0.875	0.000	0.000	0.500	0.375	0.000	0.000	0.375	0.000	0.000	0.000	0.869
		0.797				0.879				0.417				0.375			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	21	0	0	0	17	0	0	0	0	0	0	1	0	2	0	41
4:15 PM	0	15	1	0	0	16	0	0	0	1	0	0	1	1	0	0	35
4:30 PM	0	15	0	0	0	13	0	0	0	0	0	0	1	0	0	0	29
4:45 PM	0	16	0	0	0	7	1	0	0	1	0	0	0	1	0	0	26
5:00 PM	0	24	1	0	0	7	0	0	0	0	0	0	0	0	1	0	33
5:15 PM	0	13	1	0	0	9	0	0	0	0	0	0	0	0	0	0	23
5:30 PM	0	20	1	0	0	7	0	0	0	0	0	0	1	0	0	0	29
5:45 PM	0	5	1	0	0	12	0	0	0	0	0	0	1	0	0	0	19
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	129	5	0	0	88	1	0	0	2	0	0	5	2	3	0	235
APPROACH %'s :	0.00%	96.27%	3.73%	0.00%	0.00%	98.88%	1.12%	0.00%	0.00%	100.00%	0.00%	0.00%	50.00%	20.00%	30.00%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	0	70	2	0	0	43	1	0	0	2	0	0	2	2	1	0	123
PEAK HR FACTOR :	0.000	0.729	0.500	0.000	0.000	0.672	0.250	0.000	0.000	0.500	0.000	0.000	0.500	0.500	0.250	0.000	0.879
		0.720				0.688				0.500				0.625			

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
City: Wildwood
Control: Signalized

Project ID: 23-130274-004
Date: 10/3/2023

Data - Bikes

NS/EW Streets:	US 301/S Main St/SR 35				US 301/S Main St/SR 35				Dr. M.L.K Jr Ave/Huey St				Dr. M.L.K Jr Ave/Huey St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:00 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	0	1	0	0	2	1	0	0	6
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	66.67%	33.33%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	3
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.250	0.000	0.000	0.375
														0.375			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%													
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
		0.250															

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
City: Wildwood
Project ID: 23-130274-004
Date: 10/3/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	US 301/S Main St/SR 35		US 301/S Main St/SR 35		Dr. M.L.K Jr Ave/Huey St		Dr. M.L.K Jr Ave/Huey St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	1	0	1
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	1	0	1
APPROACH %'s :							100.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	1	0	0	0	0	0	1
4:15 PM	0	0	0	1	0	0	0	0	1
4:30 PM	0	0	0	1	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	1	0	0	1	0	2
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	1	3	0	0	1	0	5
APPROACH %'s :			25.00%	75.00%			100.00%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM								TOTAL
PEAK HR VOL :	0	0	0	2	0	0	0	0	2
PEAK HR FACTOR :				0.500					0.500
			0.500						

Prepared by National Data & Surveying Services

US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St

Peak Hour Turning Movement Count

ID: 23-130274-004
City: Wildwood

Day: Tuesday
Date: 10/3/2023

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	7:00 AM - 09:00 AM
NONE	NONE
04:15 PM - 05:15 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	2433	0	2731
PHF	0.91		0.94

US 301/S Main St/SR 35 — SOUTHBOUND

	Left	Thru	Right	U-Turn		
AM	8	1063	103	0	986	AM
NOON	0	0	0	0	0	NOON
PM	50	1038	32	0	1261	PM

Dr. M.L.K Jr Ave/Huey St — EASTBOUND

	Left	Thru	Right	U-Turn		
AM	53	0	170	0		
NOON	0	0	0	0		
PM	31	0	32	0		
	45	0	34	0		
	16	0	27	0		
	AM	NOON	PM			

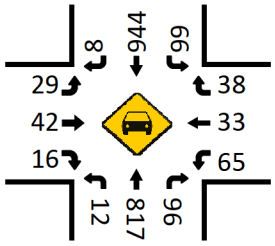
Dr. M.L.K Jr Ave/Huey St — WESTBOUND

	Left	Thru	Right	U-Turn		
	PM	NOON	AM			
	89	0	38	0		
	74	0	33	0		
	123	0	68	0		
	0	0	0	0		
AM	112	0	246			
NOON						
PM						

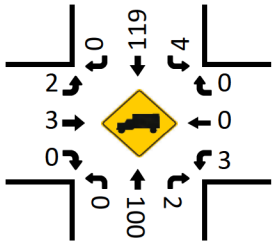
US 301/S Main St/SR 35 — NORTHBOUND

	Left	Thru	Right	U-Turn		
PM	1188	0	46	1140	46	PM
NOON	0	0	0	0	0	NOON
AM	1148	1	12	917	98	AM

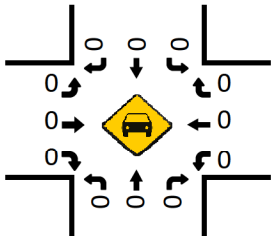
Cars (AM)



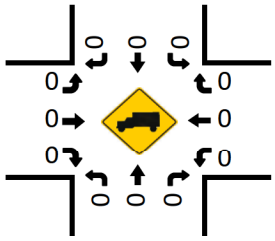
HT (AM)



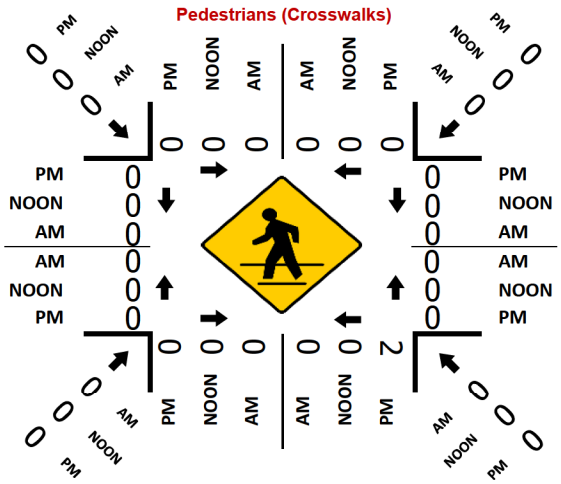
Cars (NOON)



HT (NOON)



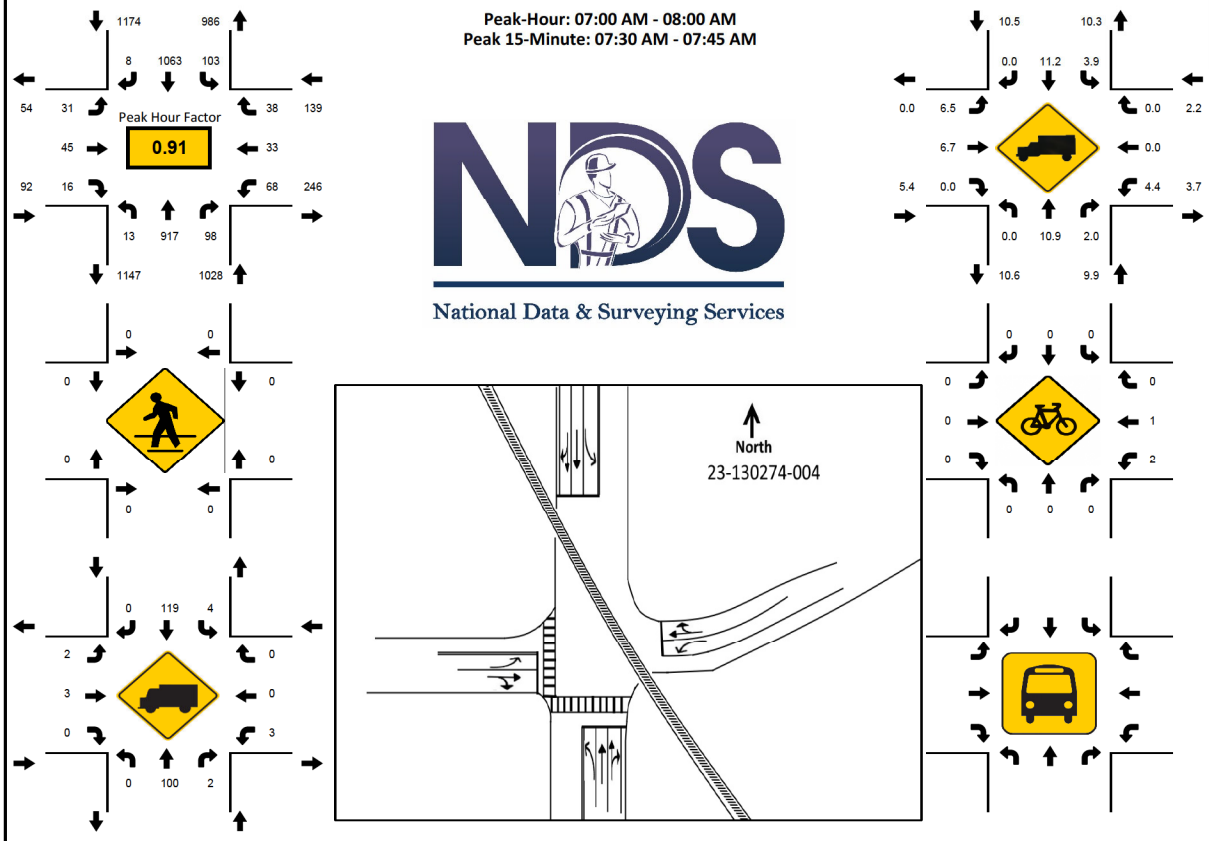
Pedestrians (Crosswalks)


PM
NOON
AM
0
0
0
0
0
0
0
0
0
0
0

LOCATION: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-004
DATE: Tue, Oct 03, 2023

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



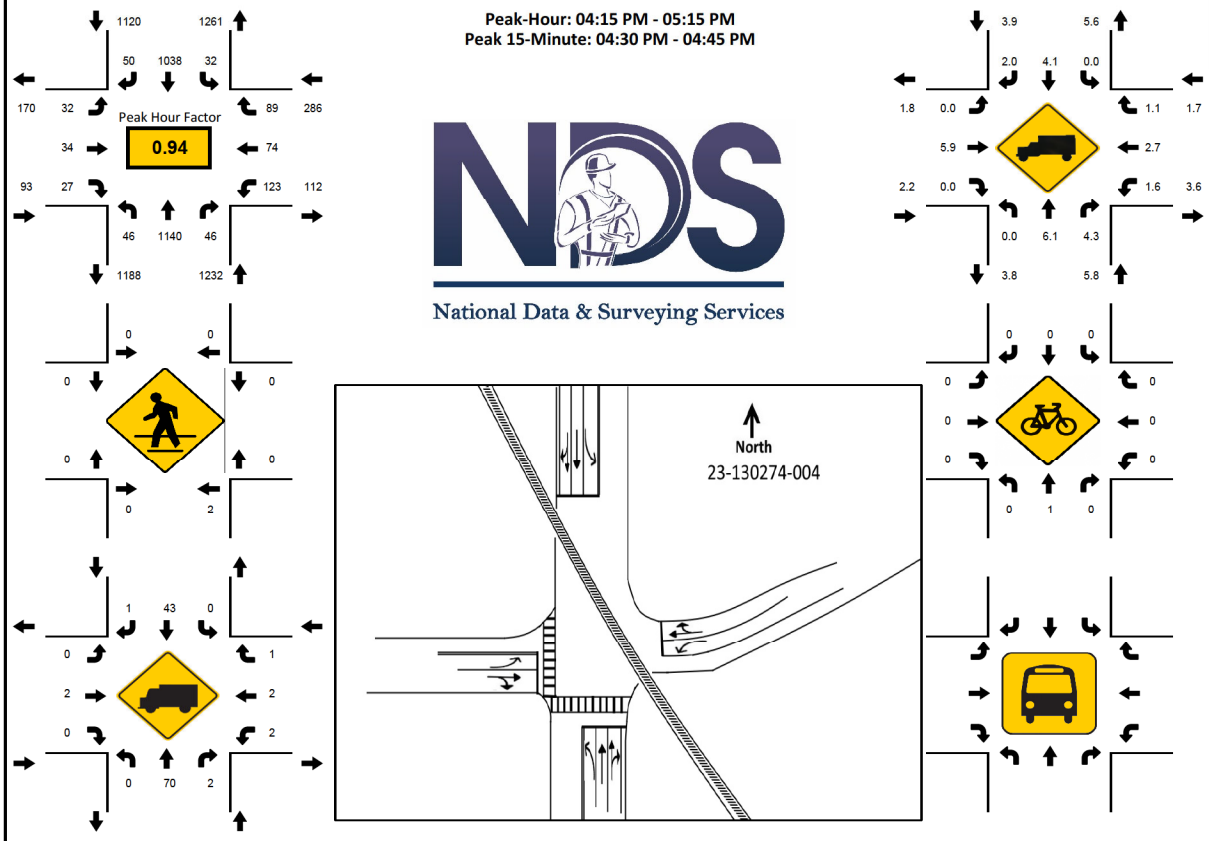
National Data & Surveying Services

15-Min Count Period Beginning At	US 301/S Main St/SR 35 Northbound					US 301/S Main St/SR 35 Southbound					Dr. M.L.K Jr Ave/Huey St Eastbound					Dr. M.L.K Jr Ave/Huey St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	2	208	31	1		26	338	0	0		5	9	3	0		10	2	5	0		640	2433
7:15 AM	7	205	21	0		29	223	3	0		9	23	5	0		14	10	7	0		556	2297
7:30 AM	2	258	26	0		21	269	5	0		13	12	7	0		21	19	17	0		670	2339
7:45 AM	1	246	20	0		27	233	0	0		4	1	1	0		23	2	9	0		567	2216
8:00 AM	5	208	16	0		27	214	0	0		7	3	3	0		7	2	12	0		504	2209
8:15 AM	5	225	17	0		14	243	8	0		14	22	9	0		16	13	12	0		598	1705
8:30 AM	3	228	17	0		11	200	8	0		12	17	6	0		20	16	9	0		547	1107
8:45 AM	4	237	10	0		23	240	7	0		4	5	5	0		10	6	9	0		560	560
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	28	1032	124	4		116	1352	20	0		52	92	28	0		92	76	68	0		**3084**	
Heavy Trucks	0	124	4	0		8	136	0	0		4	8	0	0		8	0	0	0		**292**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		4	4	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: US 301/S Main St/SR 35 & Dr. M.L.K Jr Ave/Huey St
CITY/STATE: Wildwood, FL

PROJECT ID: 23-130274-004
DATE: Tue, Oct 03, 2023

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



15-Min Count Period Beginning At	US 301/S Main St/SR 35 Northbound					US 301/S Main St/SR 35 Southbound					Dr. M.L.K Jr Ave/Huey St Eastbound					Dr. M.L.K Jr Ave/Huey St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	4	296	20	0		12	213	11	0		19	14	11	0		29	13	15	0		657	2715
4:15 PM	10	282	8	0		10	258	16	0		8	11	9	0		38	26	18	0		694	2731
4:30 PM	13	304	11	0		10	272	15	0		10	15	8	0		34	10	21	0		723	2710
4:45 PM	13	261	13	0		7	262	8	0		6	3	5	0		26	19	18	0		641	2617
5:00 PM	10	293	14	0		5	246	11	0		8	5	5	0		25	19	32	0		673	2500
5:15 PM	12	314	13	0		1	263	8	0		11	5	7	0		18	9	12	0		673	1827
5:30 PM	10	303	7	0		5	226	16	0		8	3	12	0		24	8	8	0		630	1154
5:45 PM	9	217	15	0		5	193	21	0		13	12	5	0		11	16	7	0		524	524
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	52	1216	56	0		40	1088	64	0		40	60	36	0		152	104	128	0		**3036**	
Heavy Trucks	0	96	4	0		0	64	4	0		0	4	0	0		4	4	4	0		**184**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.03	1.10
2	01/02/2022 - 01/08/2022	1.06	1.13
3	01/09/2022 - 01/15/2022	1.09	1.16
4	01/16/2022 - 01/22/2022	1.07	1.14
5	01/23/2022 - 01/29/2022	1.06	1.13
6	01/30/2022 - 02/05/2022	1.04	1.11
7	02/06/2022 - 02/12/2022	1.03	1.10
8	02/13/2022 - 02/19/2022	1.01	1.07
* 9	02/20/2022 - 02/26/2022	0.99	1.05
*10	02/27/2022 - 03/05/2022	0.97	1.03
*11	03/06/2022 - 03/12/2022	0.94	1.00
*12	03/13/2022 - 03/19/2022	0.92	0.98
*13	03/20/2022 - 03/26/2022	0.91	0.97
*14	03/27/2022 - 04/02/2022	0.91	0.97
*15	04/03/2022 - 04/09/2022	0.90	0.96
*16	04/10/2022 - 04/16/2022	0.90	0.96
*17	04/17/2022 - 04/23/2022	0.92	0.98
*18	04/24/2022 - 04/30/2022	0.94	1.00
*19	05/01/2022 - 05/07/2022	0.96	1.02
*20	05/08/2022 - 05/14/2022	0.98	1.04
*21	05/15/2022 - 05/21/2022	1.01	1.07
22	05/22/2022 - 05/28/2022	1.01	1.07
23	05/29/2022 - 06/04/2022	1.01	1.07
24	06/05/2022 - 06/11/2022	1.00	1.06
25	06/12/2022 - 06/18/2022	1.00	1.06
26	06/19/2022 - 06/25/2022	1.00	1.06
27	06/26/2022 - 07/02/2022	0.99	1.05
28	07/03/2022 - 07/09/2022	0.99	1.05
29	07/10/2022 - 07/16/2022	0.99	1.05
30	07/17/2022 - 07/23/2022	1.01	1.07
31	07/24/2022 - 07/30/2022	1.03	1.10
32	07/31/2022 - 08/06/2022	1.05	1.12
33	08/07/2022 - 08/13/2022	1.07	1.14
34	08/14/2022 - 08/20/2022	1.09	1.16
35	08/21/2022 - 08/27/2022	1.10	1.17
36	08/28/2022 - 09/03/2022	1.10	1.17
37	09/04/2022 - 09/10/2022	1.11	1.18
38	09/11/2022 - 09/17/2022	1.11	1.18
39	09/18/2022 - 09/24/2022	1.08	1.15
40	09/25/2022 - 10/01/2022	1.04	1.11
41	10/02/2022 - 10/08/2022	1.01	1.07
42	10/09/2022 - 10/15/2022	0.97	1.03
43	10/16/2022 - 10/22/2022	0.97	1.03
44	10/23/2022 - 10/29/2022	0.97	1.03
45	10/30/2022 - 11/05/2022	0.97	1.03
46	11/06/2022 - 11/12/2022	0.96	1.02
47	11/13/2022 - 11/19/2022	0.96	1.02
48	11/20/2022 - 11/26/2022	0.98	1.04
49	11/27/2022 - 12/03/2022	1.00	1.06
50	12/04/2022 - 12/10/2022	1.02	1.09
51	12/11/2022 - 12/17/2022	1.03	1.10
52	12/18/2022 - 12/24/2022	1.06	1.13
53	12/25/2022 - 12/31/2022	1.09	1.16

* PEAK SEASON

23-FEB-2023 09:11:22 830UPD 5_1800_PKSEASON.TXT

Appendix D

Existing Conditions Synchro Printouts

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	962	0	12	482	42	0	0	0	39	0	1
Future Vol, veh/h	14	962	0	12	482	42	0	0	0	39	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	375	-	225	225	-	225	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	25	94
Heavy Vehicles, %	29	9	2	2	12	19	2	2	2	8	2	2
Mvmt Flow	15	1023	0	13	513	45	0	0	0	41	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	558	0	0	1023	0	0	1336	1637	512	1081	1592	257
Stage 1	-	-	-	-	-	-	1053	1053	-	539	539	-
Stage 2	-	-	-	-	-	-	283	584	-	542	1053	-
Critical Hdwy	4.68	-	-	4.14	-	-	7.54	6.54	6.94	7.66	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.66	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.66	5.54	-
Follow-up Hdwy	2.49	-	-	2.22	-	-	3.52	4.02	3.32	3.58	4.02	3.32
Pot Cap-1 Maneuver	844	-	-	674	-	-	112	100	507	165	106	742
Stage 1	-	-	-	-	-	-	242	301	-	479	520	-
Stage 2	-	-	-	-	-	-	700	496	-	477	301	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	844	-	-	674	-	-	109	96	507	160	102	742
Mov Cap-2 Maneuver	-	-	-	-	-	-	195	207	-	284	208	-
Stage 1	-	-	-	-	-	-	238	296	-	470	510	-
Stage 2	-	-	-	-	-	-	686	487	-	469	296	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	0	19.6
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	844	-	-	674	-	-	284	742
HCM Lane V/C Ratio	-	0.018	-	-	0.019	-	-	0.146	0.001
HCM Control Delay (s)	0	9.3	-	-	10.4	-	-	19.8	9.9
HCM Lane LOS	A	A	-	-	B	-	-	C	A
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	-	0.5	0

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	72	21	8	26	14	5
Future Vol, veh/h	72	21	8	26	14	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	6	10	2	2	29	20
Mvmt Flow	82	24	9	30	16	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	106	0	142	94
Stage 1	-	-	-	-	94	-
Stage 2	-	-	-	-	48	-
Critical Hdwy	-	-	4.12	-	6.69	6.4
Critical Hdwy Stg 1	-	-	-	-	5.69	-
Critical Hdwy Stg 2	-	-	-	-	5.69	-
Follow-up Hdwy	-	-	2.218	-	3.761	3.48
Pot Cap-1 Maneuver	-	-	1485	-	791	916
Stage 1	-	-	-	-	866	-
Stage 2	-	-	-	-	910	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1485	-	786	916
Mov Cap-2 Maneuver	-	-	-	-	786	-
Stage 1	-	-	-	-	866	-
Stage 2	-	-	-	-	905	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	816	-	-	1485	-
HCM Lane V/C Ratio	0.026	-	-	0.006	-
HCM Control Delay (s)	9.5	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	23	73	29	9	4	37	1	40	1	0	0
Future Vol, veh/h	2	23	73	29	9	4	37	1	40	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	8	2	11	2	2	2	8	2	2	2
Mvmt Flow	2	24	77	31	9	4	39	1	42	1	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	13	0	0	101	0	0	140	142	63	161	178	11
Stage 1	-	-	-	-	-	-	67	67	-	73	73	-
Stage 2	-	-	-	-	-	-	73	75	-	88	105	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.28	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.372	3.518	4.018	3.318
Pot Cap-1 Maneuver	1606	-	-	1491	-	-	830	749	985	804	716	1070
Stage 1	-	-	-	-	-	-	943	839	-	937	834	-
Stage 2	-	-	-	-	-	-	937	833	-	920	808	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1606	-	-	1491	-	-	816	733	985	756	700	1070
Mov Cap-2 Maneuver	-	-	-	-	-	-	816	733	-	756	700	-
Stage 1	-	-	-	-	-	-	942	838	-	936	816	-
Stage 2	-	-	-	-	-	-	917	816	-	879	807	-

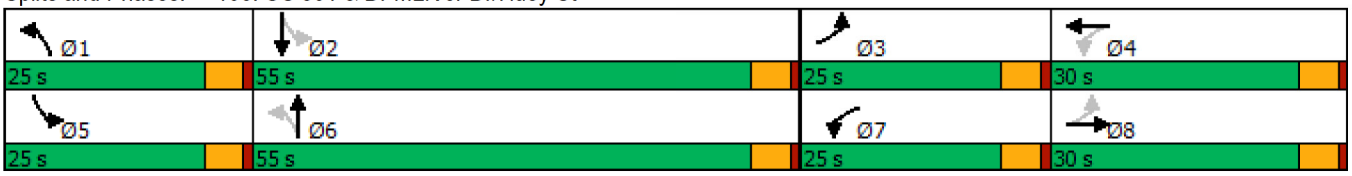
Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	5.2	9.4	9.8
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	893	1606	-	-	1491	-	-	756
HCM Lane V/C Ratio	0.092	0.001	-	-	0.02	-	-	0.001
HCM Control Delay (s)	9.4	7.2	0	-	7.5	0	-	9.8
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.3	0	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	31	45	69	33	13	926	104	1074
Future Volume (vph)	31	45	69	33	13	926	104	1074
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	3	8	7	4	1	6	5	2
Permitted Phases	8		4		6		2	
Detector Phase	3	8	7	4	1	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	5.0	5.0	35.0	5.0	35.0
Minimum Split (s)	10.0	23.0	10.0	23.0	10.0	40.0	10.0	40.0
Total Split (s)	25.0	30.0	25.0	30.0	25.0	55.0	25.0	55.0
Total Split (%)	18.5%	22.2%	18.5%	22.2%	18.5%	40.7%	18.5%	40.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Max	None	Max
Act Effct Green (s)	16.2	12.2	21.0	14.8	59.2	53.3	67.4	66.6
Actuated g/C Ratio	0.17	0.13	0.22	0.15	0.61	0.55	0.70	0.69
v/c Ratio	0.14	0.29	0.27	0.27	0.04	0.63	0.34	0.53
Control Delay	30.1	39.6	31.7	25.8	7.9	20.3	10.0	12.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	30.1	39.6	31.7	25.8	7.9	20.3	10.0	12.6
LOS	C	D	C	C	A	C	A	B
Approach Delay		36.4		28.7		20.1		12.3
Approach LOS		D		C		C		B

Intersection Summary	
Cycle Length: 135	
Actuated Cycle Length: 96.9	
Natural Cycle: 85	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay: 17.5	Intersection LOS: B
Intersection Capacity Utilization 57.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 106: US 301 & Dr MLK Jr Dr/Huey St





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	45	16	69	33	38	13	926	99	104	1074	8
Future Volume (veh/h)	31	45	16	69	33	38	13	926	99	104	1074	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1796	1870	1841	1870	1870	1870	1737	1870	1841	1737	1870
Adj Flow Rate, veh/h	34	49	18	76	36	42	14	1018	109	114	1180	9
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	6	7	2	4	2	2	2	11	2	4	11	2
Cap, veh/h	273	163	60	294	118	138	276	1647	176	325	1957	15
Arrive On Green	0.03	0.13	0.13	0.05	0.15	0.15	0.02	0.55	0.55	0.05	0.58	0.58
Sat Flow, veh/h	1725	1253	460	1753	787	918	1781	3007	322	1753	3357	26
Grp Volume(v), veh/h	34	0	67	76	0	78	14	558	569	114	580	609
Grp Sat Flow(s),veh/h/ln	1725	0	1713	1753	0	1705	1781	1650	1679	1753	1650	1732
Q Serve(g_s), s	1.5	0.0	3.2	3.4	0.0	3.7	0.3	21.1	21.2	2.5	20.6	20.6
Cycle Q Clear(g_c), s	1.5	0.0	3.2	3.4	0.0	3.7	0.3	21.1	21.2	2.5	20.6	20.6
Prop In Lane	1.00		0.27	1.00		0.54	1.00		0.19	1.00		0.01
Lane Grp Cap(c), veh/h	273	0	223	294	0	256	276	904	919	325	962	1010
V/C Ratio(X)	0.12	0.00	0.30	0.26	0.00	0.30	0.05	0.62	0.62	0.35	0.60	0.60
Avail Cap(c_a), veh/h	596	0	469	587	0	467	637	904	919	618	962	1010
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.8	0.0	36.0	32.0	0.0	34.6	10.5	14.1	14.1	11.0	12.2	12.2
Incr Delay (d2), s/veh	0.2	0.0	0.7	0.5	0.0	0.7	0.1	3.2	3.1	0.6	2.8	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.2	0.0	2.5	2.6	0.0	2.9	0.2	12.2	12.4	1.6	11.6	12.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.0	0.0	36.7	32.5	0.0	35.2	10.5	17.3	17.2	11.6	15.0	14.9
LnGrp LOS	C	A	D	C	A	D	B	B	B	B	B	B
Approach Vol, veh/h		101			154			1141			1303	
Approach Delay, s/veh		35.4			33.9			17.2			14.7	
Approach LOS		D			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.5	58.2	7.9	18.7	9.7	55.0	9.7	16.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	50.0	20.0	25.0	20.0	50.0	20.0	25.0
Max Q Clear Time (g_c+I1), s	2.3	22.6	3.5	5.7	4.5	23.2	5.4	5.2
Green Ext Time (p_c), s	0.0	8.7	0.0	0.3	0.2	8.1	0.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	17.6
HCM 6th LOS	B

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	587	0	18	929	47	1	0	1	36	0	10
Future Vol, veh/h	6	587	0	18	929	47	1	0	1	36	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	375	-	225	225	-	225	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	7	2	2	5	17	2	2	2	2	2	2
Mvmt Flow	7	660	0	20	1044	53	1	0	1	40	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1097	0	0	660	0	0	1236	1811	330	1428	1758	522
Stage 1	-	-	-	-	-	-	674	674	-	1084	1084	-
Stage 2	-	-	-	-	-	-	562	1137	-	344	674	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	632	-	-	924	-	-	132	78	666	95	84	499
Stage 1	-	-	-	-	-	-	410	452	-	231	291	-
Stage 2	-	-	-	-	-	-	479	275	-	645	452	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	632	-	-	924	-	-	126	75	666	93	81	499
Mov Cap-2 Maneuver	-	-	-	-	-	-	252	182	-	183	191	-
Stage 1	-	-	-	-	-	-	405	447	-	228	285	-
Stage 2	-	-	-	-	-	-	458	269	-	637	447	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	14.9	26.3
HCM LOS			B	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	366	632	-	-	924	-	-	183	499
HCM Lane V/C Ratio	0.006	0.011	-	-	0.022	-	-	0.221	0.023
HCM Control Delay (s)	14.9	10.8	-	-	9	-	-	30.2	12.4
HCM Lane LOS	B	B	-	-	A	-	-	D	B
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-	-	0.8	0.1

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	20	11	54	34	6
Future Vol, veh/h	39	20	11	54	34	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	3	5	2	2	2	2
Mvmt Flow	48	24	13	66	41	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	72	0	152	60
Stage 1	-	-	-	-	60	-
Stage 2	-	-	-	-	92	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1528	-	840	1005
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	932	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1528	-	832	1005
Mov Cap-2 Maneuver	-	-	-	-	832	-
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	924	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	854	-	-	1528	-
HCM Lane V/C Ratio	0.057	-	-	0.009	-
HCM Control Delay (s)	9.5	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	15	65	31	17	4	92	8	39	1	10	3
Future Vol, veh/h	4	15	65	31	17	4	92	8	39	1	10	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	7	2	3	2	2	2	2	2	2	2	2
Mvmt Flow	5	20	86	41	22	5	121	11	51	1	13	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	27	0	0	106	0	0	188	182	63	211	223	25
Stage 1	-	-	-	-	-	-	73	73	-	107	107	-
Stage 2	-	-	-	-	-	-	115	109	-	104	116	-
Critical Hdwy	4.12	-	-	4.13	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.227	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1587	-	-	1479	-	-	772	712	1002	746	676	1051
Stage 1	-	-	-	-	-	-	937	834	-	898	807	-
Stage 2	-	-	-	-	-	-	890	805	-	902	800	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1587	-	-	1479	-	-	740	690	1002	683	655	1051
Mov Cap-2 Maneuver	-	-	-	-	-	-	740	690	-	683	655	-
Stage 1	-	-	-	-	-	-	934	831	-	895	784	-
Stage 2	-	-	-	-	-	-	847	782	-	842	798	-

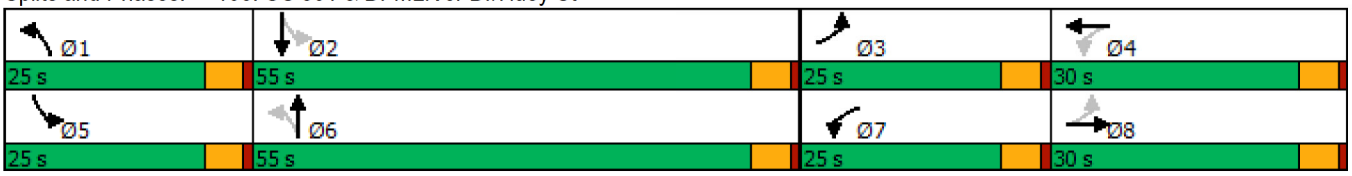
Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	4.5	10.9	10.2
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	795	1587	-	-	1479	-	-	715
HCM Lane V/C Ratio	0.23	0.003	-	-	0.028	-	-	0.026
HCM Control Delay (s)	10.9	7.3	0	-	7.5	0	-	10.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.9	0	-	-	0.1	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	32	34	124	75	46	1151	32	1048
Future Volume (vph)	32	34	124	75	46	1151	32	1048
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	3	8	7	4	1	6	5	2
Permitted Phases	8		4		6		2	
Detector Phase	3	8	7	4	1	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	5.0	5.0	35.0	5.0	35.0
Minimum Split (s)	10.0	23.0	10.0	23.0	10.0	40.0	10.0	40.0
Total Split (s)	25.0	30.0	25.0	30.0	25.0	55.0	25.0	55.0
Total Split (%)	18.5%	22.2%	18.5%	22.2%	18.5%	40.7%	18.5%	40.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Max	None	Max
Act Effct Green (s)	16.0	12.3	24.3	17.4	58.2	54.2	56.7	51.8
Actuated g/C Ratio	0.17	0.13	0.25	0.18	0.61	0.57	0.59	0.54
v/c Ratio	0.14	0.27	0.40	0.52	0.18	0.66	0.14	0.62
Control Delay	28.0	31.1	31.5	34.6	10.0	19.6	9.7	19.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.0	31.1	31.5	34.6	10.0	19.6	9.7	19.8
LOS	C	C	C	C	A	B	A	B
Approach Delay		30.0		33.2		19.2		19.6
Approach LOS		C		C		B		B

Intersection Summary	
Cycle Length: 135	
Actuated Cycle Length: 95.4	
Natural Cycle: 85	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.66	
Intersection Signal Delay: 21.2	Intersection LOS: C
Intersection Capacity Utilization 67.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 106: US 301 & Dr MLK Jr Dr/Huey St





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	34	27	124	75	90	46	1151	46	32	1048	51
Future Volume (veh/h)	32	34	27	124	75	90	46	1151	46	32	1048	51
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1811	1870	1870	1856	1870	1870	1811	1841	1870	1841	1870
Adj Flow Rate, veh/h	34	36	29	132	80	96	49	1224	49	34	1115	54
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	6	2	2	3	2	2	6	4	2	4	2
Cap, veh/h	235	119	96	350	138	166	294	1831	73	256	1819	88
Arrive On Green	0.03	0.13	0.13	0.08	0.18	0.18	0.04	0.54	0.54	0.03	0.54	0.54
Sat Flow, veh/h	1781	928	748	1781	768	922	1781	3372	135	1781	3395	164
Grp Volume(v), veh/h	34	0	65	132	0	176	49	624	649	34	574	595
Grp Sat Flow(s),veh/h/ln	1781	0	1676	1781	0	1690	1781	1721	1787	1781	1749	1811
Q Serve(g_s), s	1.5	0.0	3.3	5.7	0.0	8.9	1.1	24.3	24.3	0.8	21.2	21.2
Cycle Q Clear(g_c), s	1.5	0.0	3.3	5.7	0.0	8.9	1.1	24.3	24.3	0.8	21.2	21.2
Prop In Lane	1.00		0.45	1.00		0.55	1.00		0.08	1.00		0.09
Lane Grp Cap(c), veh/h	235	0	215	350	0	304	294	934	970	256	937	970
V/C Ratio(X)	0.14	0.00	0.30	0.38	0.00	0.58	0.17	0.67	0.67	0.13	0.61	0.61
Avail Cap(c_a), veh/h	561	0	449	584	0	453	607	934	970	582	937	970
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	33.7	0.0	36.9	30.0	0.0	35.0	11.4	15.3	15.3	12.2	15.0	15.0
Incr Delay (d2), s/veh	0.3	0.0	0.8	0.7	0.0	1.7	0.3	3.8	3.7	0.2	3.0	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.2	0.0	2.5	4.5	0.0	6.8	0.7	14.3	14.8	0.5	12.9	13.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.9	0.0	37.6	30.7	0.0	36.8	11.6	19.1	19.0	12.4	18.0	17.9
LnGrp LOS	C	A	D	C	A	D	B	B	B	B	B	B
Approach Vol, veh/h		99			308			1322			1203	
Approach Delay, s/veh		36.4			34.1			18.7			17.8	
Approach LOS		D			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.6	55.0	7.9	21.8	7.9	55.7	12.7	17.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	50.0	20.0	25.0	20.0	50.0	20.0	25.0
Max Q Clear Time (g_c+I1), s	3.1	23.2	3.5	10.9	2.8	26.3	7.7	5.3
Green Ext Time (p_c), s	0.1	8.4	0.0	0.8	0.0	9.0	0.3	0.2

Intersection Summary	
HCM 6th Ctrl Delay	20.6
HCM 6th LOS	C

EAGLE EPAC TIMING SHEET

CONTROLLER SETTINGS

Mvmt.	Timing Function	Min Initial	Green Passage	Max I	Green II	Yellow Clear	All Red	Walk	F.D.W.	Recall	Det. Func.
1		5	4.0	20	30	4.0					Lock
2		35	4.0	50	50	4.0	1.0	7	20	min	Non Lock
3		5	4.0	20	30	4.0					Lock
4		5	4.0	25	50	4.0	1.0				Non Lock
5		5	4.0	20	30	4.0					Lock
6		35	4.0	50	50	4.0	1.0			min	Non Lock
7		5	4.0	20	30	4.0					Lock
8		12	4.0	20	30	4.0	1.0	8	22		Non Lock
											Off Set

COORDINATION SETTINGS

Dial 1 AVC	Dial 2/AM	Dial 3/PM
Split Sec	Split Sec	Split Sec

INTERSECTION: 5001 US301 @ CR44A/Hwy

DATE: July 2019

Appendix E

Historical Data/Trends & Future Background Volumes

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2022)	LANES (2027)	URBAN / RURAL	DIVIDED / UNDIVIDED	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2022 AADT	2022 DAILY V/C	2022 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2022 PEAK HOUR NB/EB VOLUME	2022 PEAK HOUR SB/WB VOLUME	2022 PEAK HOUR V/C	2022 PEAK HOUR LOS	GROWTH RATE
6000	104	30	1.26	CR 213 (WALKER RD)	SR 44	CR 44A	2	2	URBAN	UNDIVIDED	D	13,320	505	0.04	C	675	34	20	0.05	C	2.75%
3528120	15	35	1.47	CR 44A	US 301/SR 35	CR 139	2	2	URBAN	UNDIVIDED	D	13,320	3,462	0.26	C	675	178	144	0.26	C	1.00%
35281102	12	35	1.54	CR 44A	SR 44 W	CR 213	2	2	URBAN	UNDIVIDED	D	24,200	1,599	0.07	B	1,200	65	103	0.09	B	7.50%
35281103	2020-1100	35	1.13	CR 44A	CR 213	US 301/SR 35	2	2	URBAN	UNDIVIDED	D	24,200	16,341	0.68	C	1,200	406	725	0.60	C	8.00%
35281301	13	35	0.52	CR 44A	CR 139	BUENA VISTA BLVD	4	4	URBAN	DIVIDED	D	30,780	7,827	0.25	C	1,549	307	374	0.24	C	1.00%
35281302	14	25	2.80	CR 44A	BUENA VISTA BLVD	SR 44 (E)	2	2	URBAN	UNDIVIDED	D	24,200	3,155	0.13	B	1,200	119	174	0.15	B	9.25%

January 2021

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 8026 - CR-44A, 0.58 MI E OF US-301/MAIN ST - OFF SYSTEM

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	3000 F	E 1600	W 1400	9.00	54.00	20.50
2021	3000 C	E 1600	W 1400	9.00	53.00	17.70
2020	2050 C	E 1100	W 950	9.00	54.70	20.20
2019	2700 C	E 1400	W 1300	9.00	53.30	22.00
2018	2300 F	E 1200	W 1100	9.00	53.70	20.00
2017	2300 C	E 1200	W 1100	9.00	53.50	20.10
2016	2500 C	E 1300	W 1200	9.00	53.10	20.90
2015	5800 T	E 3100	W 2700	9.00	54.70	20.70
2014	5600 S	E 3000	W 2600	9.00	55.10	19.80
2013	5600 F	E 3000	W 2600	9.00	56.40	20.00
2012	5600 C	E 3000	W 2600	9.00	56.30	19.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0200 - SR-44, 0.57 MI W OF US 301

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	19100 F	E 9100	W 10000	9.50	54.00	13.20
2021	19100 C	E 9100	W 10000	9.50	53.00	12.10
2020	14400 F	E 7600	W 6800	9.50	54.70	5.60
2019	15100 C	E 8000	W 7100	9.50	53.30	13.20
2018	15700 F	E 8100	W 7600	9.50	53.70	12.10
2017	15700 C	E 8100	W 7600	9.50	53.50	13.60
2016	14300 C	E 7600	W 6700	9.00	53.10	13.10
2015	13100 C	E 6700	W 6400	9.00	54.70	13.70
2014	13200 C	E 6800	W 6400	9.00	55.10	13.40
2013	12800 C	E 6500	W 6300	9.00	56.40	12.00
2012	12600 C	E 6500	W 6100	9.00	56.30	14.10
2011	12800 C	E 6500	W 6300	9.00	51.30	12.90
2010	13000 S	0	0	9.85	55.51	12.20
2008	13800 C	E 6900	W 6900	10.19	54.63	14.50
2007	14100 C	E 7100	W 7000	10.14	54.93	9.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0026 - ON US-301, 0.375 MI. N OF CR-44A (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	26000 F	N 13000	S 13000	9.00	54.00	12.00
2021	26000 C	N 13000	S 13000	9.00	53.00	12.00
2020	22000 F	N 11000	S 11000	9.00	54.70	9.90
2019	23000 C	N 11500	S 11500	9.00	53.30	9.90
2018	21000 F	N 10500	S 10500	9.00	53.70	15.40
2017	21000 C	N 10500	S 10500	9.00	53.50	15.40
2016	20000 C	N 10000	S 10000	9.00	53.10	13.80
2015	17300 C	N 8500	S 8800	9.00	54.70	13.30
2014	16200 C	N 8200	S 8000	9.00	55.10	13.50
2013	18300 C	N 9300	S 9000	9.00	56.40	13.70
2012	18600 C	N 9500	S 9100	9.00	56.30	11.70
2011	17500 C	N 8600	S 8900	9.00	51.30	10.80
2010	19200 C	N 9800	S 9400	9.85	55.51	10.40
2009	18300 C	N 9100	S 9200	9.88	55.48	11.10
2008	18900 C	N 9600	S 9300	10.19	54.63	12.60
2007	19000 C	N 9800	S 9200	10.14	54.93	11.10

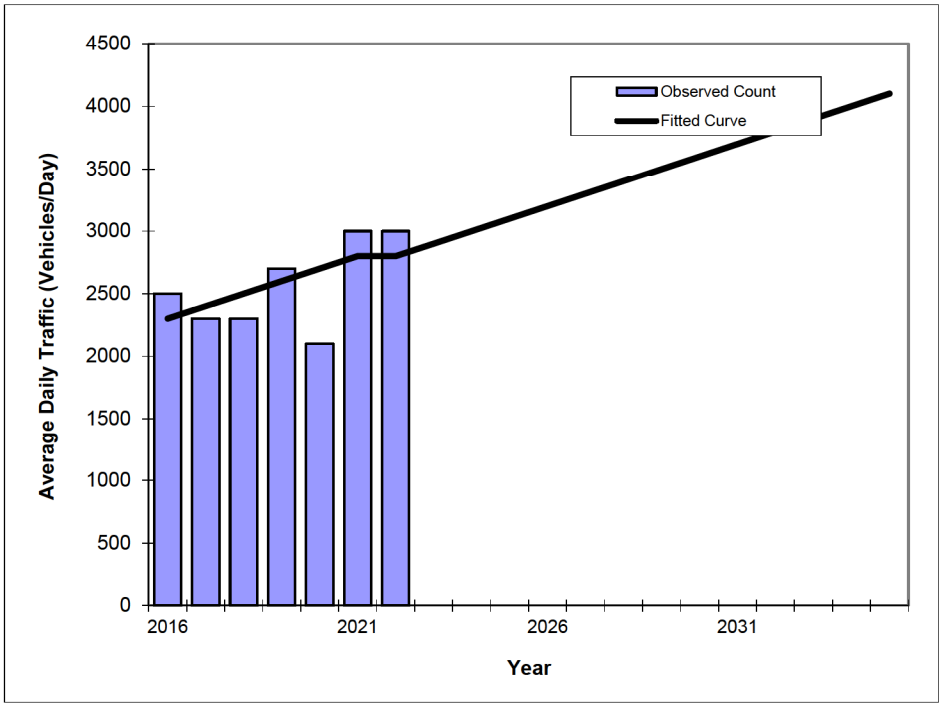
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 44A-East of US 301 --

FIN#	
Location	

County:	Sumter (18)
Station #:	0
Highway:	CR 44A-East of US 301



Year	Traffic (ADT/AADT) Count*	Trend**
2016	2500	2300
2017	2300	2400
2018	2300	2500
2019	2700	2600
2020	2100	2700
2021	3000	2800
2022	3000	2800
2024 Opening Year Trend		
2024	N/A	3000
2025 Mid-Year Trend		
2025	N/A	3100
2026 Design Year Trend		
2026	N/A	3200
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	96
Trend R-squared:	34.39%
Trend Annual Historic Growth Rate:	3.62%
Trend Growth Rate (2022 to Design Year):	3.57%
Printed:	9-Oct-23
Straight Line Growth Option	

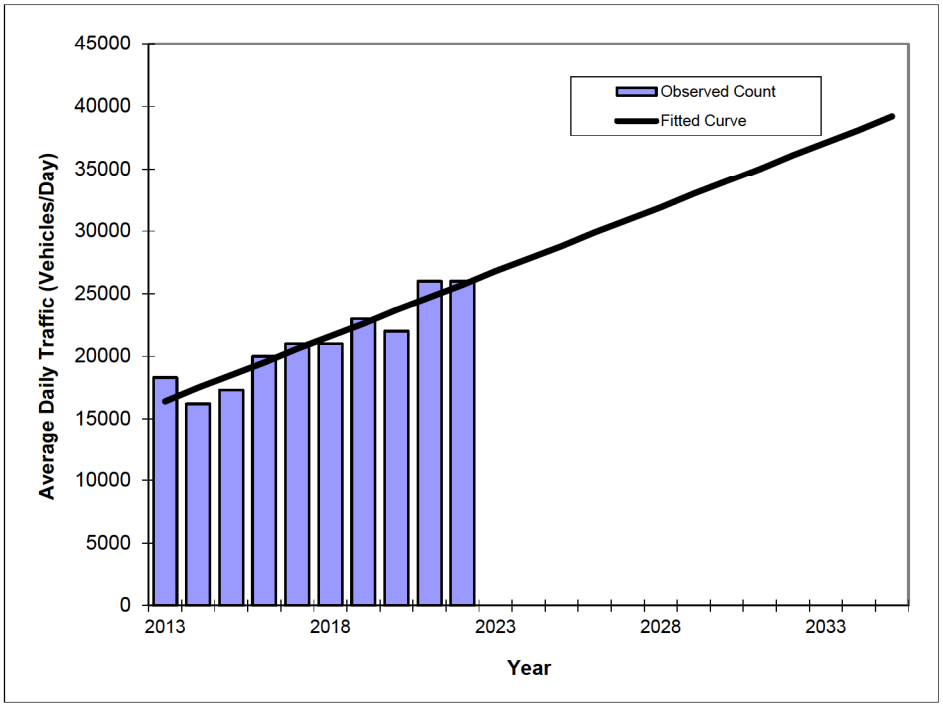
***Axle-Adjusted**

Traffic Trends - V03.a

US 301-north of CR 44A --

FIN#	
Location	

County:	Sumter (18)
Station #:	0026
Highway:	US 301-north of CR 44A



Year	Traffic (ADT/AADT) Count*	Trend**
2013	18300	16400
2014	16200	17500
2015	17300	18500
2016	20000	19500
2017	21000	20600
2018	21000	21600
2019	23000	22600
2020	22000	23700
2021	26000	24700
2022	26000	25700
2024 Opening Year Trend		
2024	N/A	27800
2025 Mid-Year Trend		
2025	N/A	28800
2026 Design Year Trend		
2026	N/A	29900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	1,033
Trend R-squared:	88.03%
Trend Annual Historic Growth Rate:	6.30%
Trend Growth Rate (2022 to Design Year):	4.09%
Printed:	9-Oct-23
Straight Line Growth Option	

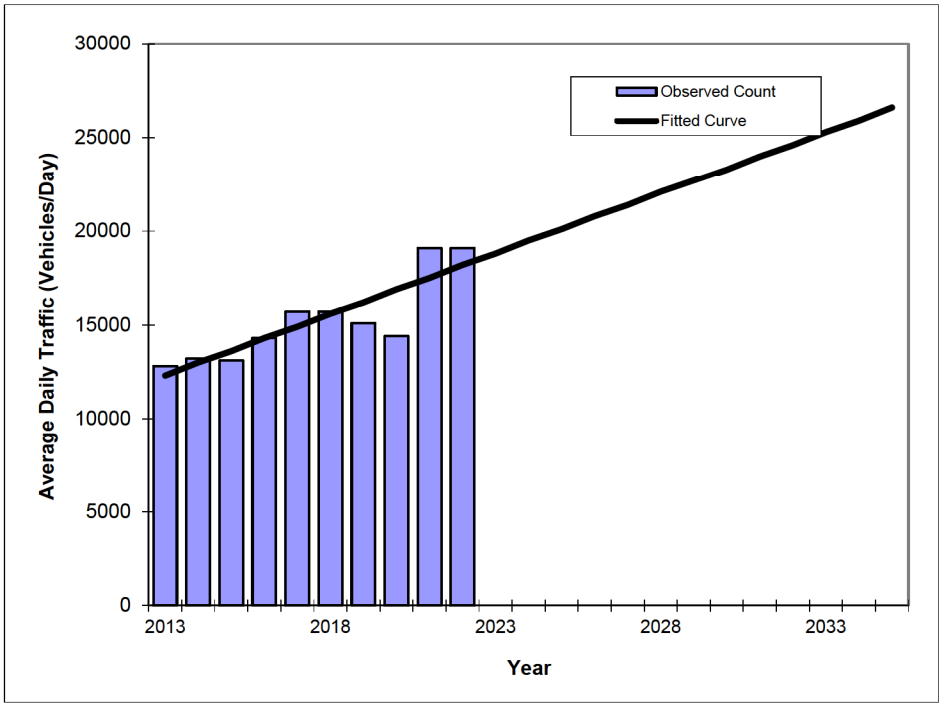
*Axle-Adjusted

Traffic Trends - V03.a

SR 44 west of US 301 --

FIN#	
Location	

County:	Sumter (18)
Station #:	0200
Highway:	SR 44 west of US 301



Year	Traffic (ADT/AADT) Count*	Trend**
2013	12800	12300
2014	13200	13000
2015	13100	13600
2016	14300	14300
2017	15700	14900
2018	15700	15600
2019	15100	16200
2020	14400	16900
2021	19100	17500
2022	19100	18200
2024 Opening Year Trend		
2024	N/A	19500
2025 Mid-Year Trend		
2025	N/A	20100
2026 Design Year Trend		
2026	N/A	20800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	648
Trend R-squared:	74.43%
Trend Annual Historic Growth Rate:	5.33%
Trend Growth Rate (2022 to Design Year):	3.57%
Printed:	9-Oct-23
Straight Line Growth Option	

PARKVIEW AT BROWNWOOD

Project № 20034.2, v2.2
January 2021

TRAFFIC IMPACT ANALYSIS
SUMTER COUNTY
FLORIDA

Prepared by:

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Prepared for:

Blount Standard LLC
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Orlando, Florida 32801

3.0 PROJECT TRAFFIC

3.1 Trip Generation

The trip generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, as summarized in **Table 3**. The ITE information sheets are provided in **Appendix F**.

Table 3
Trip Generation Analysis

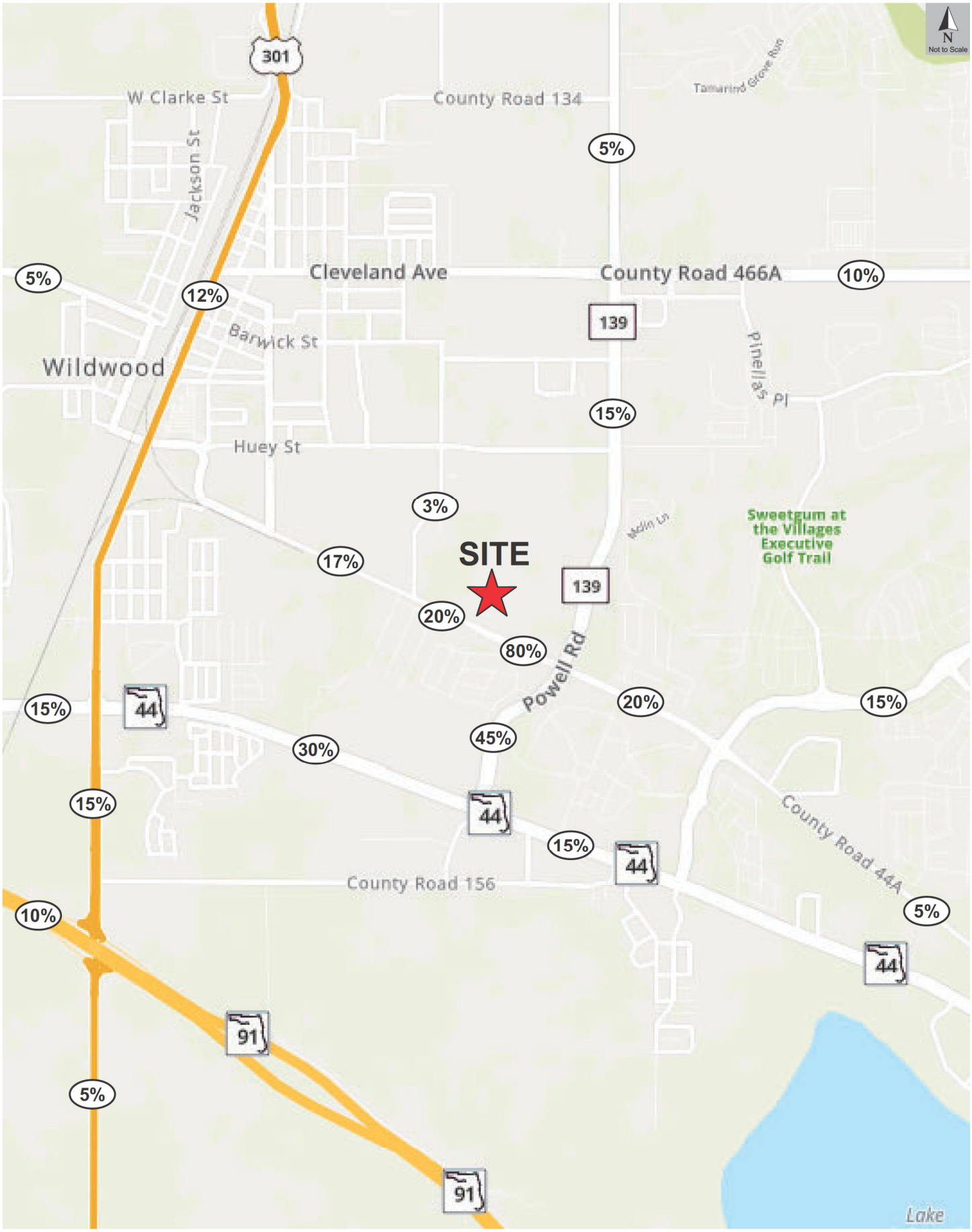
ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
221	Multi-Family Apartments	350 DU	5.45	1,906	0.36	126	33	93	0.44	154	94	60
252	Senior Housing Attached	185 DU	3.70	685	0.20	37	13	24	0.26	48	26	22
720	Medical Office	76.23 KSF	37.27	2,841	2.30	175	137	38	3.46	264	74	190
820	Commercial	76.23 KSF	65.58	4,999	0.94	72	45	27	5.831	445	214	231
Total Gross Trip Generation				10,431		410	228	182		911	408	503
Internal Trips (12.44% Daily, 4.88% AM, 20.00% PM)				1,298		20	11	9		182	82	101
Pass-By Retail (20%)				875		14	9	5		71	34	37
Net New External Trips				8,258		376	208	168		658	292	365

Trip Generation analysis based on ITE Trip Generation Manual, 10th Edition.
The ITE equations were used when R^2 was greater than 0.75 & has 20 or more studies
Internal Capture based on ITE Trip Generation Handbook, 3rd Edition
Pass-By rate based on ITE Trip Generation Handbook, 3rd Edition is 34%; however, per Sumter County guidelines it may not exceed 20%

The proposed development is projected to generate 8,258 net external trips per day, of which 376 trips occur during the AM peak hour and 658 trips occur during the PM peak hour.

3.2 Trip Distribution

A trip distribution pattern was estimated using the *Central Florida Regional Planning Model*, version 6.1 (CFRPM v6.1) based on the *Florida Standard Urban Transportation Model Structure* (FSUTMS). The model distribution was manually adjusted based on local knowledge and engineering judgement to better reflect prevailing travel and traffic flow patterns. The project trip distribution is presented in **Figure 4**. The model output plot is included in **Appendix G**.



Project Trip Distribution
Parkview at Brownwood
20034.2, v2.2

Figure 4

TWISTED OAKS POINTE
Project № 21101
November 2021

TRAFFIC IMPACT ANALYSIS
CITY OF WILDWOOD
FLORIDA

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Prepared for:
Kolter Land Partners
14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

3.0 PROJECT TRAFFIC

3.1 Trip Generation

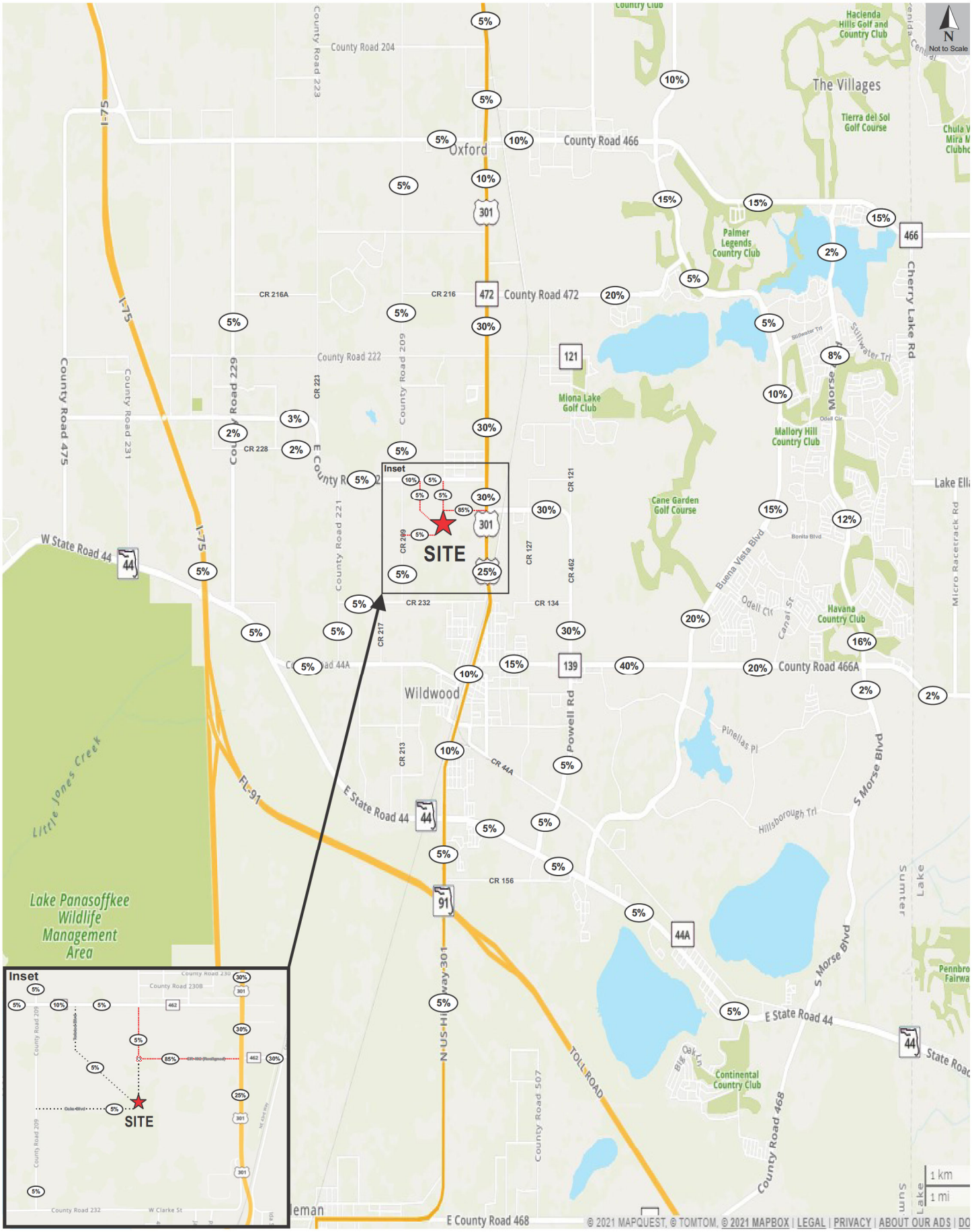
A trip generation analysis was performed for the proposed development using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. Pass-by rates were based on Sumter County TIA Guidelines, which are limited to 20%. Internal Capture was calculated based on ITE *Trip Generation Manual, 3rd Edition*. The resulting trip generation analysis is summarized in **Table 4**. ITE information sheets and internal capture calculation spreadsheets are provided in **Appendix G**.

Table 4
Trip Generation Analysis

ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential (Detached)	736 DU	8.86	6,521	0.72	530	133	397	0.94	692	436	256
220	Multi-Family Residential (Townhouses)	224 DU	7.38	1,653	0.46	103	24	79	0.54	121	76	45
221	Multi-Family Residential (Apartments)	300 DU	5.44	1,632	0.36	108	28	80	0.44	132	81	51
820	Retail/Commercial	162.000 KSF	51.52	8,346	0.94	152	94	58	4.79	776	372	404
	Total Trip Generation			18,152		893	279	614		1,721	965	756
	Internal Capture (12% Daily; 3.5% AM; 12% PM)			1,177		26	6	19		113	71	42
	Pass-by Retail (20%)			1,469		29	18	11		137	65	71
	Net New External Trips			**15,506**		**838**	**254**	**583**		**1,471**	**828**	**643**

Source: Trip generation analysis is based on ITE Trip Generation Manual, 10th Edition
ITE regression equations are used when R-squared is greater than 0.75 or number of studies ≥20
Internal Capture was calaculated based on ITE Trip Generation Manual, 3rd Edition and provided in the Attachments
Daily internal capture was based on the average for AM (3.5%) and PM (20.5%) calculated values. PM internal capture was limited to 12%
Pass-by rates are based on Sumter County TIA Guidelines (Max 20%)

The proposed development is projected to generate 15,506 daily external trips, of which 838 trips occur during the AM peak hour and 1,471 trips occur during the PM peak hour.



Project Trip Distribution
Twisted Oaks Pointe
21101

Figure
4

NEW HORIZON PLAZA
Project № 21170.1, v1.1
May 2023

TRAFFIC IMPACT ANALYSIS
CITY OF WILDWOOD
FLORIDA

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Prepared for:
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Bronx, New York 10461

3.0 PROJECT TRAFFIC

3.1 Trip Generation

A trip generation analysis was performed for the proposed development using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. The resulting trip generation analysis is summarized in **Table 4**, and the calculations of internal capture and pass-by trip reductions are summarized in **Table 5**. Detailed ITE trip generation sheets are provided in **Appendix G**, and the internal capture and pass-by rates are provided in **Appendix H**.

Table 4
Trip Generation Analysis

ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse	100.00 KSF	1.45	145	0.09	9	5	4	0.15	15	7	8
710	General Office	30.00 KSF	13.57	407	1.98	59	52	7	2.04	61	10	51
720	Medical Office	30.00 KSF	36.00	1,080	2.72	82	65	17	3.96	119	36	83
822	Retail/Commercial Plaza	6.00 KSF	54.45	327	2.36	14	8	6	6.59	40	20	20
843	Automobile Parts Sales	8.00 KSF	54.57	437	2.51	20	11	9	4.90	39	19	20
848	Tire Store	6.30 KSF	27.69	174	2.61	16	10	6	3.75	23	10	13
934	Fast Food Restaurant with Drive-Through Window	3.30 KSF	467.48	1,543	44.61	147	75	72	33.03	109	57	52
937	Coffee Shop with Drive-Through Window	3.00 KSF	533.57	1,601	85.88	258	132	126	38.99	117	59	58
945	Convenience Market/Gas Station*	5.00 KSF	700.43	3,502	55.62	278	139	139	54.52	272	136	136
		Total Trip Generation		9,216		883	497	386		795	354	441
		Net New External Trips		**7,713**		**736**	**414**	**323**		**671**	**294**	**377**

Trip generation analysis is based on ITE Trip Generation Manual, 11th Edition
**Land use subcategory of 9-15 vehicle fueling positions assumed based on land use size*
***See Table 3 for Internal Capture and Passby Trip Reductions*

Tillman Oaks Subdivision

Sumter County, Florida

TRAFFIC IMPACT STUDY

Prepared for:
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1614 White Dove Drive
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Prepared by:

PTG
Premier Traffic Group

PremierTrafficGroup@gmail.com
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Winter Garden, FL 34787

May 2023 (Revised)

3. 0 TRIP GENERATION

To determine the impact of this development, an analysis of its trip generation characteristics was conducted. This included a determination of the trips to be generated as well as their distribution and assignment to the surrounding roadways. The project buildout is 2025.

3.1 Trip Generation

Table 3 summarizes the trip generation analysis conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*.

The calculation indicated that the proposed development would generate a total of 2,847 daily trips of which 208 and 263 will occur during the AM and PM peak hour, respectively.

The ITE Trip Generation graphs are included as part of the *Methodology Memorandum* in **Appendix B.**

Table 3: Trip Generation

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
210	Single Family	203 DUs	9.53	1,935	0.91	48	137	185	0.95	122	71	193
821	Shopping Plaza - No Supermarket	15 KSF	67.52	1,013	1.73	16	10	26	5.19	38	40	78
Internally Captured Trips for Shopping Plaza			--	101	--	2	1	3	--	4	4	8
Total			**--**	**2,847**	**--**	**62**	**146**	**208**	**--**	**156**	**107**	**263**

Note: Pass-by was not assessed on the commercial property as the adjacent roadways have low volume.

3.2 Trip Distribution/Assignment

The trip distribution pattern was derived using existing traffic counts and knowledge of the traffic patterns, including planned improvements, in the area to develop a distribution pattern discussed in the Methodology Memorandum in **Appendix B**.

The trip distribution pattern used in the analysis is provided in **Figure 2.**

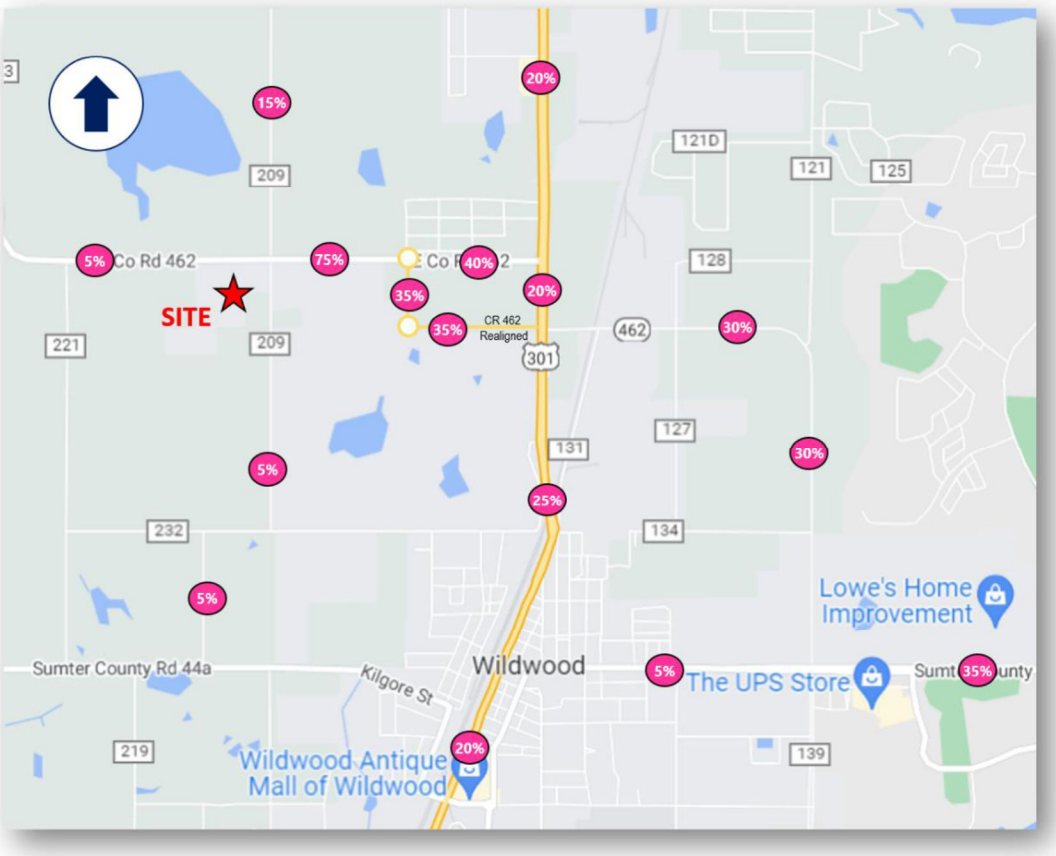


Figure 2: Trip Distribution Map

Appendix F

Turning Movement Worksheets

SR 44 at CR 213
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	14	952	0	12	0	477	42	0	0	0	0	0	39	0	1
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	14	962	0	12	0	482	42	0	0	0	0	0	39	0	1

Future Background Year 2026

Annual Growth Rate	0.0%	3.6%	3.6%	3.6%	0.0%	3.6%	3.6%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	2.8%	2.8%
Simple Volume Growth	0	2	104	0	0	0	52	5	0	0	0	0	0	3	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	55	0	0	0	31	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	41	0	0	0	32	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	96	0	0	0	63	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	2	104	0	0	0	63	5	0	0	0	0	0	3	0	0
Total Bckgrnd Pk-Hr Vols	0	16	1,066	0	12	0	545	47	0	0	0	0	0	42	0	1

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0
Total Project Trips	0	0	0	0	0	0	0	15	0	0	0	0	0	44	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	16	1,066	0	12	0	545	62	0	0	0	0	0	86	0	1

SR 44 at CR 213
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	1	5	581	0	15	3	920	47	0	1	0	1	0	36	0	10
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	1	5	587	0	15	3	929	47	0	1	0	1	0	36	0	10

Future Background Year 2026

Annual Growth Rate	0.0%	3.6%	3.6%	3.6%	0.0%	3.6%	3.6%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	2.8%	2.8%
Simple Volume Growth	0	1	63	0	0	0	100	5	0	0	0	0	0	3	0	1
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	99	0	0	0	44	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	29	0	0	0	38	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	128	0	0	0	82	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	1	128	0	0	0	100	5	0	0	0	0	0	3	0	1
Total Bckgrnd Pk-Hr Vols	1	6	715	0	15	3	1,029	52	0	1	0	1	0	39	0	11

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0
Total Project Trips	0	0	0	0	0	0	0	40	0	0	0	0	0	28	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	1	6	715	0	15	3	1,029	92	0	1	0	1	0	67	0	11

CR 213 at Project Driveway #1
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	19	0	0	0	29	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	19	0	0	0	29	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	2.8%	0.0%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	21	0	0	0	31	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	17.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	15	0	7	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	44	0	22	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	44	0	22	0	0	0	15	0	7	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	44	0	22	0	0	21	15	0	7	31	0

CR 213 at Project Driveway #1
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	40	0	0	0	31	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	40	0	0	0	31	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	2.8%	0.0%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	43	0	0	0	34	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	17.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	40	0	21	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	28	0	14	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	28	0	14	0	0	0	40	0	21	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	28	0	14	0	0	43	40	0	21	34	0

CR 213 at CR 44A
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	71	21	0	8	26	0	0	14	0	5	0	0	0	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	0	72	21	0	8	26	0	0	14	0	5	0	0	0	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	7.5%	7.5%	0.0%	8.0%	8.0%	0.0%	0.0%	2.8%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	16	5	0	2	6	0	0	1	0	0	0	0	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	18	0	0	0	10	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	8	0	0	0	7	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	26	0	0	0	17	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	26	5	0	2	17	0	0	1	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	98	26	0	10	43	0	0	15	0	5	0	0	0	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	16.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.0%	0.0%	0.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	21	0	0	22	0	0	0	0	0	0
Total Project Trips	0	0	7	7	0	0	21	0	0	22	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	105	33	0	10	64	0	0	37	0	5	0	0	0	0

CR 213 at CR 44A
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	39	20	0	11	53	0	0	34	0	6	0	0	0	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	0	39	20	0	11	54	0	0	34	0	6	0	0	0	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	7.5%	7.5%	0.0%	8.0%	8.0%	0.0%	0.0%	2.8%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	9	5	0	3	13	0	0	3	0	0	0	0	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	32	0	0	0	14	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	6	0	0	0	8	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	38	0	0	0	22	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	38	5	0	3	22	0	0	3	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	77	25	0	14	76	0	0	37	0	6	0	0	0	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	16.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	20	21	0	0	0	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.0%	0.0%	0.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	13	0	0	14	0	0	0	0	0	0
Total Project Trips	0	0	20	21	0	0	13	0	0	14	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	97	46	0	14	89	0	0	51	0	6	0	0	0	0

CR 44A at Project Driveway #2
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	76	0	0	0	34	0	0	0	0	0	0	0	0	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	0	77	0	0	0	34	0	0	0	0	0	0	0	0	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	8.0%	0.0%	0.0%	0.0%	8.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	18	0	0	0	8	0	0	0	0	0	0	0	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	18	0	0	0	10	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	8	0	0	0	7	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	26	0	0	0	17	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	26	0	0	0	17	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	103	0	0	0	51	0	0	0	0	0	0	0	0	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	16.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	7	0	15	0	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	21	0	45	0	0	0	0
Total Project Trips	0	0	0	7	0	15	0	0	0	21	0	45	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	103	7	0	15	51	0	0	21	0	45	0	0	0	0

CR 44A at Project Driveway #2
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	45	0	0	0	64	0	0	0	0	0	0	0	0	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	0	45	0	0	0	65	0	0	0	0	0	0	0	0	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	8.0%	0.0%	0.0%	0.0%	8.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	11	0	0	0	16	0	0	0	0	0	0	0	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	32	0	0	0	14	0	0	0	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	6	0	0	0	8	0	0	0	0	0	0	0	0	0
Vested (Total)	0	0	38	0	0	0	22	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	38	0	0	0	22	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	83	0	0	0	87	0	0	0	0	0	0	0	0	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	16.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	20	0	41	0	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	13	0	29	0	0	0	0
Total Project Trips	0	0	0	20	0	41	0	0	0	13	0	29	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	83	20	0	41	87	0	0	13	0	29	0	0	0	0

CR 44A at Dr. MLK Jr Drive
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	2	23	72	0	29	9	4	0	37	1	40	0	1	0	0
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	2	23	73	0	29	9	4	0	37	1	40	0	1	0	0

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	2.0%	8.0%	0.0%	2.0%	2.0%	2.0%	0.0%	8.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	1	18	0	2	1	0	0	9	0	2	0	0	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	0	18	0	0	0	0	0	10	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	0	8	0	0	0	0	0	7	0	0	0	0	0	0
Vested (Total)	0	0	0	26	0	0	0	0	0	17	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	1	26	0	2	1	0	0	17	0	2	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	2	24	99	0	31	10	4	0	54	1	42	0	1	0	0

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	45	0	0	0	0	0	15	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	2	24	144	0	31	10	4	0	69	1	42	0	1	0	0

CR 44A at Dr. MLK Jr Drive
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	4	15	64	0	31	17	4	0	91	8	39	0	1	10	3
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	4	15	65	0	31	17	4	0	92	8	39	0	1	10	3

Future Background Year 2026

Annual Growth Rate	0.0%	0.0%	2.0%	8.0%	0.0%	2.0%	2.0%	2.0%	0.0%	8.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	1	16	0	2	1	0	0	22	0	2	0	0	0	0
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkview at Brownwood	0	0	0	32	0	0	0	0	0	14	0	0	0	0	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Horizon Plaza	0	0	0	6	0	0	0	0	0	8	0	0	0	0	0	0
Vested (Total)	0	0	0	38	0	0	0	0	0	22	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	1	38	0	2	1	0	0	22	0	2	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	4	16	103	0	33	18	4	0	114	8	41	0	1	10	3

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	29	0	0	0	0	0	41	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	4	16	132	0	33	18	4	0	155	8	41	0	1	10	3

US 301 at Dr. MLK Jr Drive
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	31	45	16	0	68	33	38	1	12	917	98	0	103	1,063	8
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	31	45	16	0	69	33	38	1	12	926	99	0	104	1,074	8

Future Background Year 2026

Annual Growth Rate	0.0%	8.0%	8.0%	8.0%	0.0%	3.6%	3.6%	3.6%	0.0%	4.1%	4.1%	4.1%	0.0%	4.1%	4.1%	4.1%
Simple Volume Growth	0	7	11	4	0	7	4	4	0	1	114	12	0	13	132	1
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	25	0	0	0	58	0
Parkview at Brownwood	0	0	18	0	0	0	10	25	0	0	0	0	0	44	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	12	0	0	0	29	0
New Horizon Plaza	0	0	0	8	0	12	0	0	0	7	65	10	0	0	83	0
Vested (Total)	0	0	18	8	0	12	10	25	0	7	102	10	0	44	170	0
Applied Bckgrnd Growth	0	7	18	8	0	12	10	25	0	7	114	12	0	44	170	1
Total Bckgrnd Pk-Hr Vols	0	38	63	24	0	81	43	63	1	19	1,040	111	0	148	1,244	9

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
Volume	0	0	0	0	0	0	3	0	0	1	0	0	0	0	0	11
New Ext Outbound	0.0%	25.0%	6.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	33	8	3	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	33	8	3	0	0	3	0	0	1	0	0	0	0	0	11

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	71	71	27	0	81	46	63	1	20	1,040	111	0	148	1,244	20

US 301 at Dr. MLK Jr Drive
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	32	34	27	0	123	74	89	0	46	1,140	46	0	32	1,038	50
Date of Count	10/3/2023				SF				1.01							
Adjusted Count	0	32	34	27	0	124	75	90	0	46	1,151	46	0	32	1,048	51

Future Background Year 2026

Annual Growth Rate	0.0%	8.0%	8.0%	8.0%	0.0%	3.6%	3.6%	3.6%	0.0%	4.1%	4.1%	4.1%	0.0%	4.1%	4.1%	4.1%
Simple Volume Growth	0	8	8	6	0	13	8	10	0	6	142	6	0	4	129	6
Vested Trips	West Leg				East Leg				South Leg				North Leg			
Twisted Oaks Pointe	0	0	0	0	0	0	0	0	0	0	83	0	0	0	64	0
Parkview at Brownwood	0	0	32	0	0	0	14	35	0	0	0	0	0	79	0	0
Tillman Oaks	0	0	0	0	0	0	0	0	0	0	31	0	0	0	21	0
New Horizon Plaza	0	0	0	6	0	9	0	0	0	8	75	11	0	0	59	0
Vested (Total)	0	0	32	6	0	9	14	35	0	8	189	11	0	79	144	0
Applied Bckgrnd Growth	0	8	32	6	0	13	14	35	0	8	189	11	0	79	144	6
Total Bckgrnd Pk-Hr Vols	0	40	66	33	0	137	89	125	0	54	1,340	57	0	111	1,192	57

* Applied backgrnd growth based on the higher of "**Simple Volume Growth**" or "**Vested (total)**"

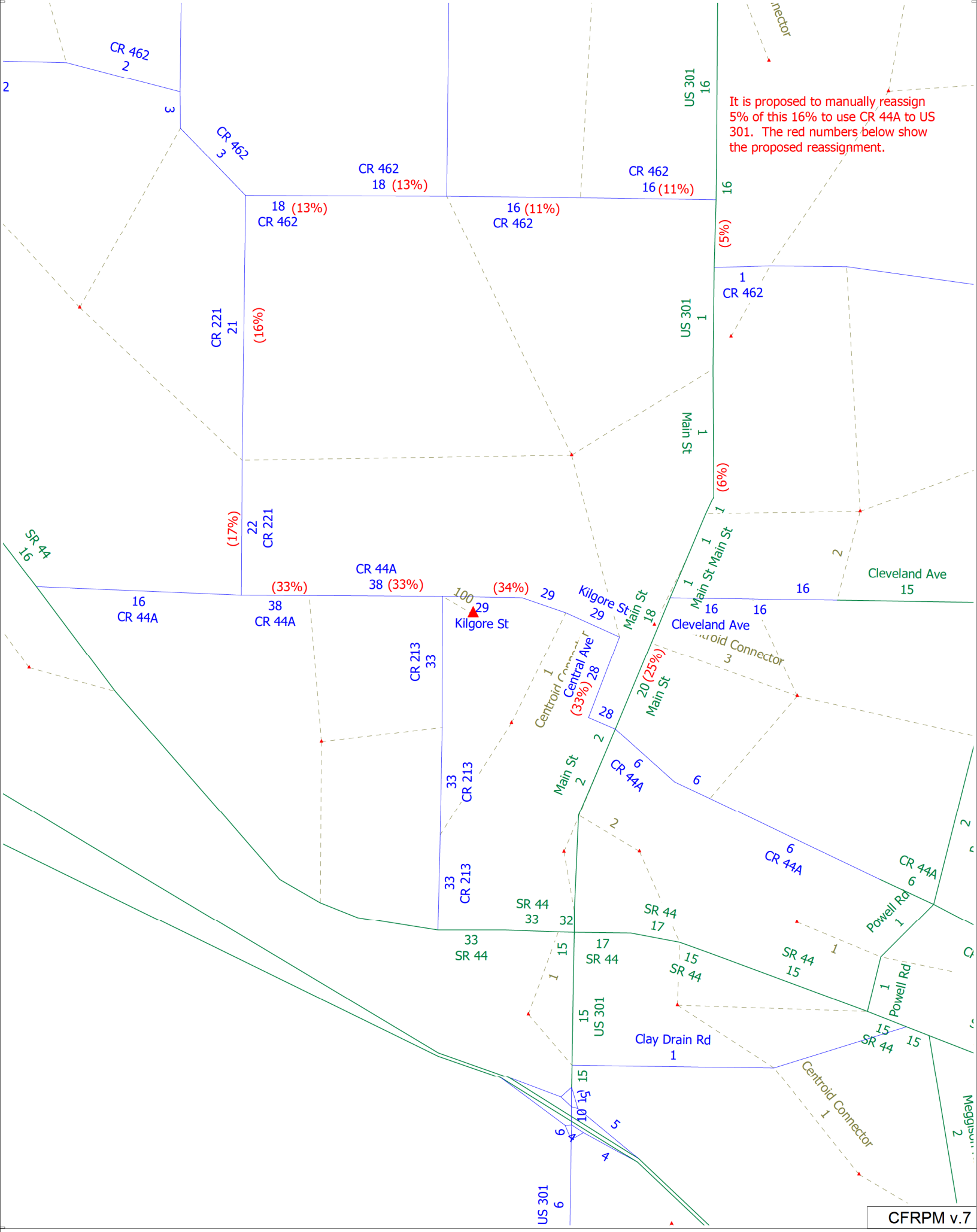
Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
Volume	0	0	0	0	0	0	7	0	0	2	0	0	0	0	0	31
New Ext Outbound	0.0%	25.0%	6.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	21	5	2	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	21	5	2	0	0	7	0	0	2	0	0	0	0	0	31

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	61	71	35	0	137	96	125	0	56	1,340	57	0	111	1,192	88

Appendix G

Select-Zone Model Plot



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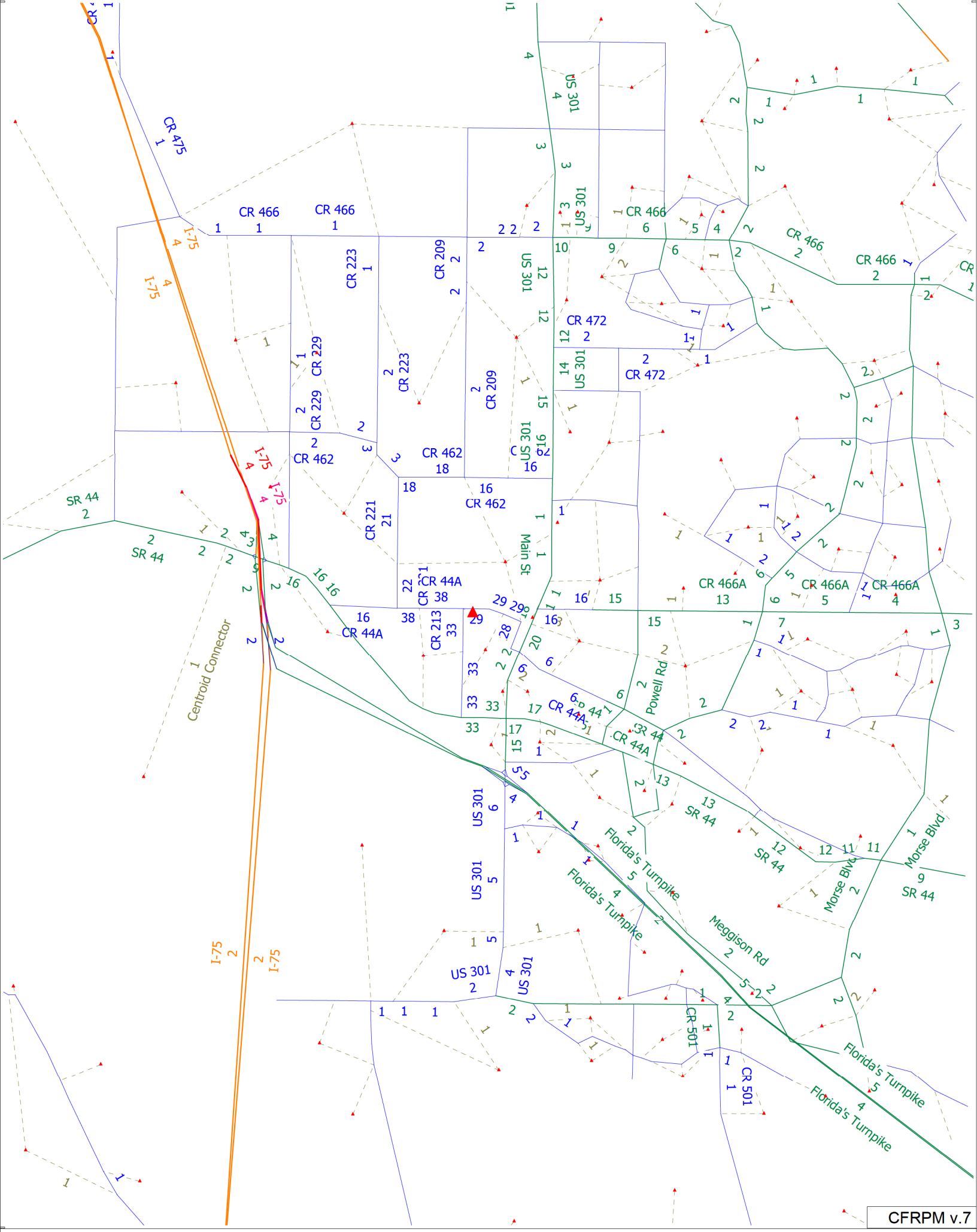

CR 475
CR 466
CR 466
CR 466

Appendix H

Future Conditions (2026) Synchro Printouts

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	1066	0	12	545	62	0	0	0	86	0	1
Future Vol, veh/h	16	1066	0	12	545	62	0	0	0	86	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	375	-	225	225	-	225	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	25	94
Heavy Vehicles, %	29	9	2	2	12	19	2	2	2	8	2	2
Mvmt Flow	17	1134	0	13	580	66	0	0	0	91	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	646	0	0	1134	0	0	1484	1840	567	1207	1774	290
Stage 1	-	-	-	-	-	-	1168	1168	-	606	606	-
Stage 2	-	-	-	-	-	-	316	672	-	601	1168	-
Critical Hdwy	4.68	-	-	4.14	-	-	7.54	6.54	6.94	7.66	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.66	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.66	5.54	-
Follow-up Hdwy	2.49	-	-	2.22	-	-	3.52	4.02	3.32	3.58	4.02	3.32
Pot Cap-1 Maneuver	774	-	-	612	-	-	87	75	467	132	82	707
Stage 1	-	-	-	-	-	-	206	266	-	436	485	-
Stage 2	-	-	-	-	-	-	670	453	-	439	266	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	774	-	-	612	-	-	84	72	467	128	78	707
Mov Cap-2 Maneuver	-	-	-	-	-	-	165	178	-	251	179	-
Stage 1	-	-	-	-	-	-	201	260	-	426	475	-
Stage 2	-	-	-	-	-	-	655	443	-	429	260	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	0	27.1
HCM LOS			A	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	774	-	-	612	-	-	251	707
HCM Lane V/C Ratio	-	0.022	-	-	0.021	-	-	0.364	0.002
HCM Control Delay (s)	0	9.8	-	-	11	-	-	27.3	10.1
HCM Lane LOS	A	A	-	-	B	-	-	D	B
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	-	1.6	0

Intersection	
Int Delay, s/veh	4.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	44	22	21	15	7	31
Future Vol, veh/h	44	22	21	15	7	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	20	2	2	10
Mvmt Flow	50	25	24	17	8	35

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	84	33	0	0	41	0
Stage 1	33	-	-	-	-	-
Stage 2	51	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	918	1041	-	-	1568	-
Stage 1	989	-	-	-	-	-
Stage 2	971	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	913	1041	-	-	1568	-
Mov Cap-2 Maneuver	913	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	966	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.1	0	1.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	952	1568	-
HCM Lane V/C Ratio	-	-	0.079	0.005	-
HCM Control Delay (s)	-	-	9.1	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	105	33	10	64	37	5
Future Vol, veh/h	105	33	10	64	37	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	6	10	2	2	29	20
Mvmt Flow	119	38	11	73	42	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	157	0	233	138
Stage 1	-	-	-	-	138	-
Stage 2	-	-	-	-	95	-
Critical Hdwy	-	-	4.12	-	6.69	6.4
Critical Hdwy Stg 1	-	-	-	-	5.69	-
Critical Hdwy Stg 2	-	-	-	-	5.69	-
Follow-up Hdwy	-	-	2.218	-	3.761	3.48
Pot Cap-1 Maneuver	-	-	1423	-	699	865
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	865	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1423	-	693	865
Mov Cap-2 Maneuver	-	-	-	-	693	-
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	858	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	10.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	710	-	-	1423	-
HCM Lane V/C Ratio	0.067	-	-	0.008	-
HCM Control Delay (s)	10.4	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	103	7	15	51	21	45
Future Vol, veh/h	103	7	15	51	21	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	6	2	2	2	2	2
Mvmt Flow	117	8	17	58	24	51

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	125	0	213	121
Stage 1	-	-	-	-	121	-
Stage 2	-	-	-	-	92	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1462	-	775	930
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	932	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1462	-	766	930
Mov Cap-2 Maneuver	-	-	-	-	766	-
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	921	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	871	-	-	1462	-
HCM Lane V/C Ratio	0.086	-	-	0.012	-
HCM Control Delay (s)	9.5	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	24	144	31	10	4	69	1	42	1	0	0
Future Vol, veh/h	2	24	144	31	10	4	69	1	42	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	8	2	11	2	2	2	8	2	2	2
Mvmt Flow	2	25	152	33	11	4	73	1	44	1	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	177	0	0	184	186	101	207	260	13
Stage 1	-	-	-	-	-	-	105	105	-	79	79	-
Stage 2	-	-	-	-	-	-	79	81	-	128	181	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.28	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.372	3.518	4.018	3.318
Pot Cap-1 Maneuver	1603	-	-	1399	-	-	777	708	938	751	645	1067
Stage 1	-	-	-	-	-	-	901	808	-	930	829	-
Stage 2	-	-	-	-	-	-	930	828	-	876	750	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1603	-	-	1399	-	-	762	690	938	701	629	1067
Mov Cap-2 Maneuver	-	-	-	-	-	-	762	690	-	701	629	-
Stage 1	-	-	-	-	-	-	900	807	-	929	809	-
Stage 2	-	-	-	-	-	-	908	808	-	833	749	-

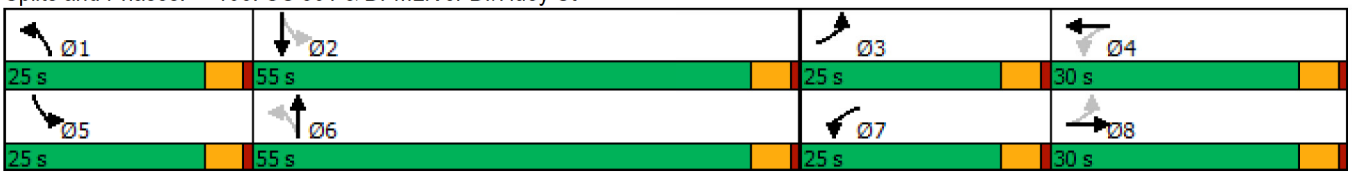
Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	5.3	10.1	10.1
HCM LOS			B	B

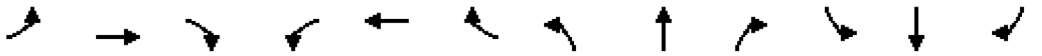
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	819	1603	-	-	1399	-	-	701
HCM Lane V/C Ratio	0.144	0.001	-	-	0.023	-	-	0.002
HCM Control Delay (s)	10.1	7.2	0	-	7.6	0	-	10.1
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.5	0	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	71	71	81	46	21	1040	148	1244
Future Volume (vph)	71	71	81	46	21	1040	148	1244
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	3	8	7	4	1	6	5	2
Permitted Phases	8		4		6		2	
Detector Phase	3	8	7	4	1	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	5.0	5.0	35.0	5.0	35.0
Minimum Split (s)	10.0	23.0	10.0	23.0	10.0	40.0	10.0	40.0
Total Split (s)	25.0	30.0	25.0	30.0	25.0	55.0	25.0	55.0
Total Split (%)	18.5%	22.2%	18.5%	22.2%	18.5%	40.7%	18.5%	40.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Max	None	Max
Act Effct Green (s)	20.8	13.2	22.1	13.8	56.7	50.6	67.6	63.4
Actuated g/C Ratio	0.20	0.13	0.21	0.13	0.55	0.49	0.66	0.62
v/c Ratio	0.28	0.47	0.30	0.45	0.10	0.79	0.54	0.69
Control Delay	33.2	46.0	33.4	34.2	9.8	28.5	18.6	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	33.2	46.0	33.4	34.2	9.8	28.5	18.6	18.5
LOS	C	D	C	C	A	C	B	B
Approach Delay		40.6		33.9		28.2		18.5
Approach LOS		D		C		C		B

Intersection Summary	
Cycle Length: 135	
Actuated Cycle Length: 103	
Natural Cycle: 85	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.79	
Intersection Signal Delay: 24.6	Intersection LOS: C
Intersection Capacity Utilization 64.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 106: US 301 & Dr MLK Jr Dr/Huey St





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	71	71	27	81	46	63	21	1040	111	148	1244	20
Future Volume (veh/h)	71	71	27	81	46	63	21	1040	111	148	1244	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1796	1870	1841	1870	1870	1870	1737	1870	1841	1737	1870
Adj Flow Rate, veh/h	78	78	30	89	51	69	23	1143	122	163	1367	22
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	6	7	2	4	2	2	2	11	2	4	11	2
Cap, veh/h	254	158	61	270	97	131	227	1607	171	297	1909	31
Arrive On Green	0.05	0.13	0.13	0.06	0.13	0.13	0.02	0.53	0.53	0.06	0.57	0.57
Sat Flow, veh/h	1725	1236	475	1753	720	975	1781	3009	321	1753	3324	53
Grp Volume(v), veh/h	78	0	108	89	0	120	23	626	639	163	678	711
Grp Sat Flow(s),veh/h/ln	1725	0	1711	1753	0	1695	1781	1650	1679	1753	1650	1727
Q Serve(g_s), s	3.6	0.0	5.5	4.1	0.0	6.2	0.5	26.7	26.8	3.8	27.8	27.9
Cycle Q Clear(g_c), s	3.6	0.0	5.5	4.1	0.0	6.2	0.5	26.7	26.8	3.8	27.8	27.9
Prop In Lane	1.00		0.28	1.00		0.57	1.00		0.19	1.00		0.03
Lane Grp Cap(c), veh/h	254	0	219	270	0	228	227	881	897	297	948	992
V/C Ratio(X)	0.31	0.00	0.49	0.33	0.00	0.53	0.10	0.71	0.71	0.55	0.72	0.72
Avail Cap(c_a), veh/h	530	0	457	539	0	453	565	881	897	558	948	992
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	33.0	0.0	38.0	32.7	0.0	37.7	12.6	16.4	16.4	14.5	14.4	14.4
Incr Delay (d2), s/veh	0.7	0.0	1.7	0.7	0.0	1.9	0.2	4.8	4.8	1.6	4.6	4.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.8	0.0	4.3	3.2	0.0	4.8	0.4	15.2	15.5	2.5	15.3	15.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.7	0.0	39.7	33.4	0.0	39.6	12.7	21.2	21.2	16.1	19.0	18.8
LnGrp LOS	C	A	D	C	A	D	B	C	C	B	B	B
Approach Vol, veh/h		186			209			1288			1552	
Approach Delay, s/veh		37.2			37.0			21.1			18.6	
Approach LOS		D			D			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.3	58.8	10.0	17.6	11.0	55.0	10.6	17.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	50.0	20.0	25.0	20.0	50.0	20.0	25.0
Max Q Clear Time (g_c+I1), s	2.5	29.9	5.6	8.2	5.8	28.8	6.1	7.5
Green Ext Time (p_c), s	0.0	9.4	0.1	0.6	0.3	8.6	0.2	0.5

Intersection Summary	
HCM 6th Ctrl Delay	21.8
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	715	0	18	1029	92	1	0	1	67	0	11
Future Vol, veh/h	7	715	0	18	1029	92	1	0	1	67	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	375	-	225	225	-	225	-	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	7	2	2	5	17	2	2	2	2	2	2
Mvmt Flow	8	803	0	20	1156	103	1	0	1	75	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1259	0	0	803	0	0	1437	2118	402	1614	2015	578
Stage 1	-	-	-	-	-	-	819	819	-	1196	1196	-
Stage 2	-	-	-	-	-	-	618	1299	-	418	819	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	548	-	-	817	-	-	94	50	598	~ 69	58	459
Stage 1	-	-	-	-	-	-	336	388	-	198	258	-
Stage 2	-	-	-	-	-	-	443	230	-	583	388	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	548	-	-	817	-	-	89	48	598	~ 67	56	459
Mov Cap-2 Maneuver	-	-	-	-	-	-	208	146	-	154	160	-
Stage 1	-	-	-	-	-	-	331	382	-	195	252	-
Stage 2	-	-	-	-	-	-	421	224	-	573	382	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	16.7	43.9
HCM LOS			C	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	309	548	-	-	817	-	-	154	459
HCM Lane V/C Ratio	0.007	0.014	-	-	0.025	-	-	0.489	0.027
HCM Control Delay (s)	16.7	11.7	-	-	9.5	-	-	48.9	13.1
HCM Lane LOS	C	B	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-	-	2.3	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	14	43	40	21	34
Future Vol, veh/h	28	14	43	40	21	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	5
Mvmt Flow	34	17	52	49	26	41

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	170	77	0	0	101	0
Stage 1	77	-	-	-	-	-
Stage 2	93	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	820	984	-	-	1491	-
Stage 1	946	-	-	-	-	-
Stage 2	931	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	805	984	-	-	1491	-
Mov Cap-2 Maneuver	805	-	-	-	-	-
Stage 1	946	-	-	-	-	-
Stage 2	914	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	2.8
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	857	1491	-
HCM Lane V/C Ratio	-	-	0.06	0.017	-
HCM Control Delay (s)	-	-	9.5	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	97	46	14	89	51	6
Future Vol, veh/h	97	46	14	89	51	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	3	5	2	2	2	2
Mvmt Flow	118	56	17	109	62	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	174	0	289	146
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	143	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1403	-	702	901
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	884	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1403	-	693	901
Mov Cap-2 Maneuver	-	-	-	-	693	-
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	873	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	710	-	-	1403	-
HCM Lane V/C Ratio	0.098	-	-	0.012	-
HCM Control Delay (s)	10.6	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	83	20	41	87	13	29
Future Vol, veh/h	83	20	41	87	13	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	101	24	50	106	16	35

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	125	0	319	113
Stage 1	-	-	-	-	113	-
Stage 2	-	-	-	-	206	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1462	-	674	940
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1462	-	650	940
Mov Cap-2 Maneuver	-	-	-	-	650	-
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	799	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	9.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	826	-	-	1462	-
HCM Lane V/C Ratio	0.062	-	-	0.034	-
HCM Control Delay (s)	9.6	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	7.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	16	132	33	18	4	155	8	41	1	10	3
Future Vol, veh/h	4	16	132	33	18	4	155	8	41	1	10	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	7	2	3	2	2	2	2	2	2	2	2
Mvmt Flow	5	21	174	43	24	5	204	11	54	1	13	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	29	0	0	195	0	0	239	233	108	264	318	27
Stage 1	-	-	-	-	-	-	118	118	-	113	113	-
Stage 2	-	-	-	-	-	-	121	115	-	151	205	-
Critical Hdwy	4.12	-	-	4.13	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.227	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1584	-	-	1372	-	-	715	667	946	689	598	1048
Stage 1	-	-	-	-	-	-	887	798	-	892	802	-
Stage 2	-	-	-	-	-	-	883	800	-	851	732	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1584	-	-	1372	-	-	681	643	946	624	576	1048
Mov Cap-2 Maneuver	-	-	-	-	-	-	681	643	-	624	576	-
Stage 1	-	-	-	-	-	-	883	795	-	888	776	-
Stage 2	-	-	-	-	-	-	837	774	-	789	729	-

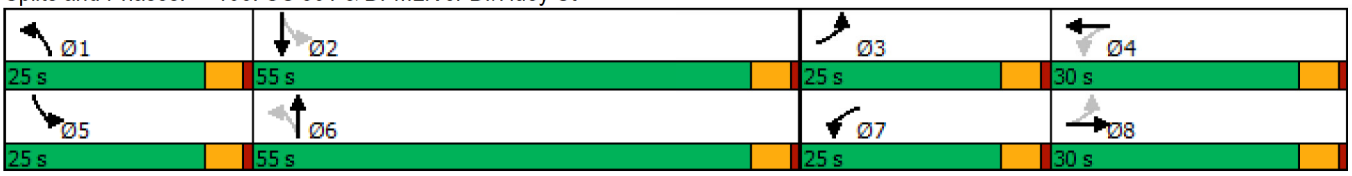
Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	4.6	12.9	10.8
HCM LOS			B	B

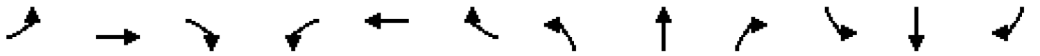
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	720	1584	-	-	1372	-	-	641
HCM Lane V/C Ratio	0.373	0.003	-	-	0.032	-	-	0.029
HCM Control Delay (s)	12.9	7.3	0	-	7.7	0	-	10.8
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	1.7	0	-	-	0.1	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	61	71	137	96	56	1340	111	1192
Future Volume (vph)	61	71	137	96	56	1340	111	1192
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	3	8	7	4	1	6	5	2
Permitted Phases	8		4		6		2	
Detector Phase	3	8	7	4	1	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	5.0	5.0	35.0	5.0	35.0
Minimum Split (s)	10.0	23.0	10.0	23.0	10.0	40.0	10.0	40.0
Total Split (s)	25.0	30.0	25.0	30.0	25.0	55.0	25.0	55.0
Total Split (%)	18.5%	22.2%	18.5%	22.2%	18.5%	40.7%	18.5%	40.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Max	None	Max
Act Effct Green (s)	22.6	14.3	31.3	20.9	57.3	50.3	62.7	54.8
Actuated g/C Ratio	0.21	0.13	0.29	0.20	0.54	0.47	0.59	0.51
v/c Ratio	0.25	0.46	0.40	0.64	0.30	0.93	0.53	0.77
Control Delay	30.0	43.9	32.1	42.3	14.4	39.0	24.2	26.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	30.0	43.9	32.1	42.3	14.4	39.0	24.2	26.2
LOS	C	D	C	D	B	D	C	C
Approach Delay		38.9		38.4		38.1		26.0
Approach LOS		D		D		D		C

Intersection Summary	
Cycle Length: 135	
Actuated Cycle Length: 106.5	
Natural Cycle: 85	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.93	
Intersection Signal Delay: 33.2	Intersection LOS: C
Intersection Capacity Utilization 79.3%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 106: US 301 & Dr MLK Jr Dr/Huey St





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	71	35	137	96	125	56	1340	57	111	1192	88
Future Volume (veh/h)	61	71	35	137	96	125	56	1340	57	111	1192	88
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1811	1870	1870	1856	1870	1870	1811	1841	1870	1841	1870
Adj Flow Rate, veh/h	65	76	37	146	102	133	60	1426	61	118	1268	94
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	6	2	2	3	2	2	6	4	2	4	2
Cap, veh/h	197	144	70	318	126	164	246	1760	75	227	1759	130
Arrive On Green	0.04	0.13	0.13	0.09	0.17	0.17	0.04	0.52	0.52	0.05	0.53	0.53
Sat Flow, veh/h	1781	1150	560	1781	731	953	1781	3362	144	1781	3301	244
Grp Volume(v), veh/h	65	0	113	146	0	235	60	728	759	118	670	692
Grp Sat Flow(s),veh/h/ln	1781	0	1710	1781	0	1684	1781	1721	1785	1781	1749	1797
Q Serve(g_s), s	3.0	0.0	5.9	6.6	0.0	12.8	1.4	33.4	33.7	2.9	27.8	27.9
Cycle Q Clear(g_c), s	3.0	0.0	5.9	6.6	0.0	12.8	1.4	33.4	33.7	2.9	27.8	27.9
Prop In Lane	1.00		0.33	1.00		0.57	1.00		0.08	1.00		0.14
Lane Grp Cap(c), veh/h	197	0	215	318	0	290	246	900	934	227	932	957
V/C Ratio(X)	0.33	0.00	0.53	0.46	0.00	0.81	0.24	0.81	0.81	0.52	0.72	0.72
Avail Cap(c_a), veh/h	492	0	448	530	0	441	544	900	934	509	932	957
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.6	0.0	39.1	31.1	0.0	38.0	13.8	18.8	18.9	18.1	16.9	16.9
Incr Delay (d2), s/veh	1.0	0.0	2.0	1.0	0.0	6.6	0.5	7.8	7.6	1.8	4.8	4.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	0.0	4.6	5.2	0.0	9.7	1.0	19.8	20.5	2.1	16.5	17.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.5	0.0	41.1	32.1	0.0	44.6	14.4	26.6	26.5	20.0	21.7	21.7
LnGrp LOS	D	A	D	C	A	D	B	C	C	B	C	C
Approach Vol, veh/h		178			381			1547			1480	
Approach Delay, s/veh		39.1			39.8			26.1			21.5	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.0	55.9	9.2	21.5	9.9	55.0	13.6	17.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	50.0	20.0	25.0	20.0	50.0	20.0	25.0
Max Q Clear Time (g_c+I1), s	3.4	29.9	5.0	14.8	4.9	35.7	8.6	7.9
Green Ext Time (p_c), s	0.1	9.2	0.1	1.0	0.2	8.3	0.3	0.5

Intersection Summary	
HCM 6th Ctrl Delay	26.3
HCM 6th LOS	C

Appendix I

Turn-Lane Analysis Worksheets

Left-Turn Lane Analysis (AM Peak) - CR 213 at Project Driveway #1

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

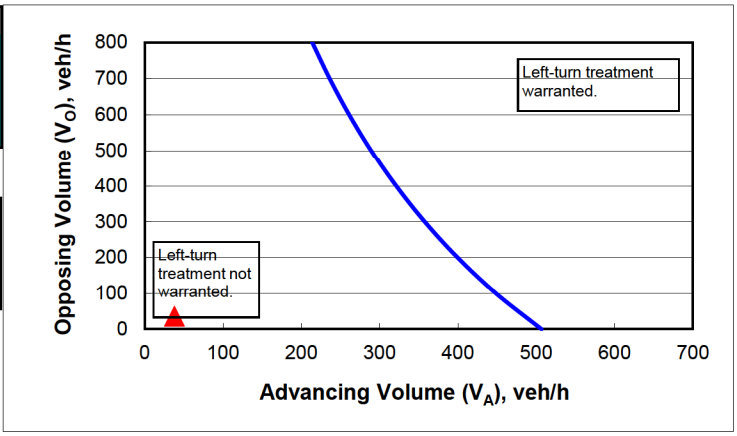
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	18%
Advancing volume (V_A), veh/h:	38
Opposing volume (V_O), veh/h:	36

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	485
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

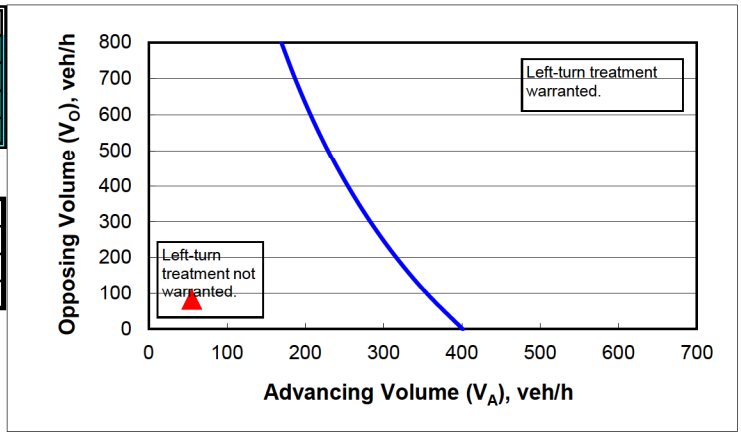
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	38%
Advancing volume (V_A), veh/h:	55
Opposing volume (V_O), veh/h:	83

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	362
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Left-Turn Lane Analysis (AM Peak) - CR 44A at Project Driveway #2

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

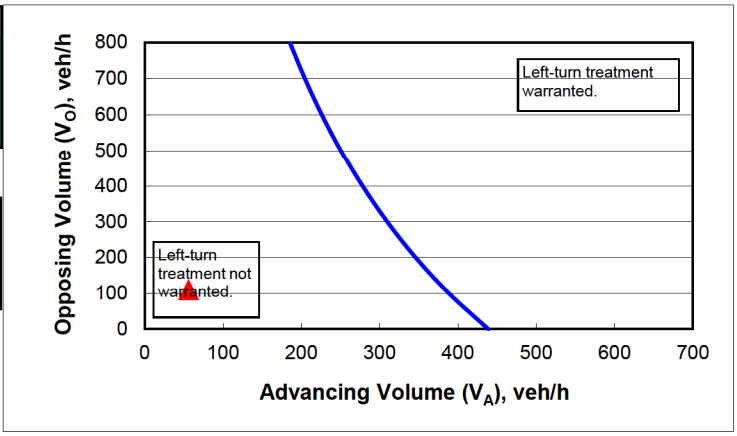
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	23%
Advancing volume (V_A), veh/h:	56
Opposing volume (V_O), veh/h:	110

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	384
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Left-Turn Lane Analysis (PM Peak) - CR 44A at Project Driveway #2

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

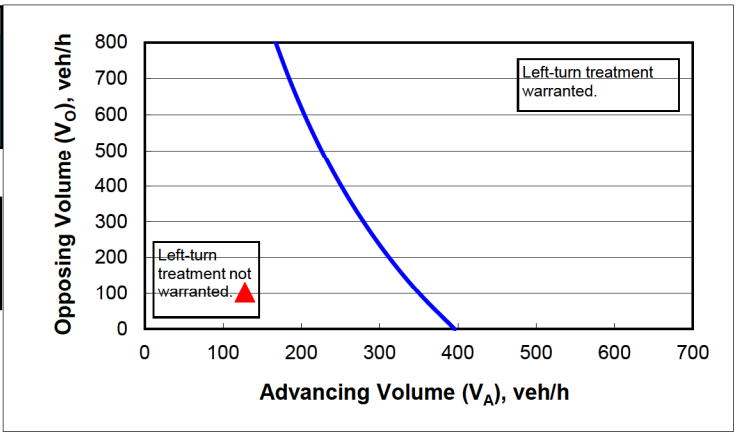
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	32%
Advancing volume (V_A), veh/h:	128
Opposing volume (V_O), veh/h:	103

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	349
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2412-001 Wieckhorst**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	AN 2412-001
ORDINANCE NUMBER	O2024-94
APPLICANTS	L. Norman Adams Home Builders
OWNER	Barbara Lynn Wieckhorst
PROPERTY LOCATION	The property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.
PARCEL NUMBER	G29A239
DATE	January 13, 2025

The applicant, L. Norman Adams Home Builders and owner Barbara Wieckhorst have submitted a voluntary annexation of parcel G29A239. The property is approximately 2.5 acres MOL and is located at 4415 CR 504, located at the southeast corner of the intersection of CR 504 and CR 511A. Annexation into the City is appropriate because the property is located in the City's Joint Planning Area with Sumter County.

Upon completing the annexation process, the applicant will proceed with the small-scale comprehensive plan amendment and rezoning applications. The applicant intends to apply for Estate Residential (ER) Zoning Designation, which is compatible with adjacent uses and allows for the erection of a single-family home on the site. City water and sewer is currently unavailable to the property, the applicant intends to connect to a well and septic system. At the time that the City's utility lines are available, the applicant will be required to connect.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-94

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.5 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CR 504 AND CR 511A, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located at the southeast corner of the intersection of CR 504 and CR 511A to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Barbra Wieckhorst, is more particularly described as follows:

Parcels 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

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

SECTION 8. 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 EST. 1877

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

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US Feet
0 112.5 225 450

AN 2412-001

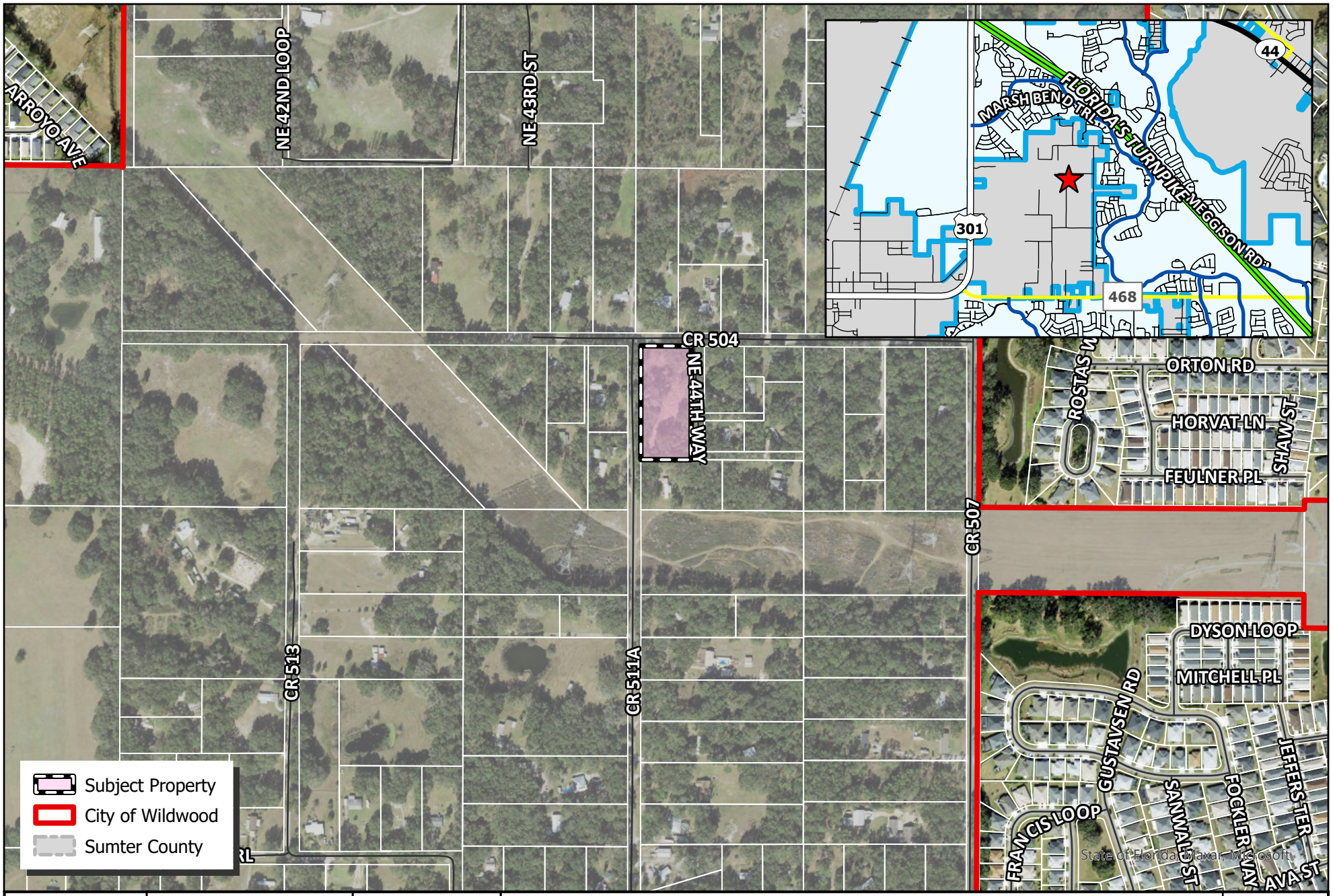
WIECKHORST ANNEXATION

PARCEL G29A239

MAP 1A

LOCATION MAP

DEC 2024



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AN 2412-001

WIECKHORST ANNEXATION

PARCEL G29A239

MAP 1B

LOCATION MAP

DEC 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: O2024-94

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2404-002 Johary Real Estate Services**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2404-002 Johary Real Estate Services
Applicant/Owner(s)	C.F. Johary
Acreage	2 +/-
Property Location	The subject property is generally located approximately 200 feet west of CR 513 and 860 feet east of CR 515, addressed as 4176 Warm Springs Avenue, Wildwood, FL 34785.
Parcel(s)	G29-008
Date	December 17, 2024

The applicant has submitted a voluntary annexation application for parcel G29-008. The property to be annexed totals 2 acres MOL and is generally located approximately 200 feet west of CR 513 and 860 feet east of CR 515. Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave." The intent of the applicant is to change the Future Land Use and Zoning to accommodate a commercial use.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-95

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2 ACRES LOCATED ON WARM SPRINGS AVE, APPROXIMATELY 200 FEET WEST OF CR 513 AND 860 FEET EAST OF CR 515, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on Warm Springs Ave, approximately 200 feet west of CR 513 and 860 feet east of CR 515, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Johary Real Estate Services LLC, is more particularly described as follows:

Parcels G29-008
JOHARY REAL ESTATE SERVICES LLC
2 +/- Acres

LEGAL DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN EAST 210 FEET TO THE POINT OF BEGINNING, THENCE NORTH 210

FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET, LESS THE ROAD RIGHT-OF-WAY OF STATE ROAD NO. 468, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AND

BEGIN 210 FEET NORTH AND 210 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

SECTION 8. 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 EST. 1877

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

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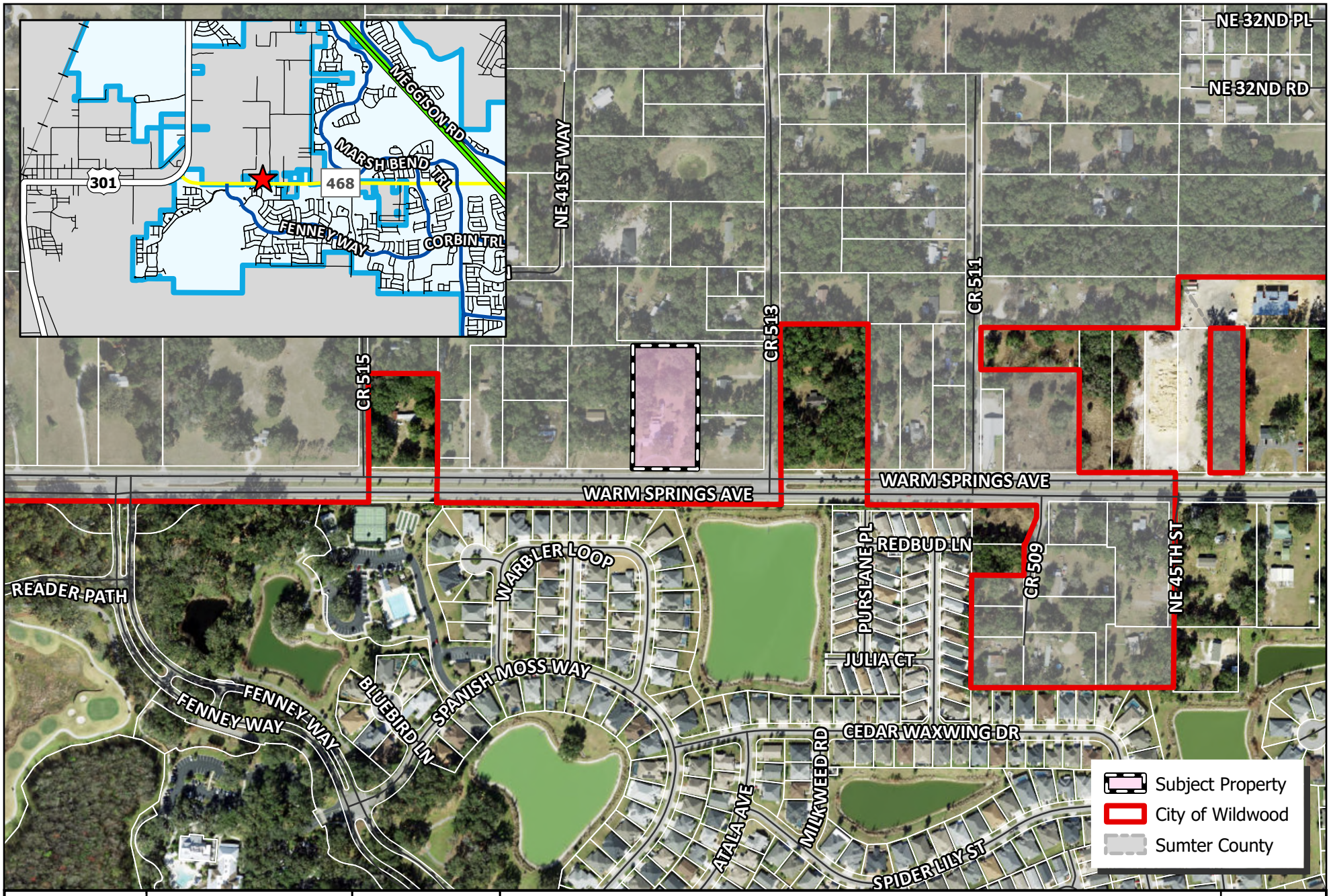
US Feet
0 90 180 360

AN 2404-002

JOHARY REAL ESTATE SERVICES

PARCEL G29-008

MAP 1A
LOCATION MAP
DEC 2024



WILDWOOD FLORIDA EST. 1877

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0 0.01 0.02 0.03 0.04 0.06
Miles

AN 2404-002

JOHARY REAL ESTATE SERVICES

PARCEL G29-008

MAP 1B

LOCATION MAP

DEC 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: O2024-95

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2410-002 Kylie**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate 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	January 15, 2025

The applicant is seeking approval from the City Commission 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 NE1/4, LESS COMMENCE AT NW CORNER OF NW ¼ OF NW ¼ OF NE ¼ FOR POINT OF BEGINNING; RUN S 89 DEG 59' 25" E 270.0 FEET; S 00 DEG 05'51"E 331.77 FEET; S 89 DEG 59'09" E 117.37 FEET; S 00 DEG 00'51" W 331.77 FEET N 89 DEG 59'09" W 386.72 FEET; N 00 DEG 05'51" W 663.52 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from 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

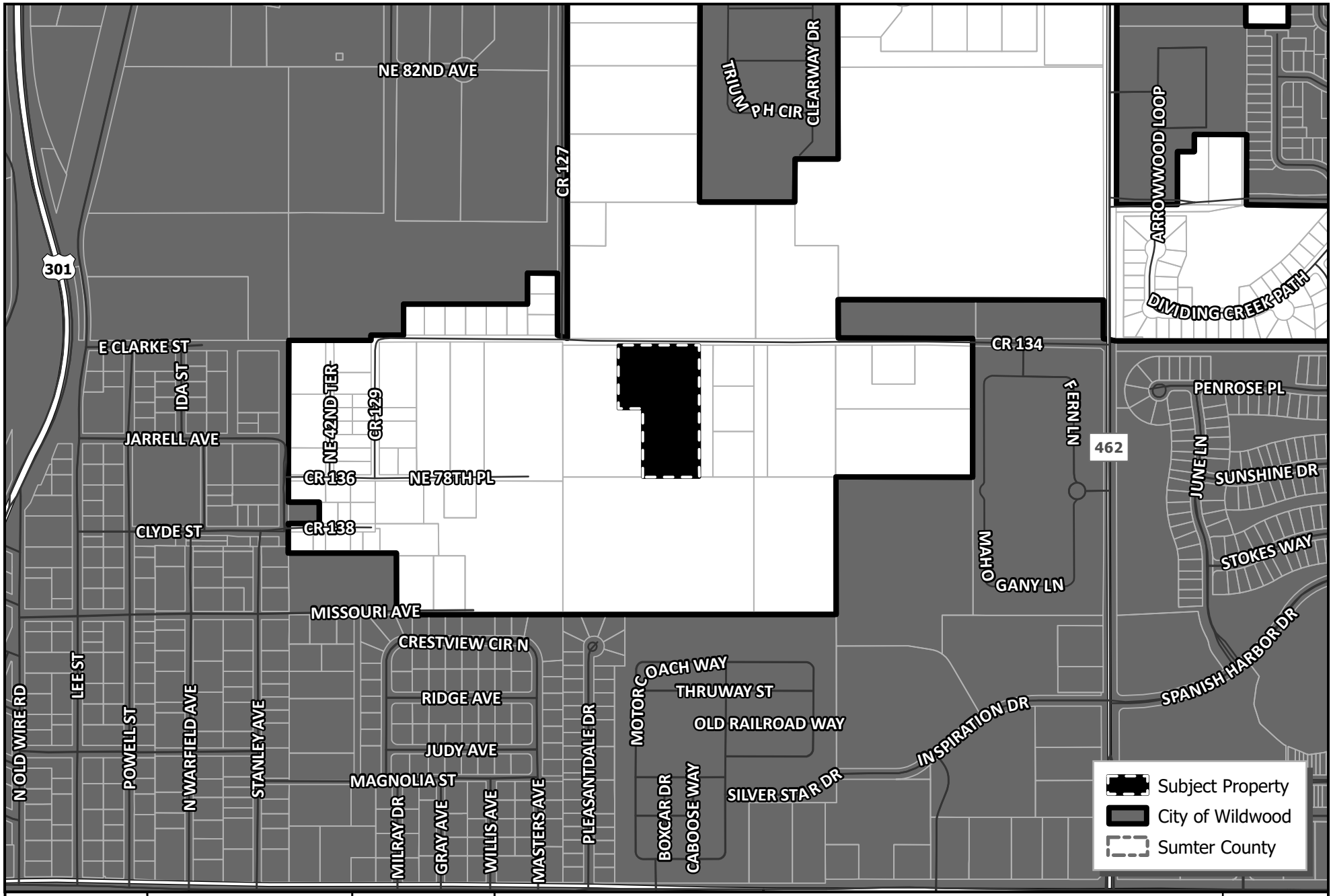
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

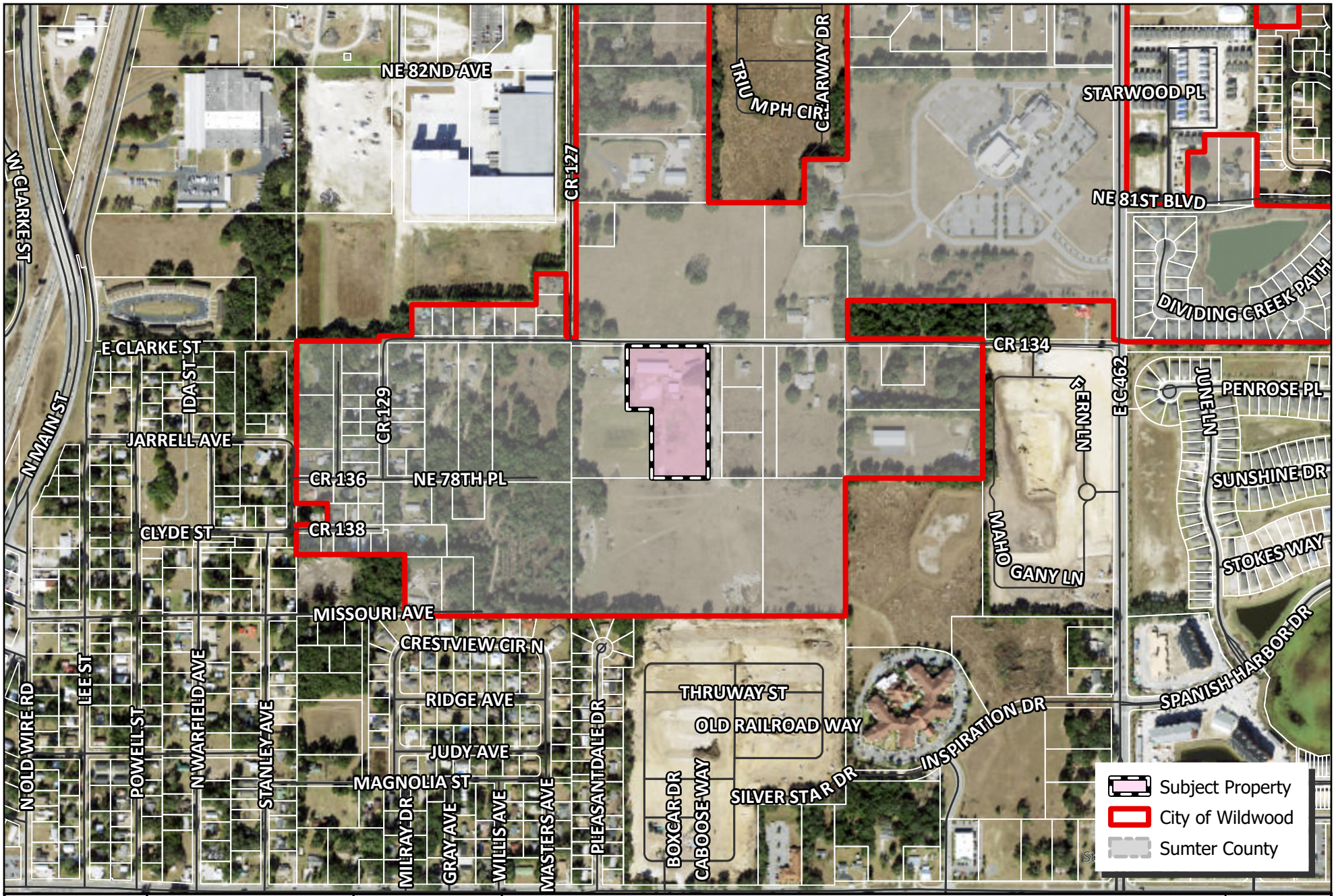
KYLIE COMP PLAN

PARCEL G05-258

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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100 North Main Street
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www.wildwood-fl.gov

N

0 0.01 0.02 0.04 0.06 0.08 Miles

CP 2410-002

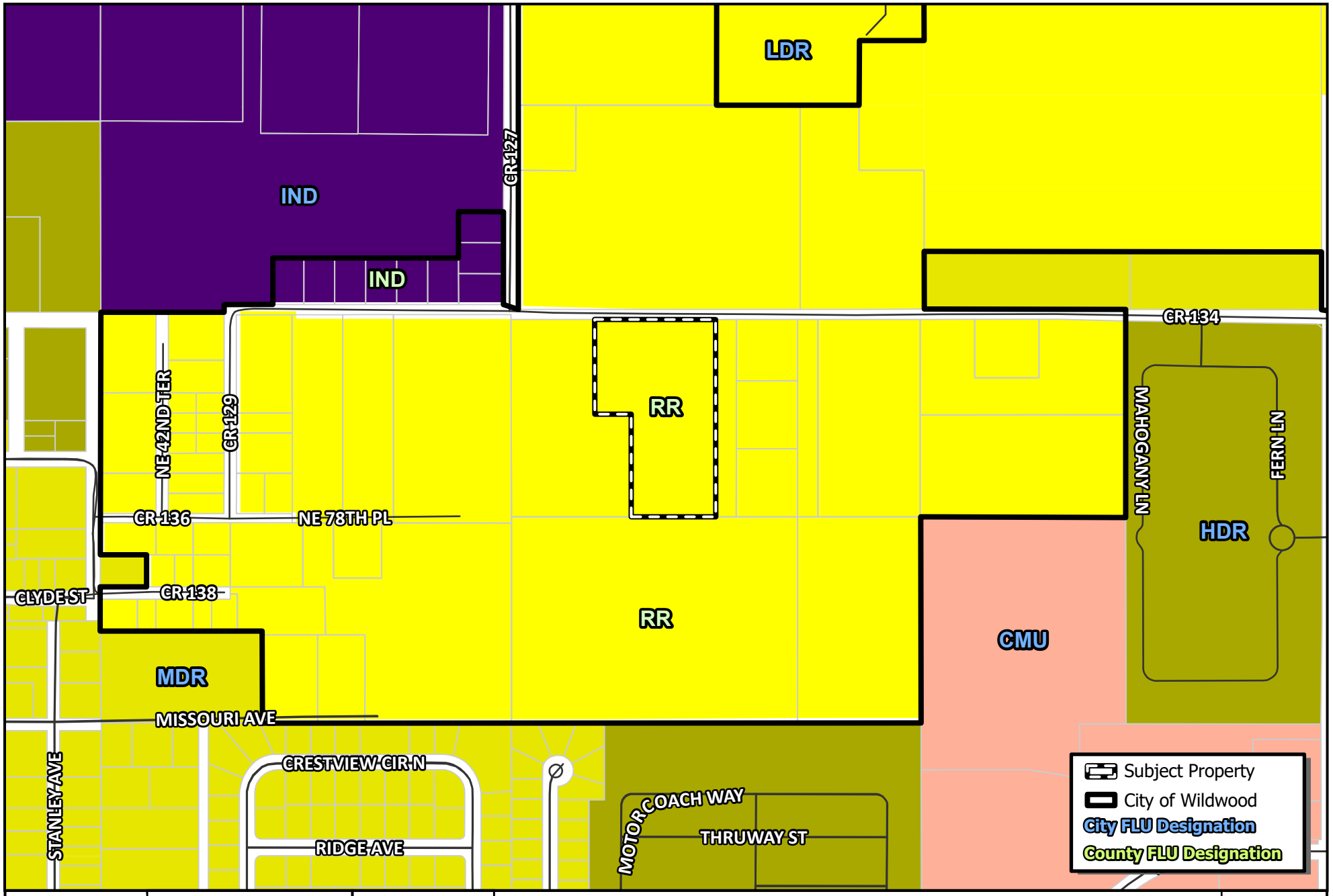
KYLIE COMP PLAN

PARCEL G05-258

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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100 North Main Street
Wildwood, FL 34785
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www.wildwood-fl.gov

N

US Feet
0 90 180 360

CP 2410-002

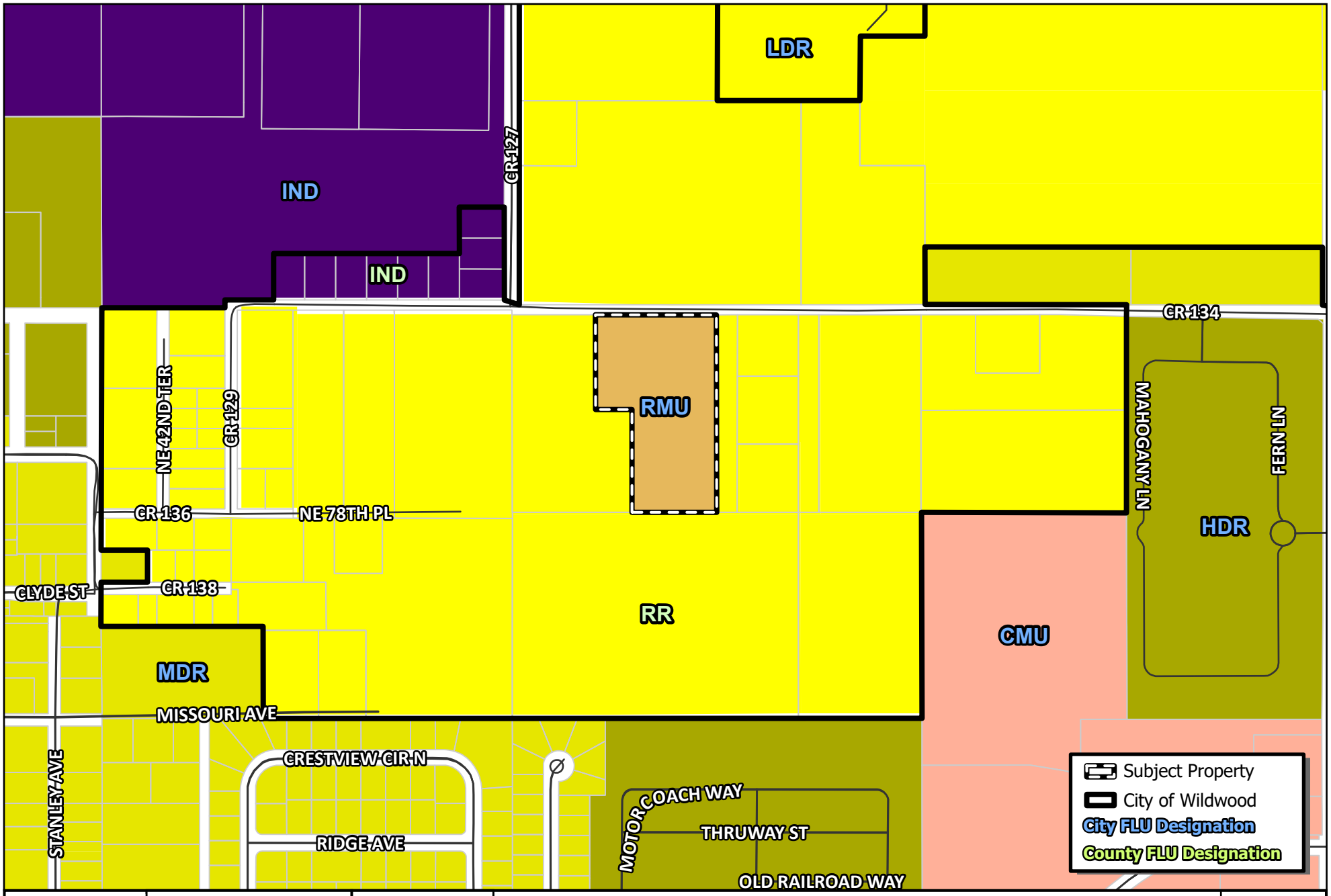
KYLIE COMP PLAN

PARCEL G05-258

MAP 2A

EXISTING LAND USE

NOV 2024



WILDWOOD FLORIDA EST. 1877

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Wildwood, FL 34785
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www.wildwood-fl.gov

N

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 law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) on 4.82 acres MOL. The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.

Case Number: CP 2410-002 Kylie

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

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

Parcel(s): G05-258

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2410-002 Kylie**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2410-002 Kylie
Ordinance Number	O2024-85
Owner/Applicant(s)	Shirley Rhoton & Debra Lee Angell-Drawdy
Property Location	The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.
Parcel(s)	G05-258
Date	January 15, 2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for the parcel listed above on 4.82 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-002 (O2024-84).

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

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to RMU is consistent with the proposed Future Land Use Map designation of Residential Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is residential and agricultural. The proposed

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

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: This property will have 2 mobile homes and contribute 0.572 school-aged children with the maximum of 1.4 school-aged children based on the RMU zoning and the property acreage of 4.82.
Potable Water & Sewer: Utilities are not within 1,000 feet of the subject property and are not considered available according to Code of Ordinances Chapter 19.55. Applicant will be using a well and septic. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.
Streets: The property has access off of CR 134. A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as this property will be used for personal residential use. Should this change in the future, for development purposes, a TIA would be required.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a double wide mobile home, and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
For two single-family residences, it's expected up to 20 daily trips which does not warrant a TIA.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	A10C & RR1 (County)
SOUTH	A10C (County)
EAST	RR5 (County)
WEST	RR5C & R2C (County)

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



Amanda Bondi
Planner II, Development

ORDINANCE NO. O2024-85

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

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

LEGAL DESCRIPTION:

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

NW ¼ OF NW ¼ OF NE1/4, LESS COMMENCE AT NW CORNER OF NW ¼ OF NW ¼ OF NE ¼ FOR POINT OF BEGINNING; RUN S 89 DEG 59' 25" E 270.0 FEET; S 00 DEG 05'51"E 331.77 FEET; S 89 DEG 59'09" E 117.37 FEET; S 00 DEG 00'51" W 331.77 FEET N 89 DEG 59'09" W 386.72 FEET; N 00 DEG 05'51" W 663.52 FEET TO THE POINT OF BEGINNING.

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

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

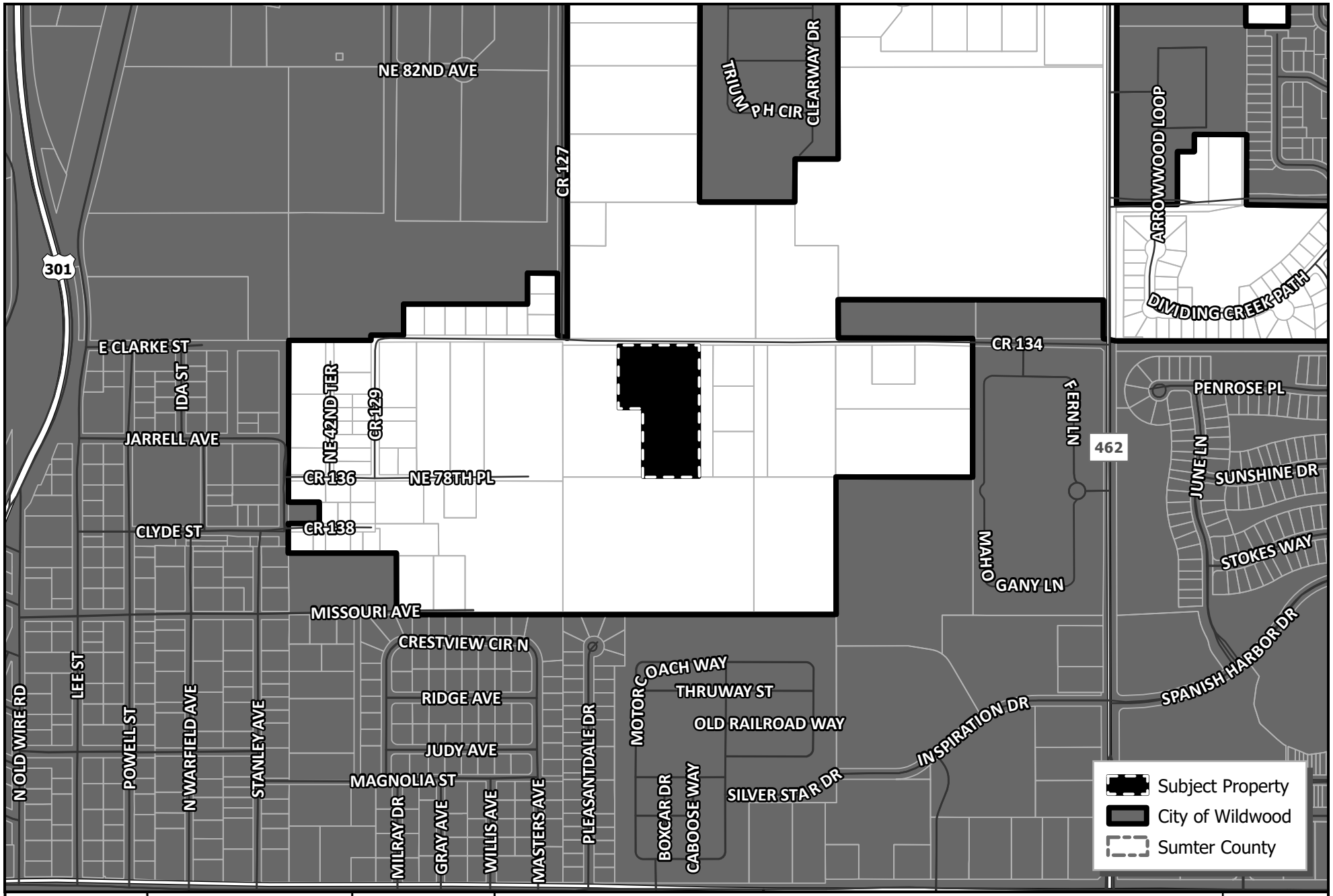
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

RZ 2410-002

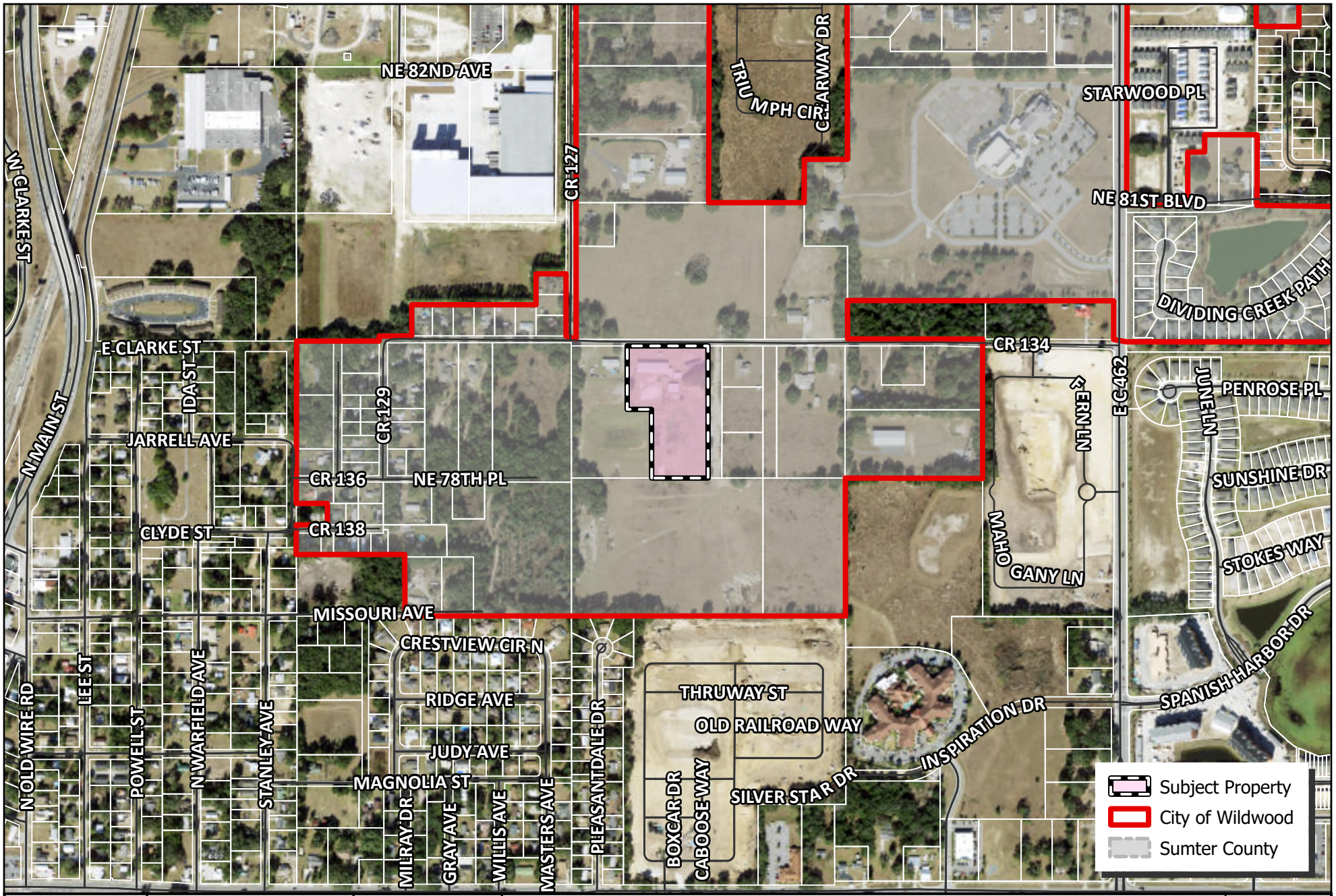
KYLIE REZONING

PARCEL G05-258

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA
EST. 1877

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www.wildwood-fl.gov

N

0 0.01 0.02 0.04 0.06 0.08 Miles

RZ 2410-002

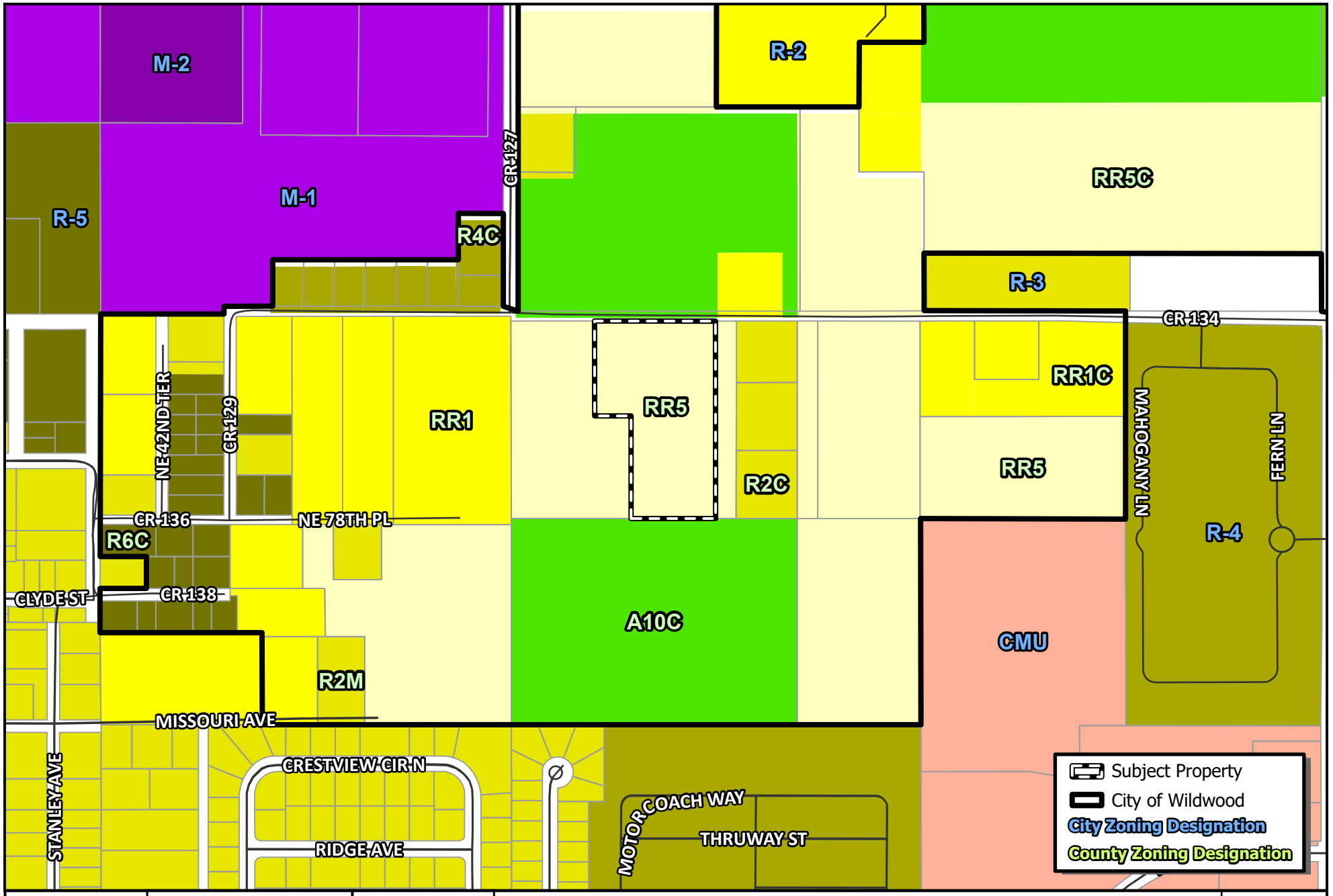
KYLIE REZONING

PARCEL G05-258

MAP 1B

LOCATION MAP

NOV 2024



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Wildwood, FL 34785
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www.wildwood-fl.gov

N

US Feet
0 90 180 360

RZ 2410-002

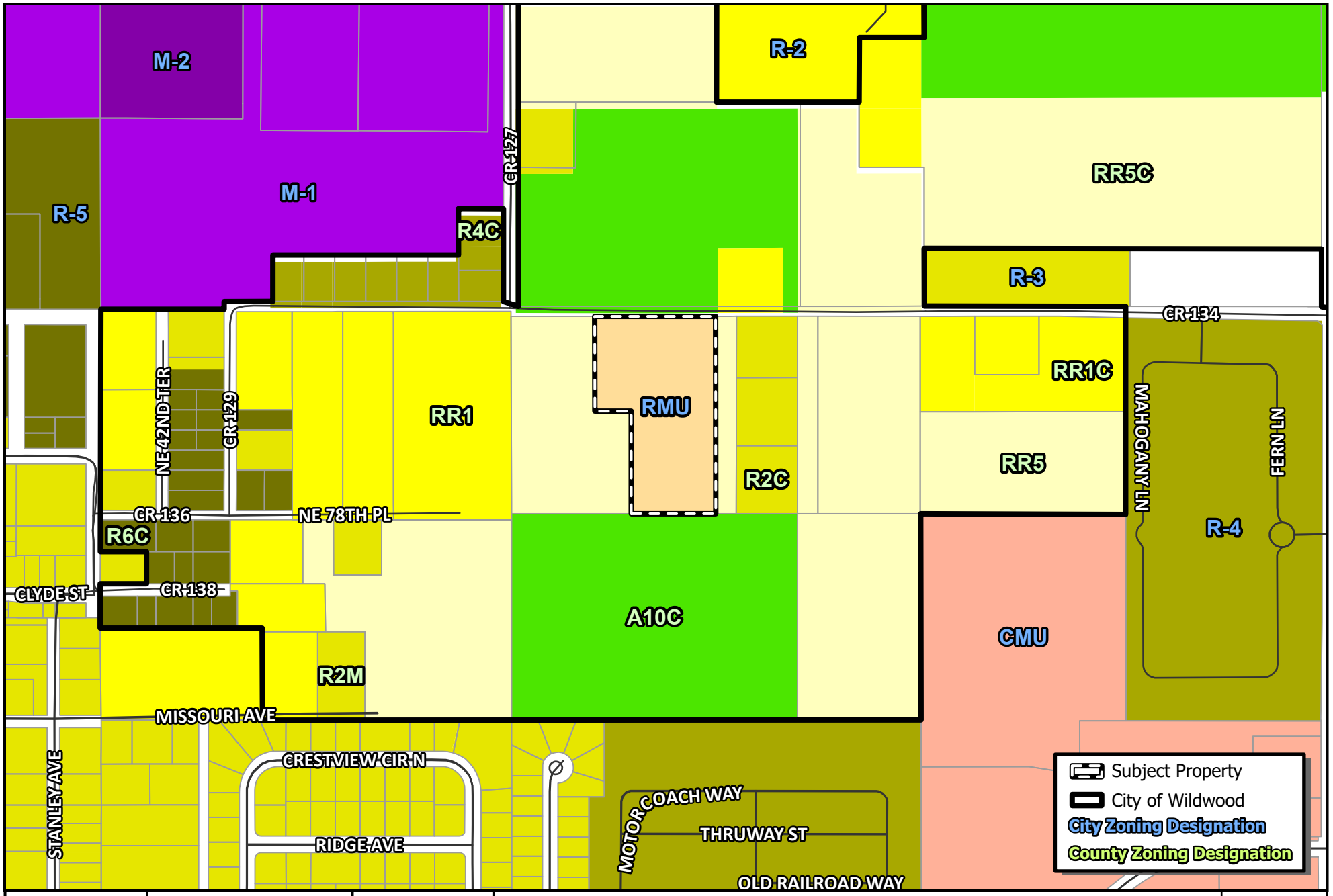
KYLIE REZONING

PARCEL G05-258

MAP 3A

EXISTING ZONING

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

RZ 2410-002

KYLIE REZONING

PARCEL G05-258

MAP 3B

PROPOSED ZONING

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: O2024-85

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (Sumter County) to RMU (City) on 4.82 acres MOL. The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.

Case Number: RZ 2410-002 Kylie

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

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

Parcel(s): G05-258

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Special Magistrate 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	January 17, 2025

The applicant is seeking approval from the City of Wildwood City Commission 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 Commission approval of Ordinance Number O2024-86.



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

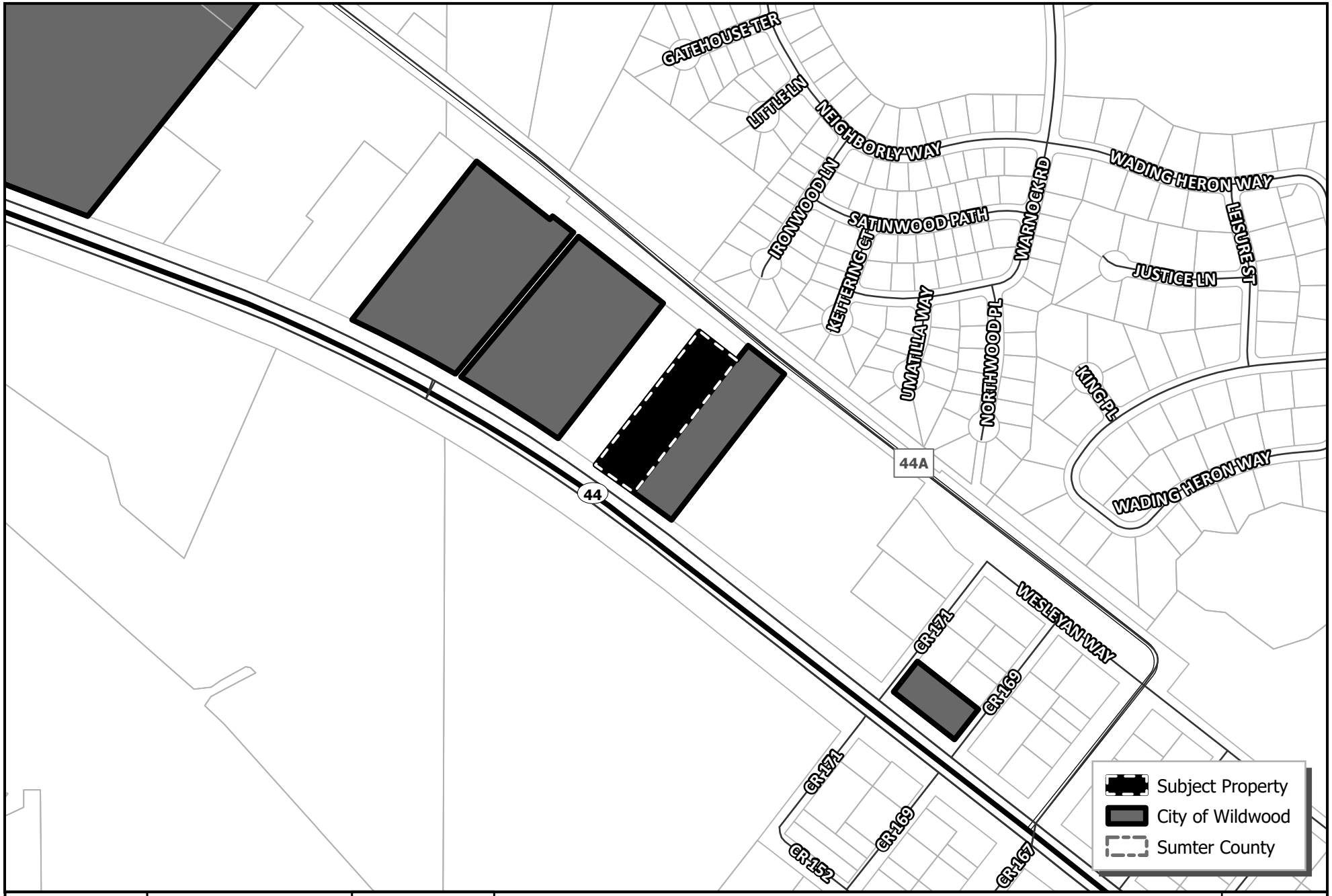
First Reading: _____

Second Reading: _____

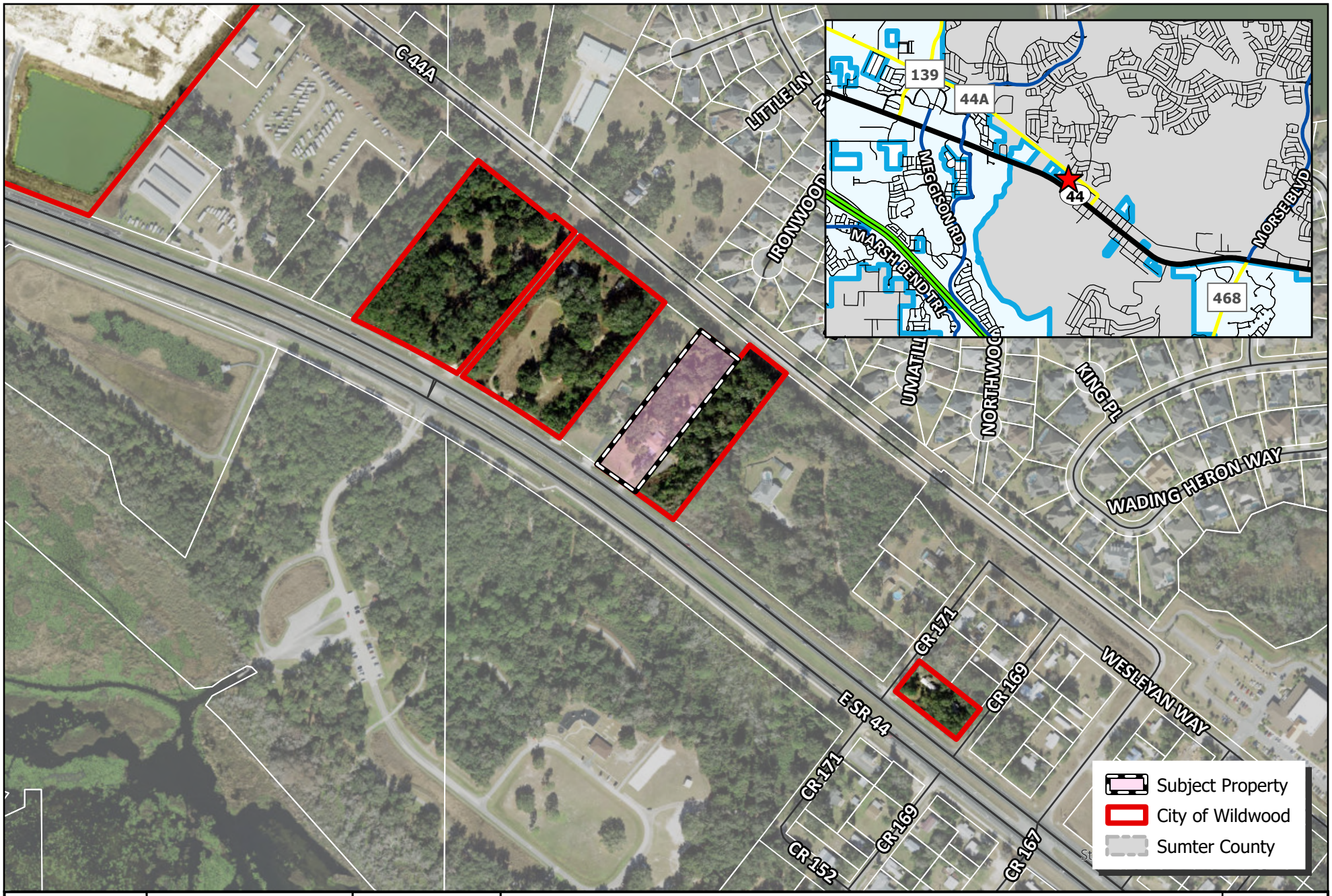
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	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 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**MAP 1A** **LOCATION MAP** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

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CP 2411-002

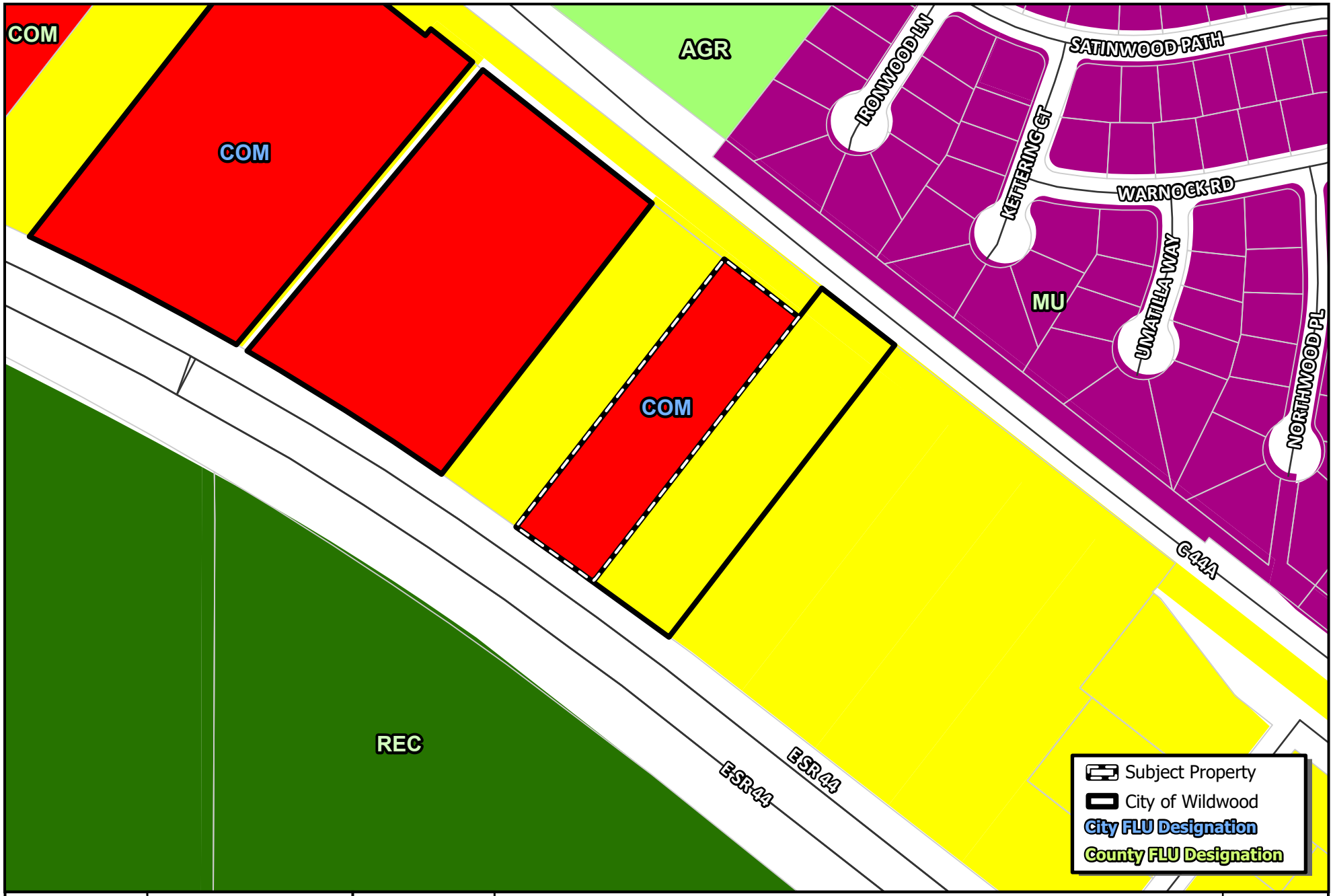
MEGAN STOVER STORAGE

PARCEL G15D009

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

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0 45 90 180

CP 2411-002

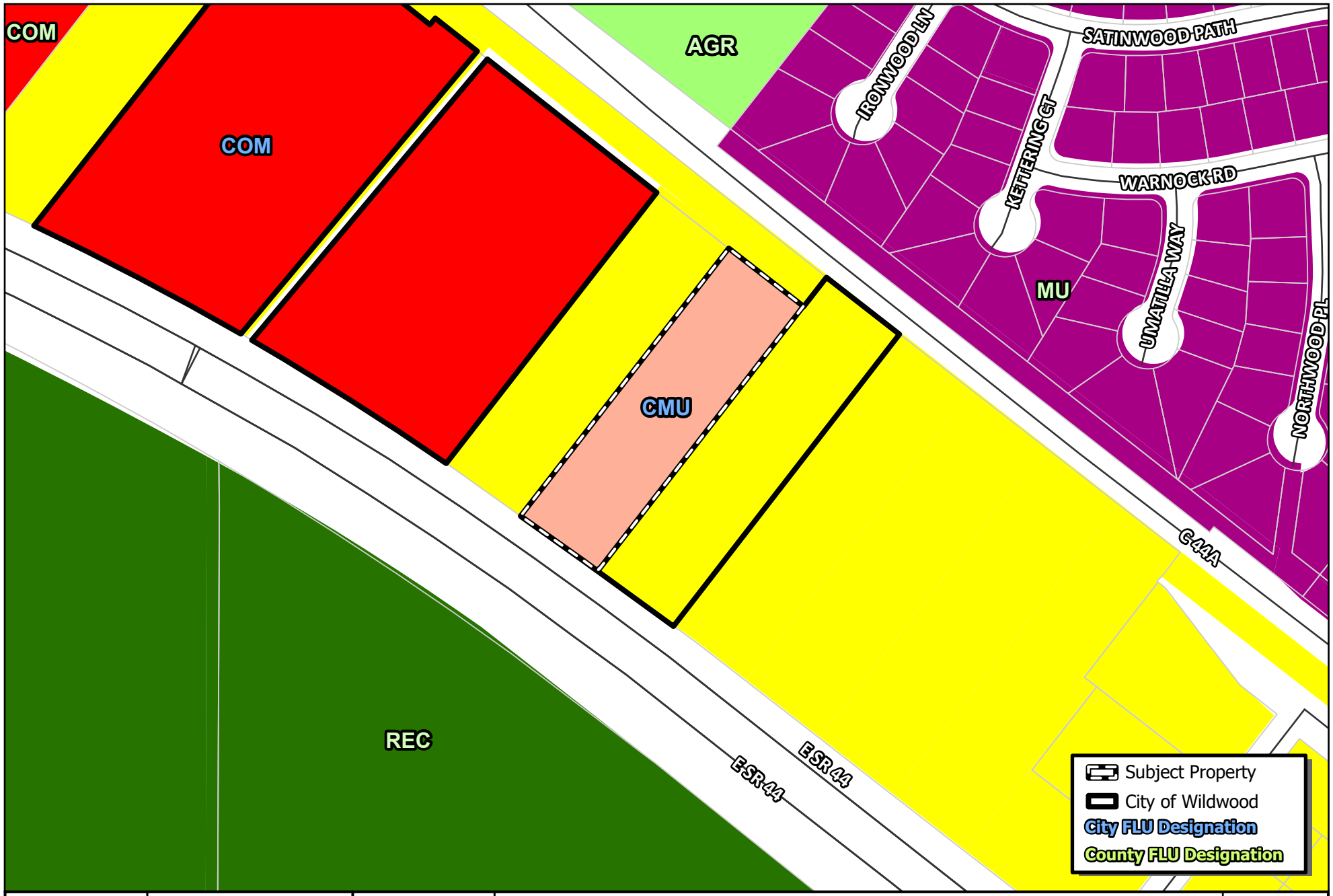
MEGAN STOVER STORAGE

PARCEL G15D009

MAP 2A

EXISTING LAND USE

NOV 2024



WILDWOOD FLORIDA EST. 1877	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 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**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: O2024-86

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 law[1] 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.

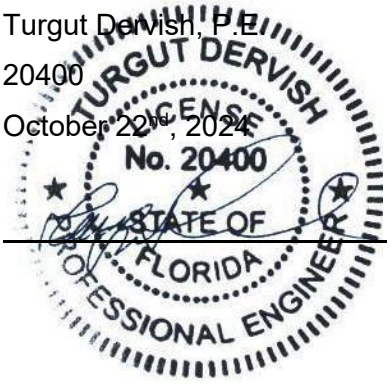
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. №: 20400

DATE: October 22nd, 2024

SIGNATURE: _____



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Intersection Capacity Analysis

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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 № 5986
Figure 1

Site Location

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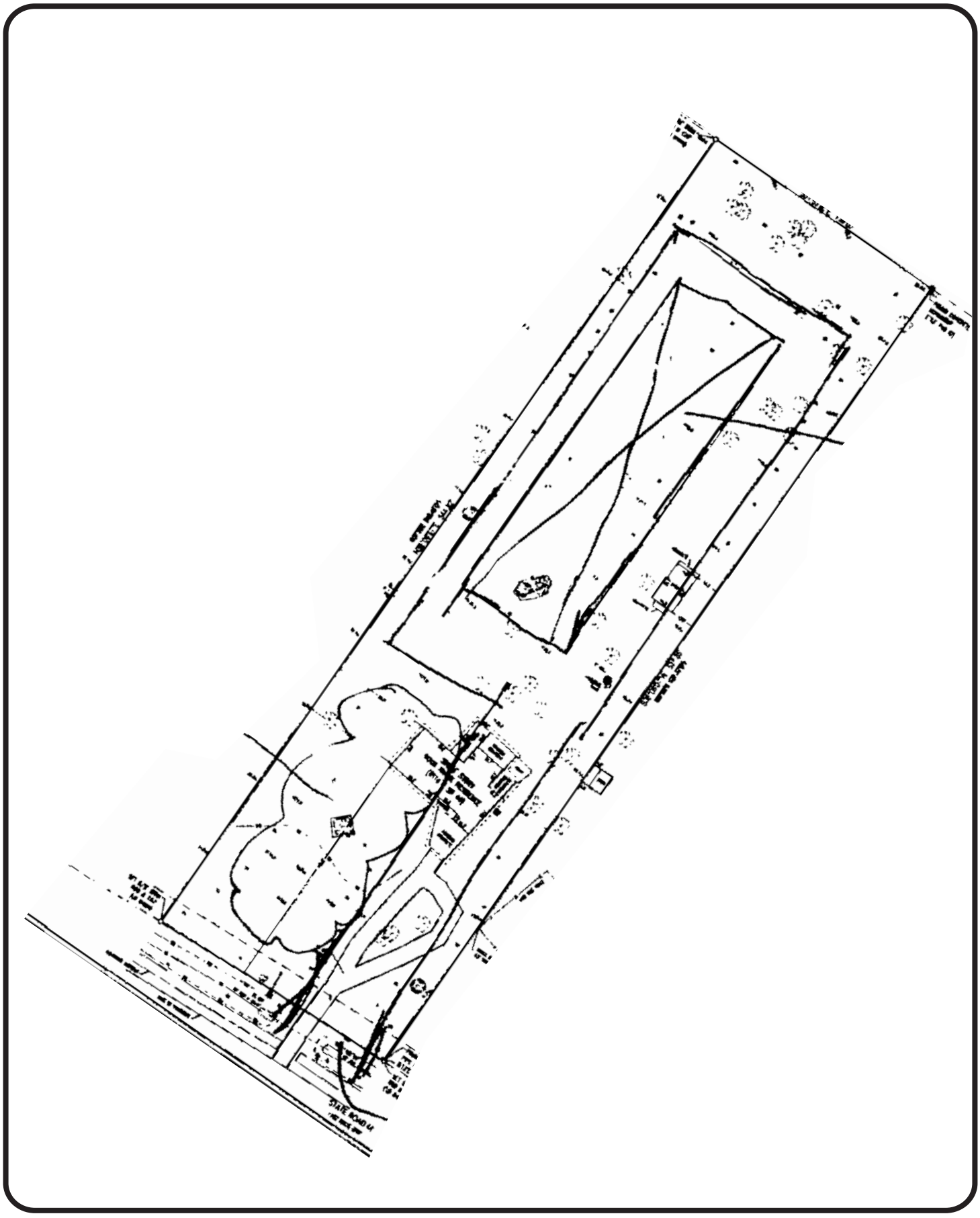


6114 East SR 44
Project № 5986
Figure 2

Site Plan

N
NTS

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.**

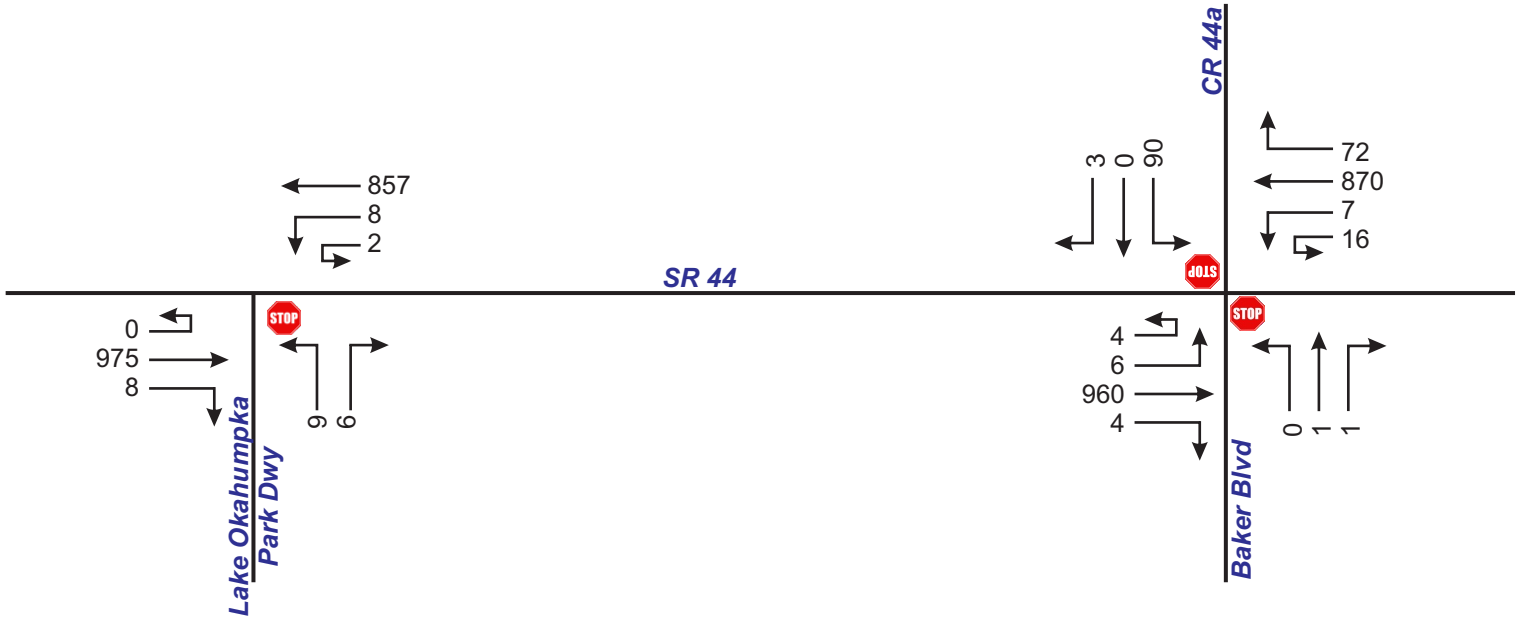
Table 1
Existing Roadway Capacity Analysis

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 № 5986
Figure 3

Existing P.M. Peak Hour Volumes

N
NTS

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.

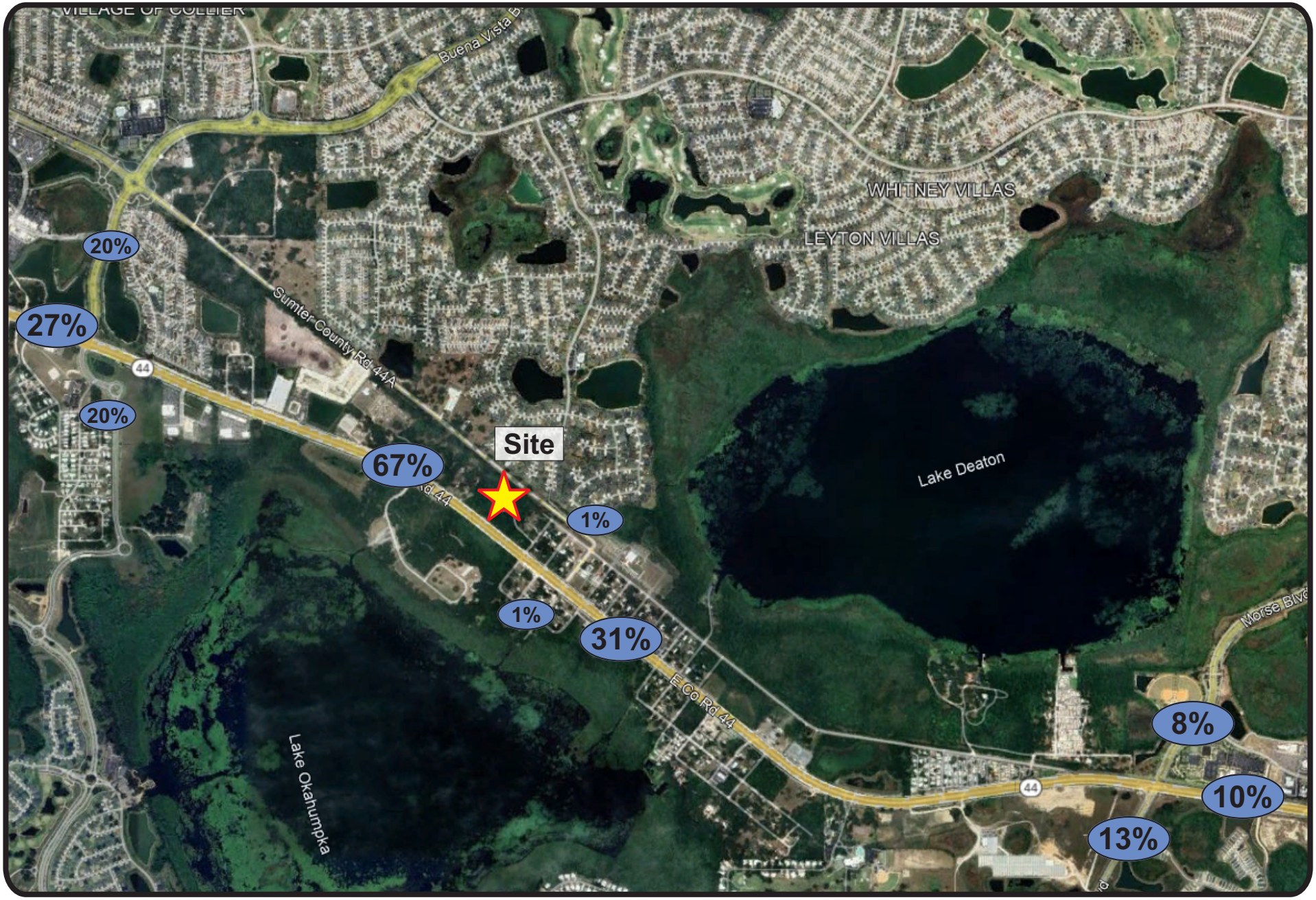
Table 3
Trip Generation Summary

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 № 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

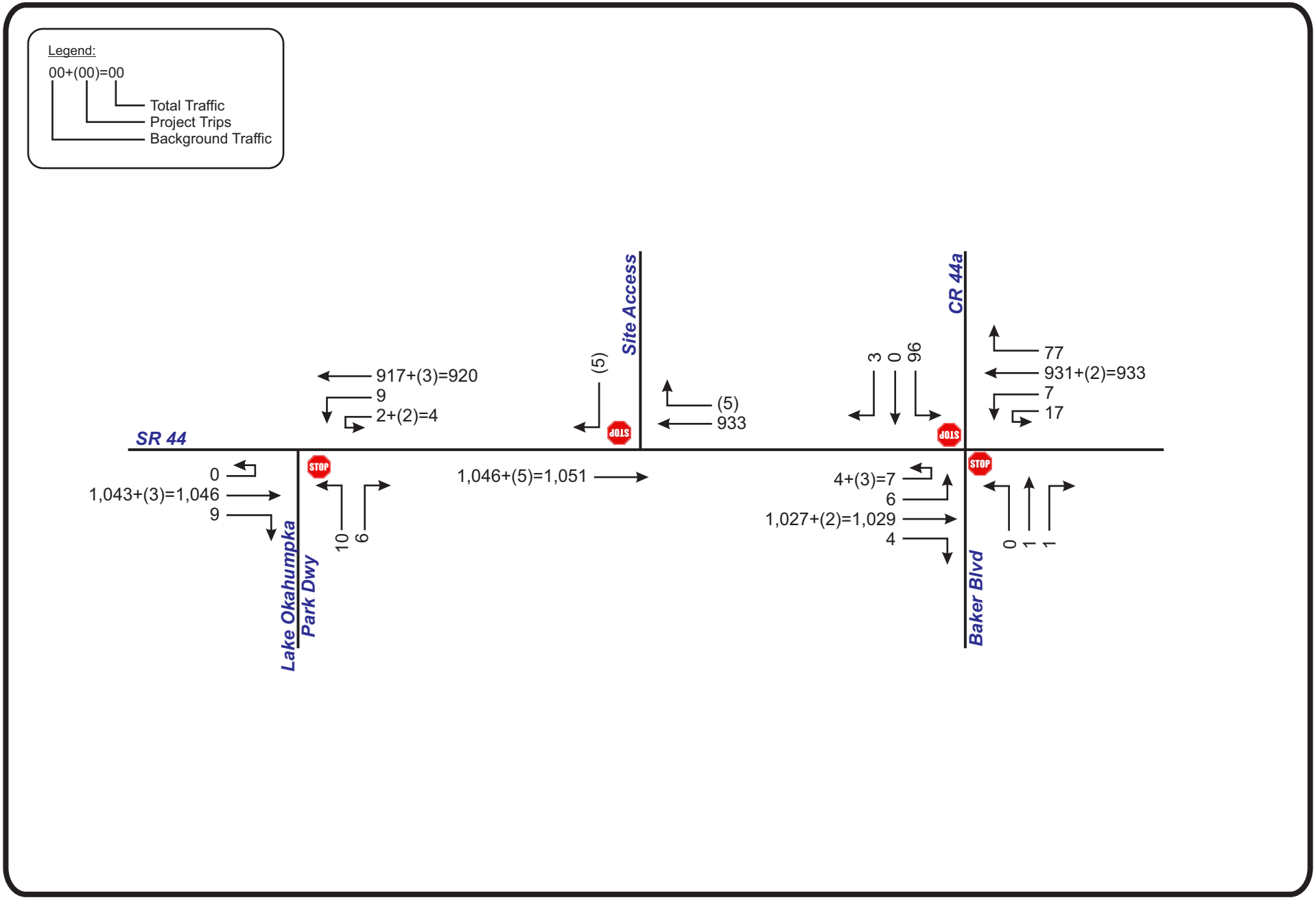
Segment ID	Segment	Adopted				Dir	Bkgd Volume*	Project Trips**		Total Volume	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			%	Vol		
SR 44											
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,103	67%	3	1,106	C
						WB	1,071	67%	3	1,074	C

* 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.**



6114 East SR 44
Project № 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

Choose File No file chosen

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

Please submit your Methodology Statement

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
- [x] 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

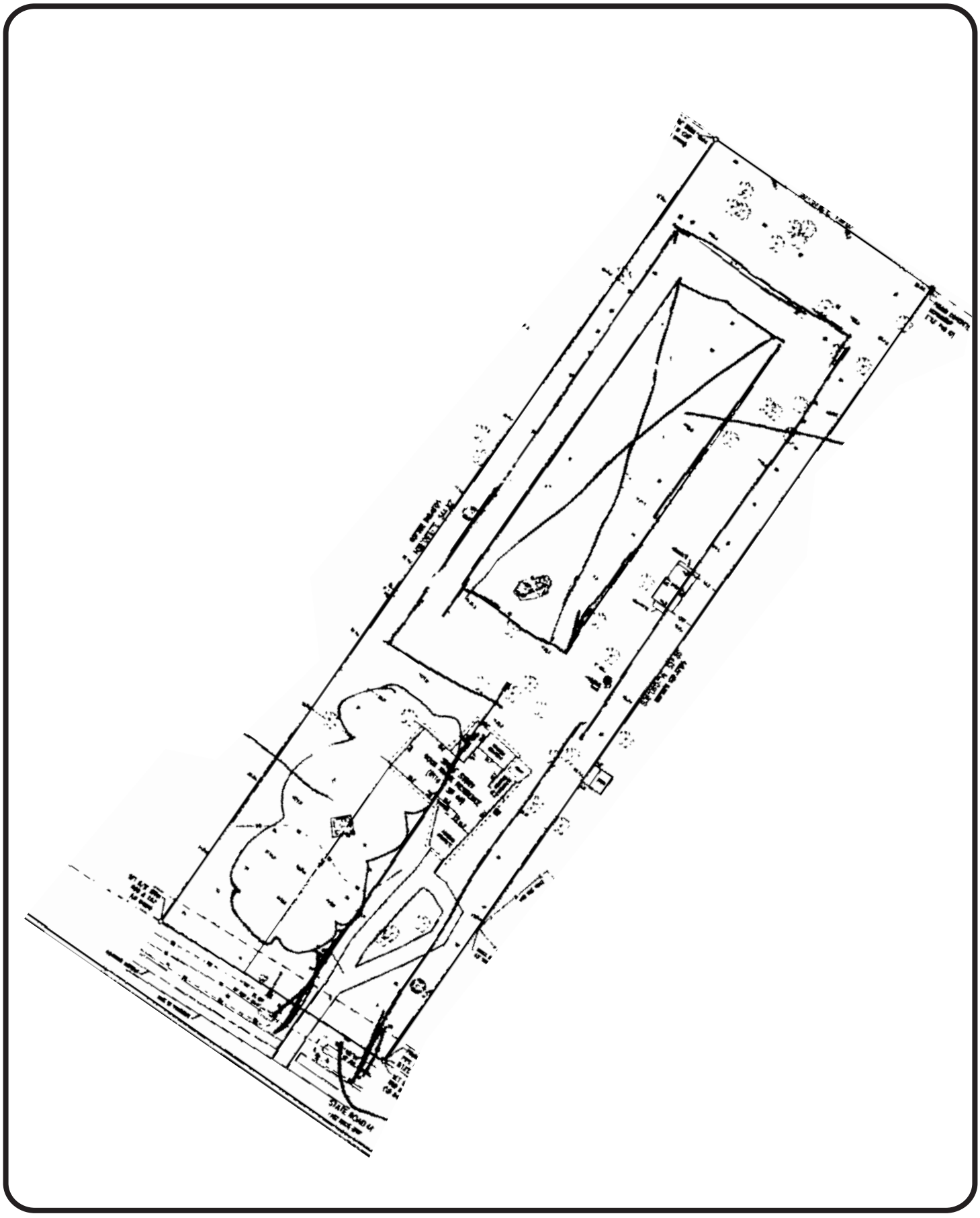
ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	65.34 KSF*	1.45	95	0.09	3	3	6	0.15	5	5	10

* 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

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NTS

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

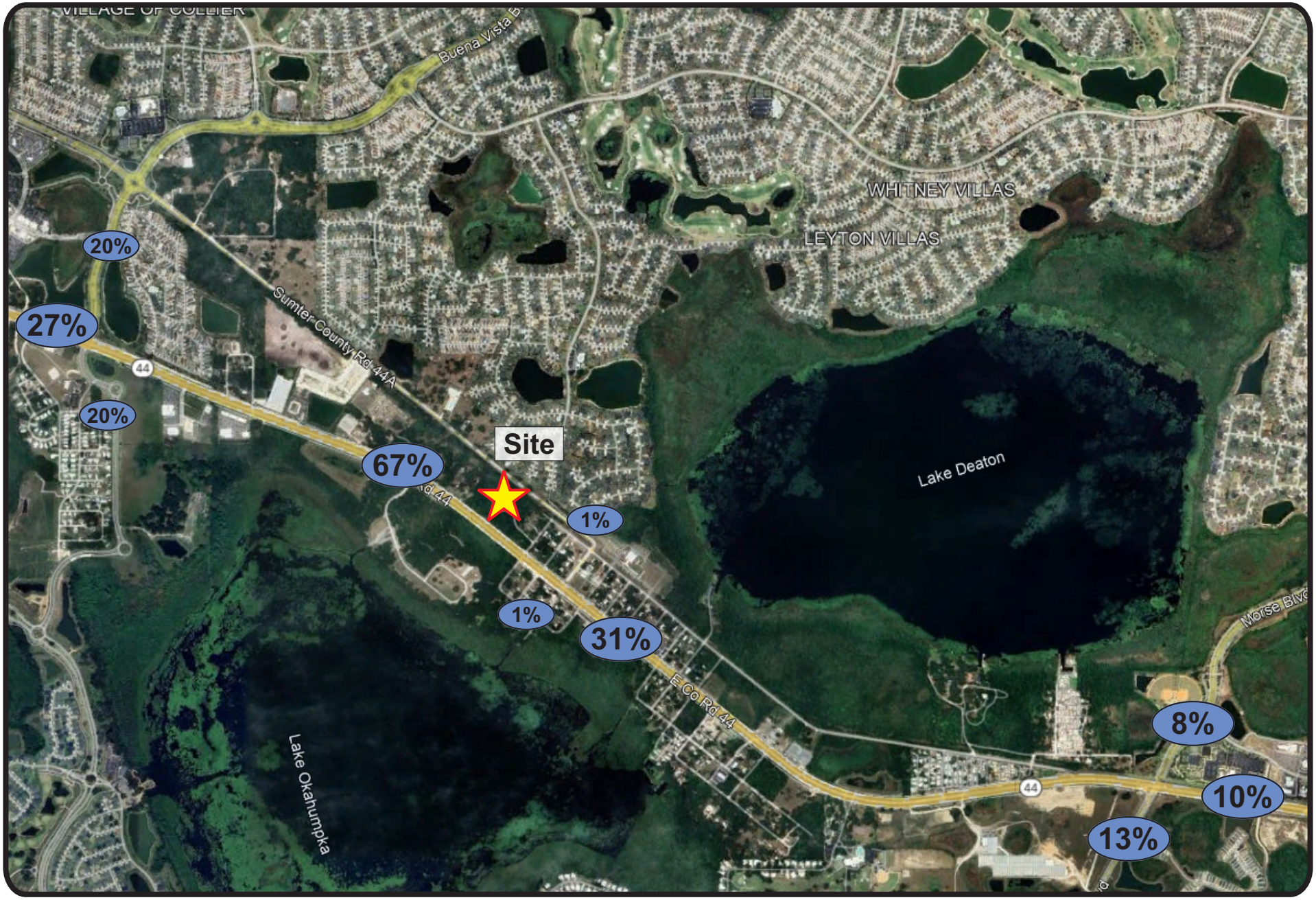
a) <u>Roadway</u>

- 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 № 5986
Figure 3

Trip Distribution

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NTS

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)

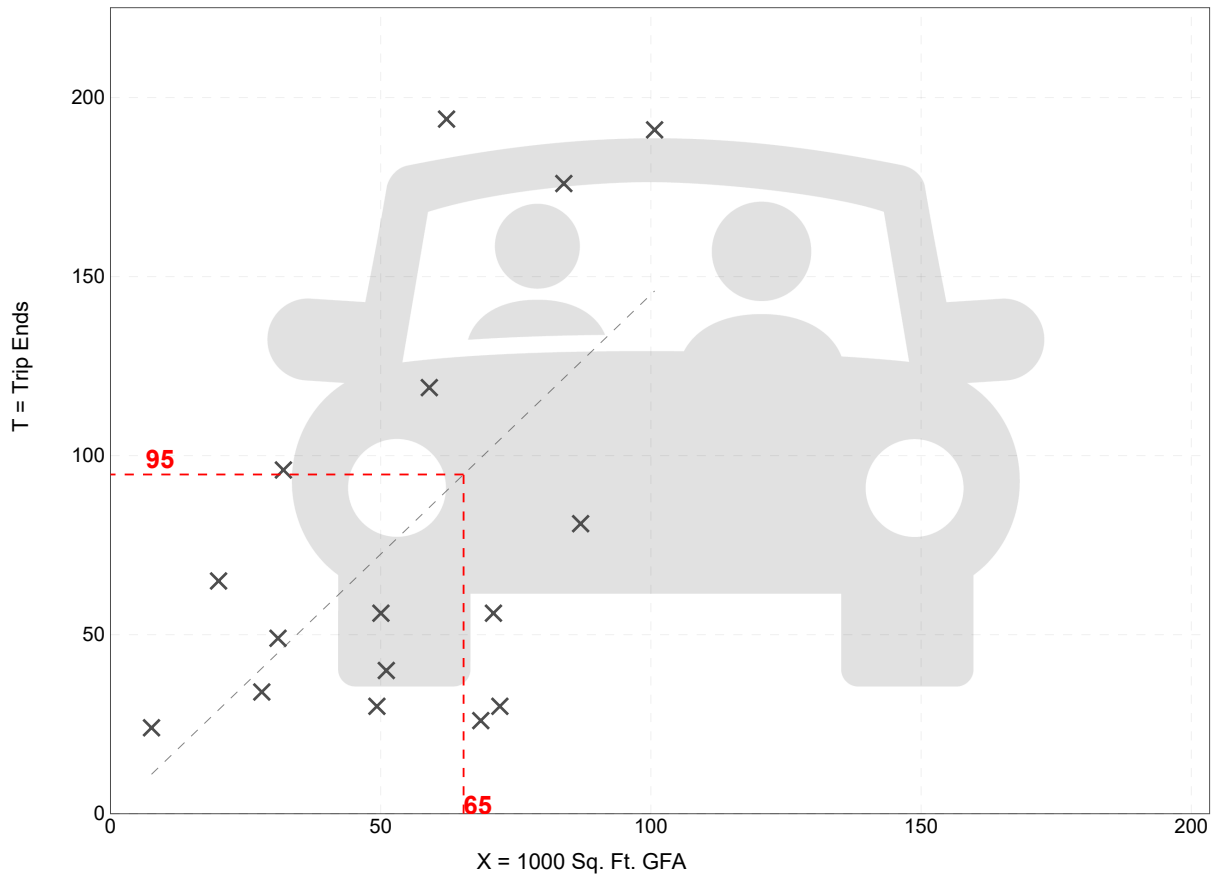
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

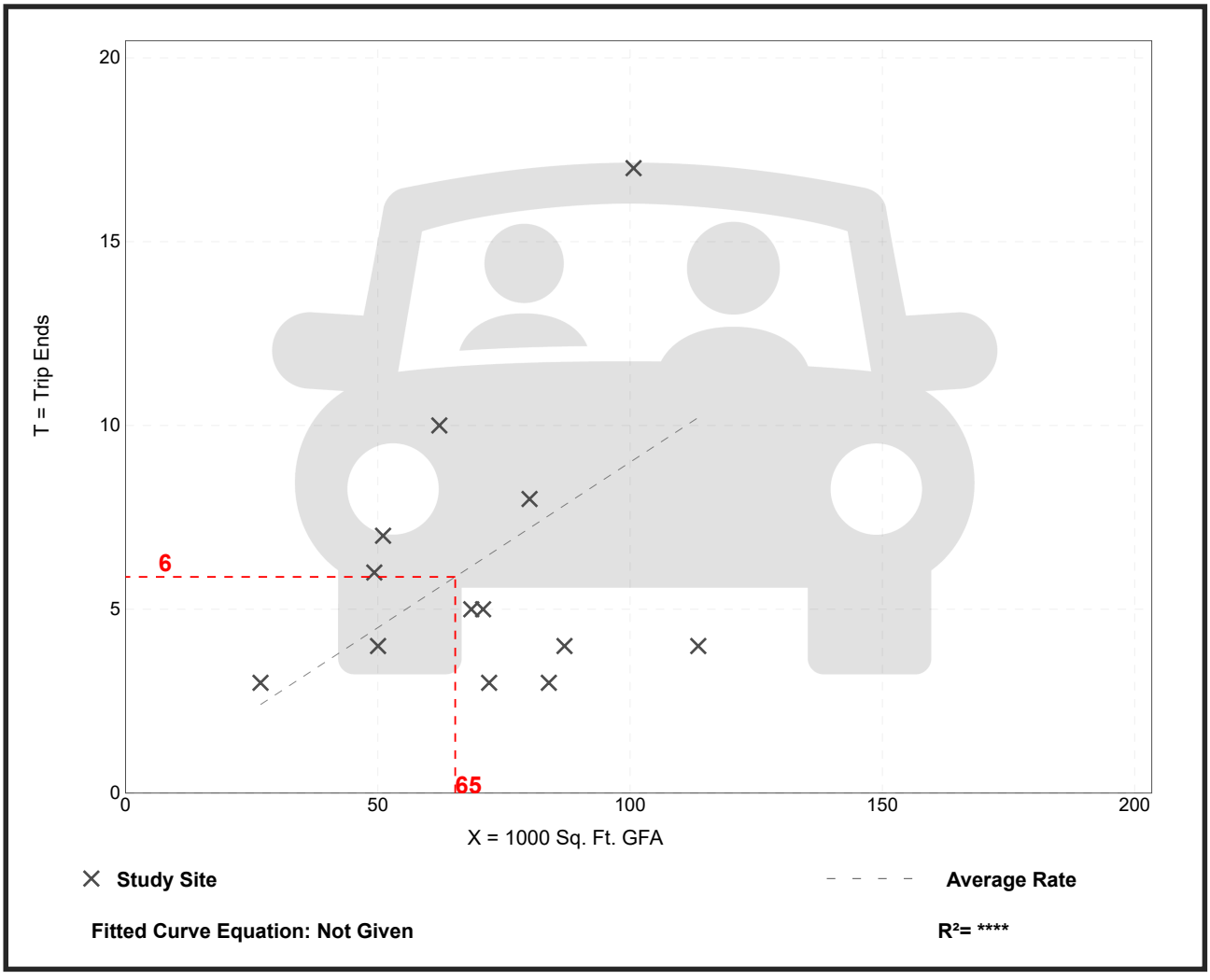
Mini-Warehouse
(151)

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



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

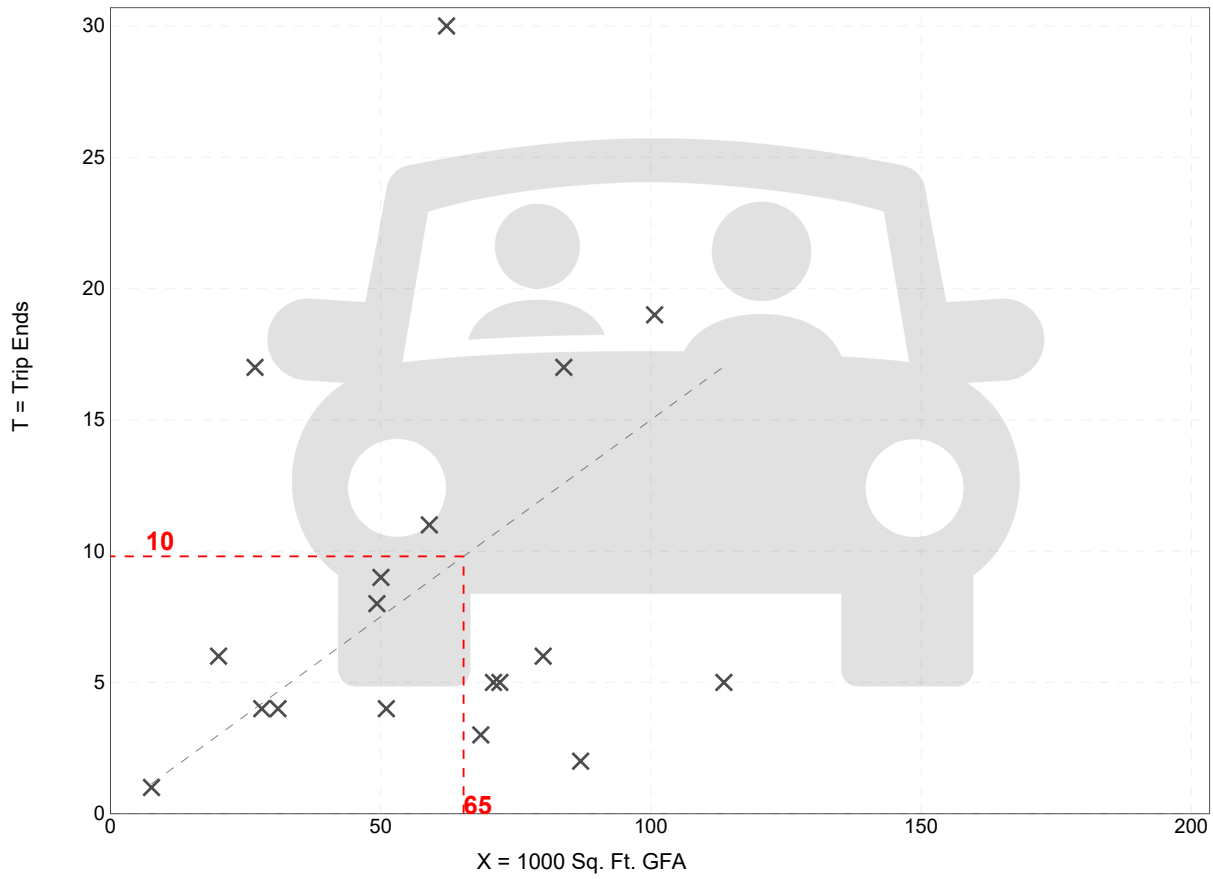
Mini-Warehouse
(151)

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



Fitted Curve Equation: Not Given

R^2= ****

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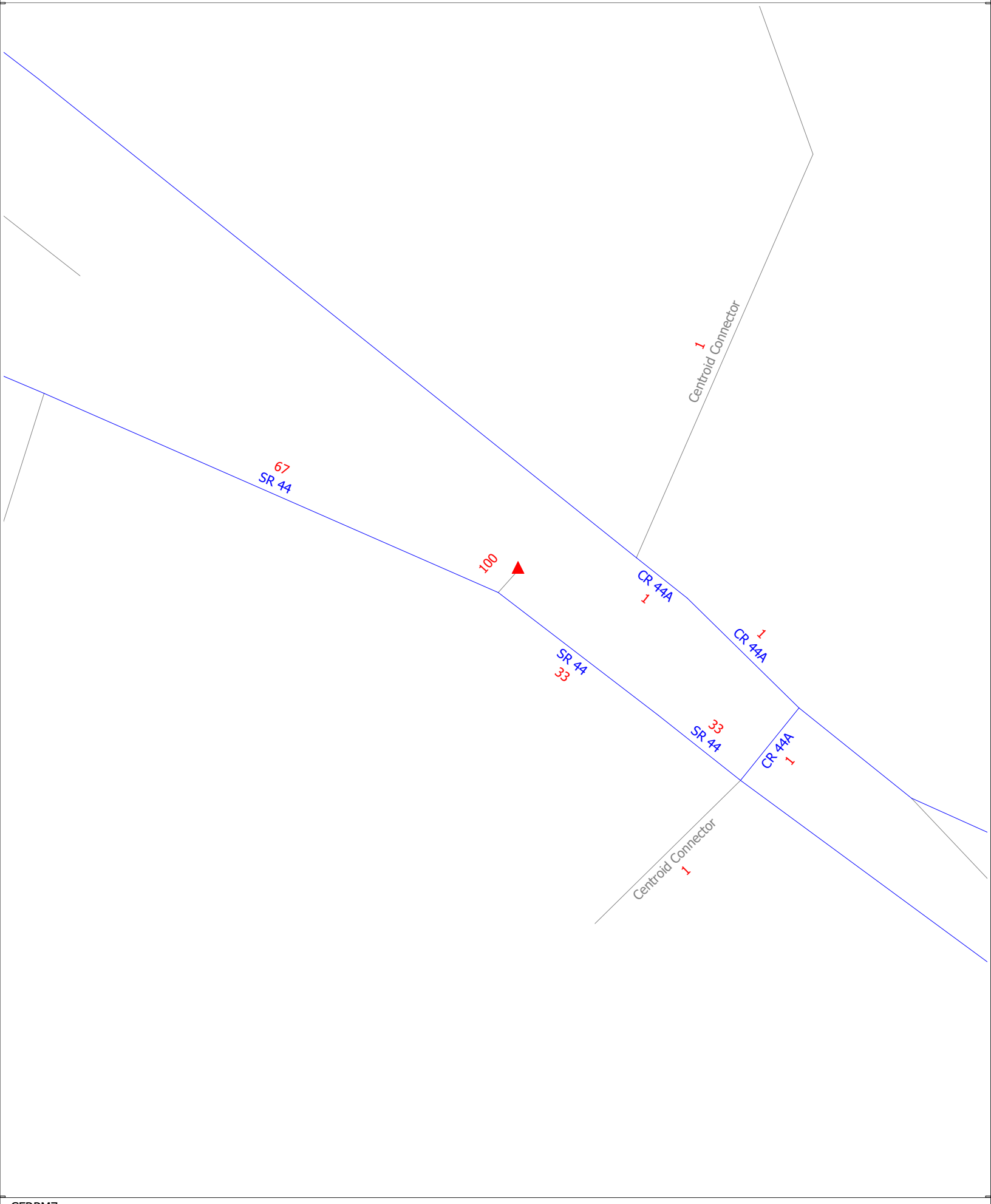
Attachment B
Model Output



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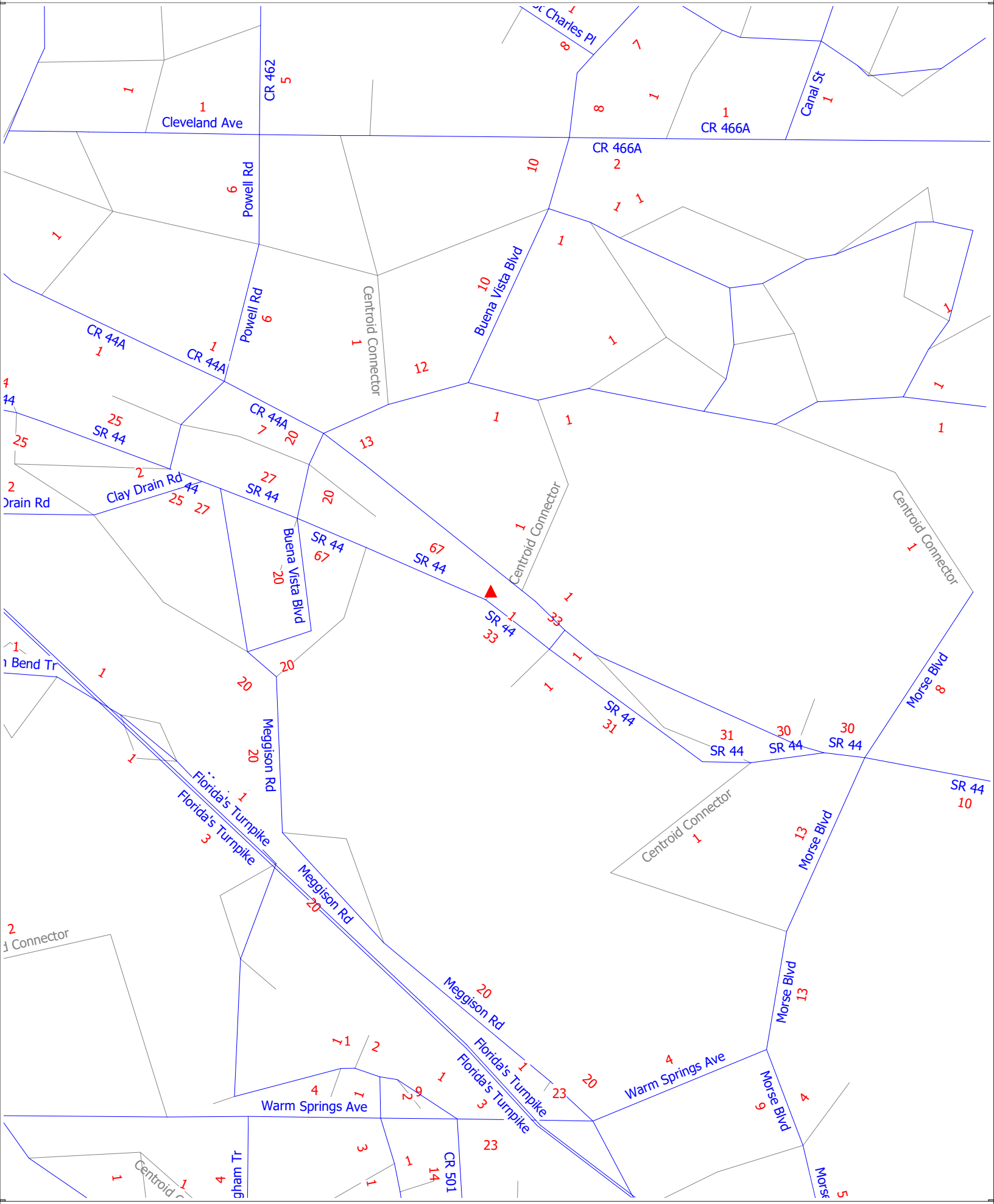

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APPENDIX B

Pages from the 2023 Sumter County CMP Database

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT 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 LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY SERVICE VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3652120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	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	685	0.29	B	4,350	2,769	B	0.64
3652130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3653100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3653130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3653140	37		SUMTER	55	2.75	CR 469	CR 728	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	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3653150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3653160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3653170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3653180	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	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3653190	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	564	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
3653200	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	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3653210	77	ADJACENT		55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3654120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	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	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3654130	174	180009	SUMTER	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	2,363	C	0.72
3654140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3655100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3655110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3655120	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	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3655130	2020-105		SUMTER	45	0.48	CR 48	CR 616	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	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3656100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	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
3656110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3657110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301/SR 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	1.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3657120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3657130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3657140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3657150	207		SUMTER	45	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	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
3657160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 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
3657170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3657180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3658110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3658120	181001	181001	FDOT	55	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3658140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3658150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	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	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3658170	180020		FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3658180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3658190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3659100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3659110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3660110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3660120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	5.75%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	703	695	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000010	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	F
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1,818	1,233	C	0.68
6000060	88		SU

APPENDIX C

Turning Movement Counts, Geometry, FDOT Seasonal Factor Report

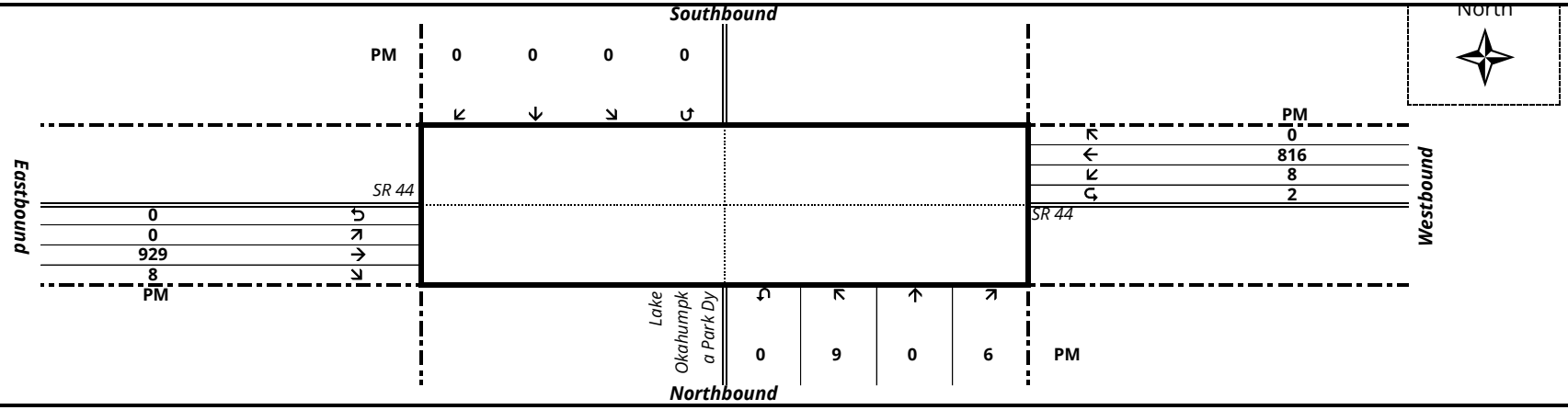
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**



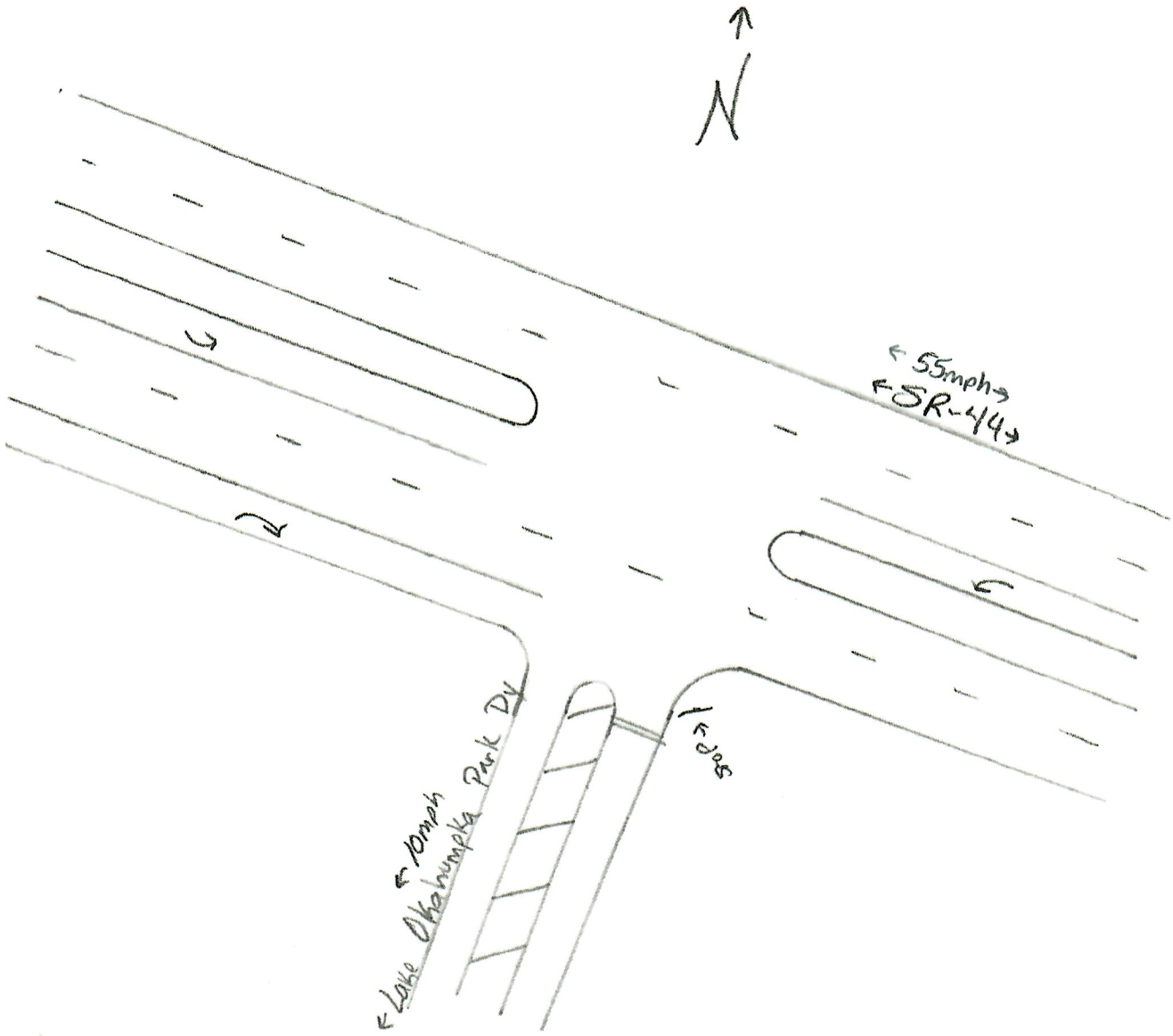
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**


N
55mph
SR-44
10mph
Lake Okahumpka Park Dr
Stop

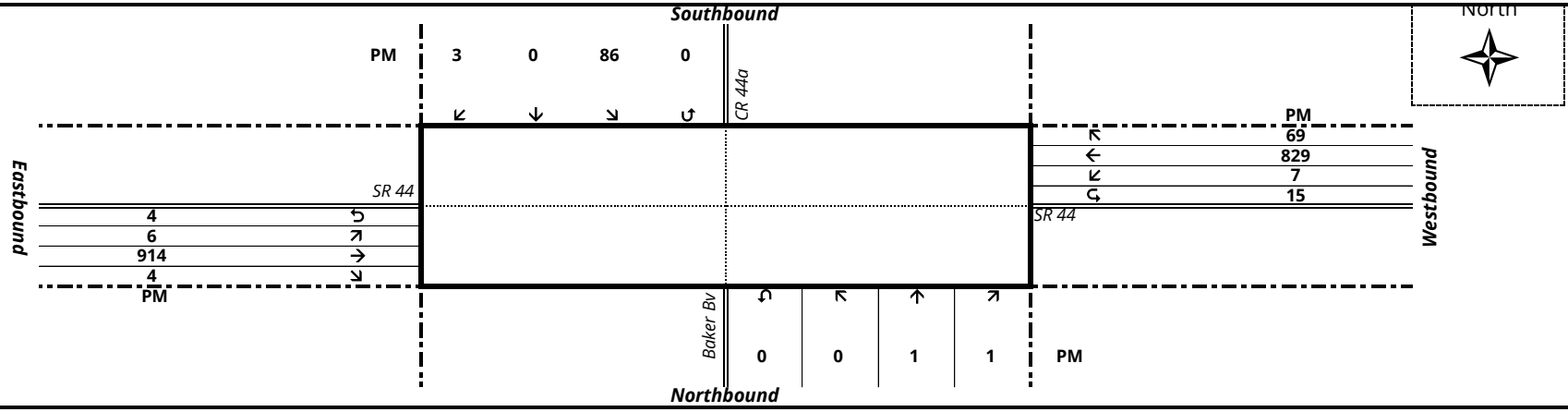
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**



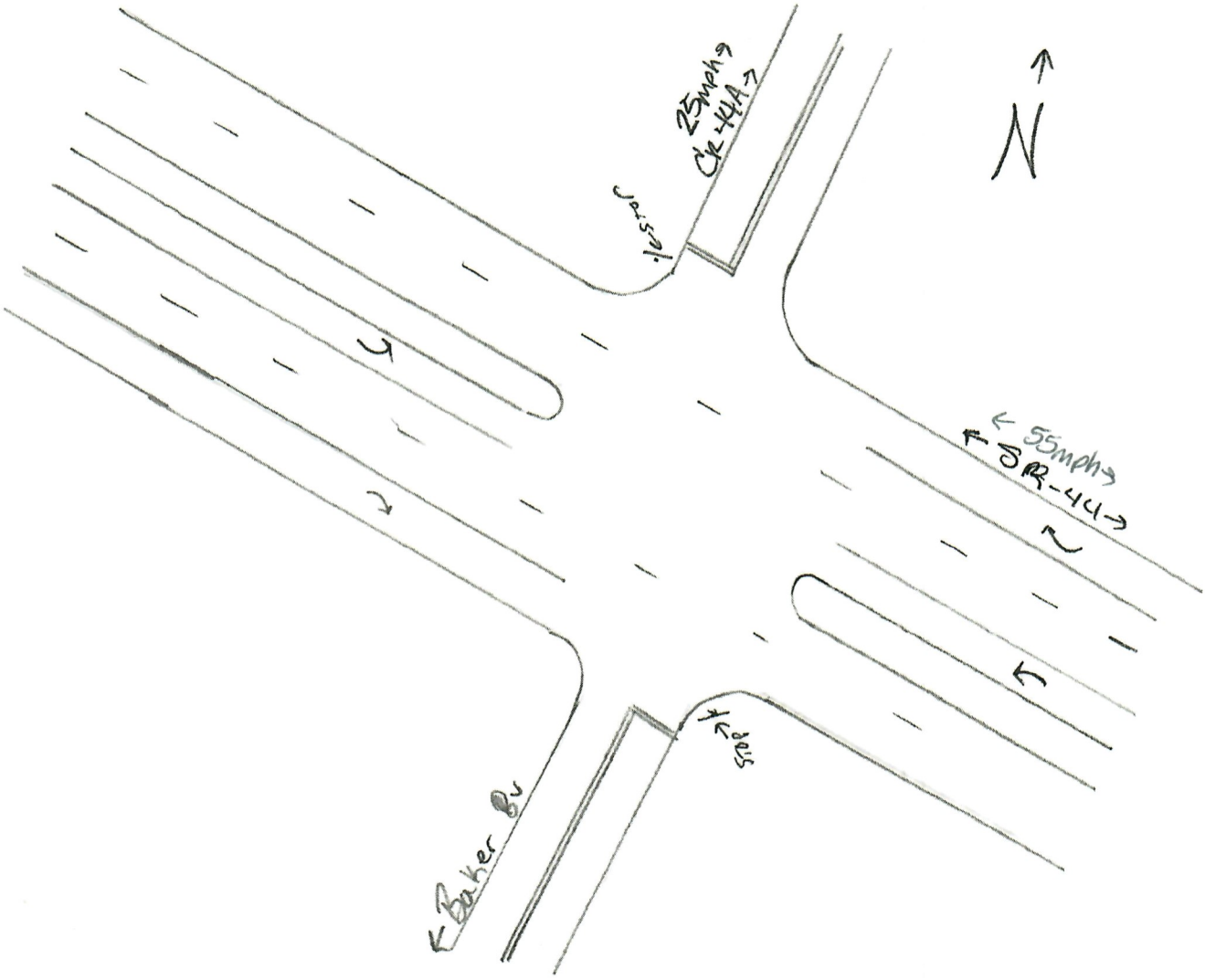
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**


N
25mph
CR-44A
55mph
SR-44
Baker Bv

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

MOCF: 0.95

WEEK	DATES	SF	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

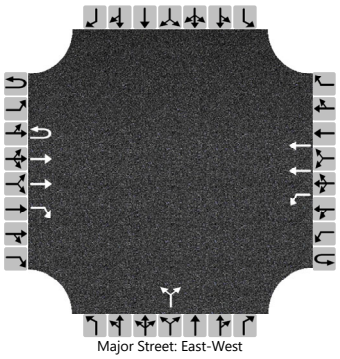
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	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						

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HCS Two-Way Stop-Control Report

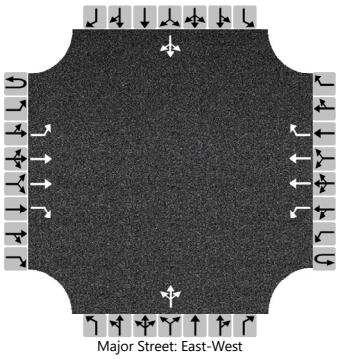
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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			

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APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

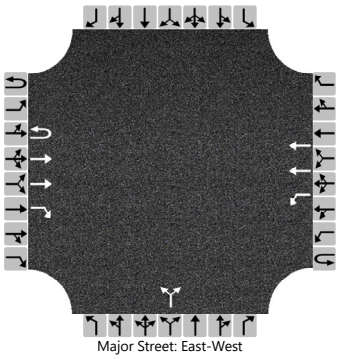
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	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						

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HCS Two-Way Stop-Control Report

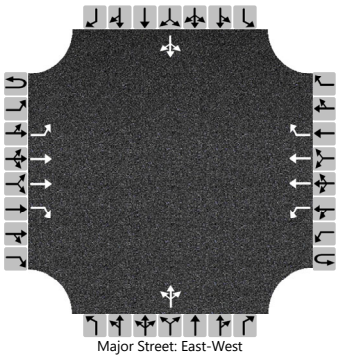
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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			

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HCS Two-Way Stop-Control Report

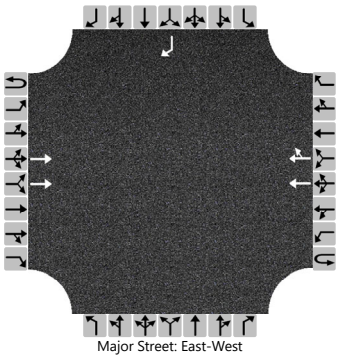
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Site Access
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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			

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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Commercial (City) to Central Mixed Use (City) on 2 acres MOL. The subject property is generally located approximately one mile southeast from the intersection of SR 44 and Buena Vista Blvd.

Case Number: CP 2411-002 Megan Stover Storage

Applicant(s): Megan Stover

Owner(s): Jacksonville 1 LLC

Parcel(s): G15D009

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Special Magistrate recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2411-002 Megan Stover Storage
Ordinance #	O2024-87
Applicant	Megan Stover
Owner(s)	Jacksonville 1 LLC
Property Location	The subject property is generally located approximately one mile southeast from the intersection of SR 44 & Buena Vista Blvd.
Parcel Number(s)	G15D009
Date	January 17, 2025

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86).

ANALYSIS:

The applicant is proposing a three-story storage facility.

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to CC is consistent with the proposed Future Land Use Map designation of Central Commercial Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.1.b.

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

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school-aged children.
Potable Water & Sewer: The subject property is located within 1,000 feet of wastewater utilities, however, the project is outside the 1,000' threshold for connection to water utility. The site will not be required to connect to wastewater without access to water.
Streets: The property has access off of SR 44. The applicant has provided a Traffic Impact Analysis (TIA) accepted by Sumter County Public Works. The TIA states that access to the site will be provided via a right-in/right-out driveway on SR 44.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a three-story storage facility, and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The applicant has provided a Minor Traffic Impact Analysis approved by Sumter County, indicating that the project is expected to generate a total of 95 daily trips.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RPUD (County)
SOUTH	ROW SR 44/PIE (County)
EAST	RR1C (County)
WEST	RR1C (County)

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

The applicant seeks Commission approval of O2024-86, subject to the approval of O2024-85, which establishes a future land use appropriate for the proposed zoning.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-87

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G15D009
Jacksonville 1 LLC
2 +/-

LEGAL DESCRIPTION:

LOT 9 BAKERS ESTATES PB 4 PG 15

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

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

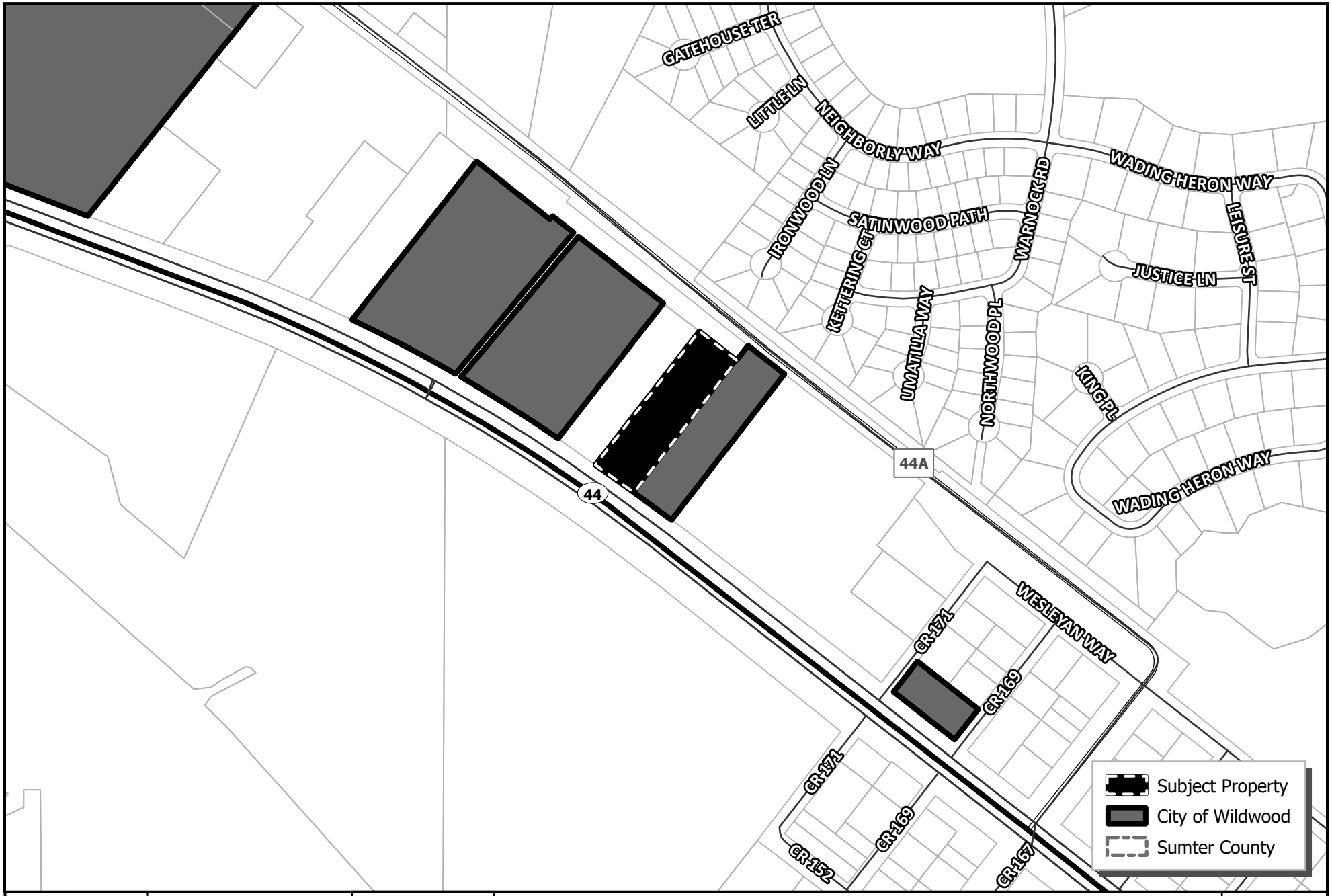
First Reading: _____

Second Reading: _____

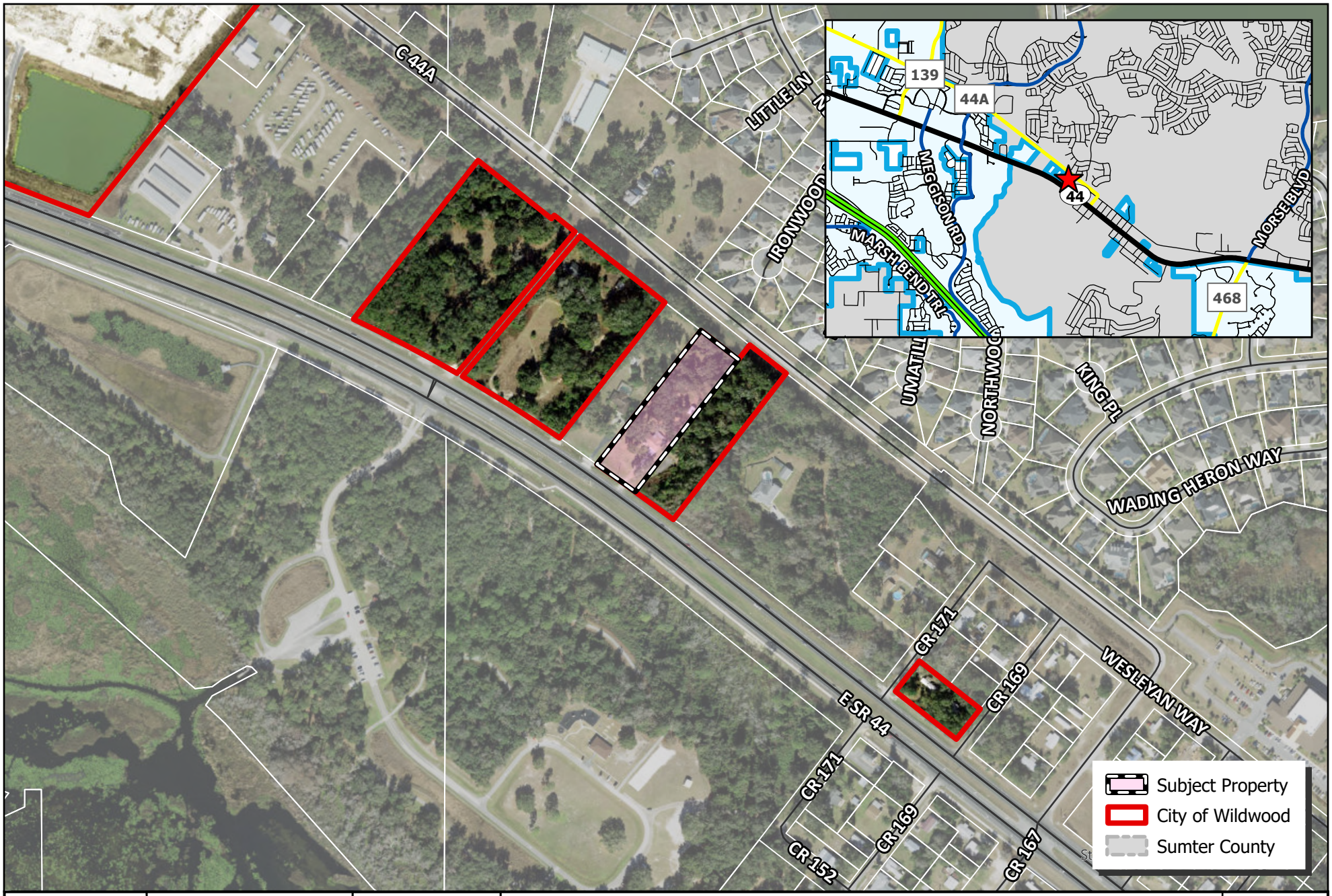
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	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	RZ 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**MAP 1A** **LOCATION MAP** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

RZ 2411-002

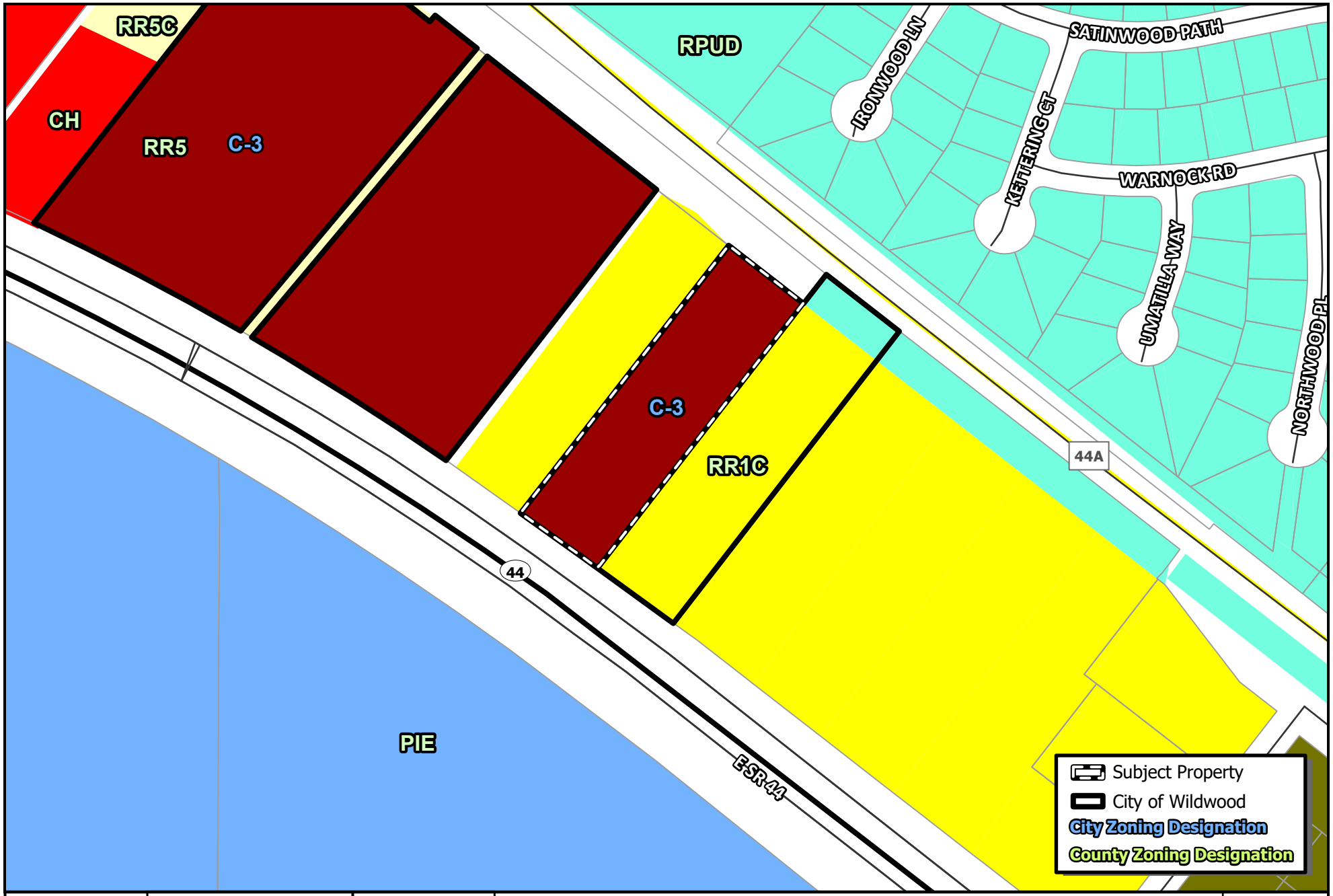
MEGAN STOVER STORAGE

PARCEL G15D009

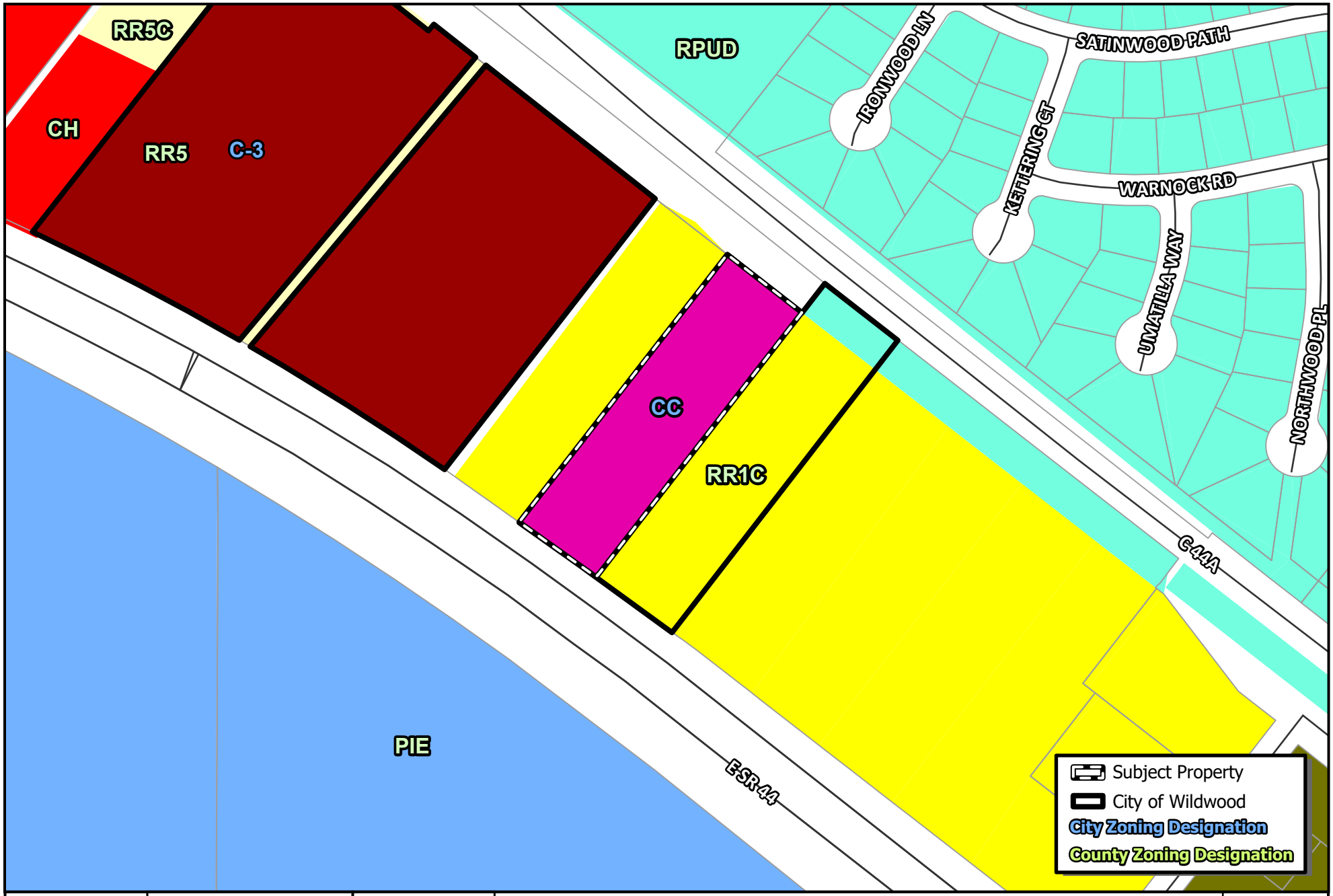
MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877	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	RZ 2411-002 **MEGAN STOVER STORAGE** PARCEL G15D009	**MAP 3A** **EXISTING ZONING** **NOV 2024**



WILDWOOD FLORIDA EST. 1877

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

RZ 2411-002

MEGAN STOVER STORAGE

PARCEL G15D009

MAP 3B

PROPOSED ZONING

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: O2024-87

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

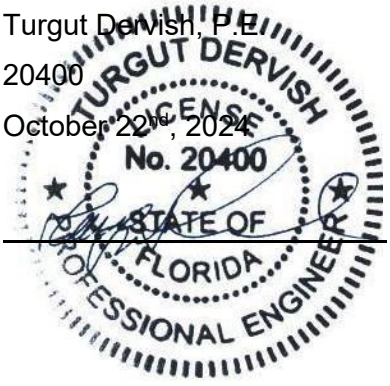
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. №: 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

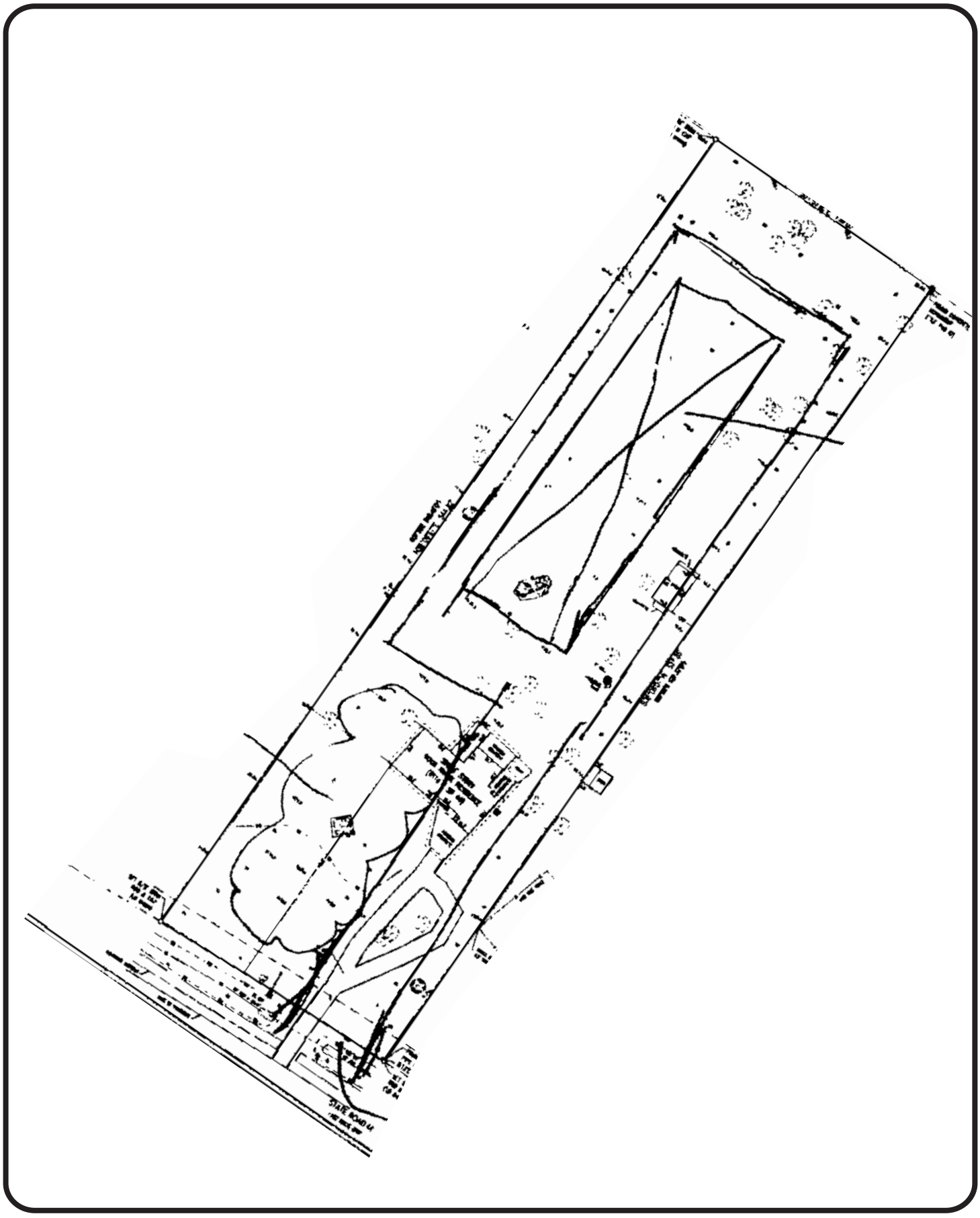
Intersections:

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



6114 East SR 44
Project № 5986
Figure 1

Site Location



6114 East SR 44
Project № 5986
Figure 2

Site Plan

N
NTS

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.**

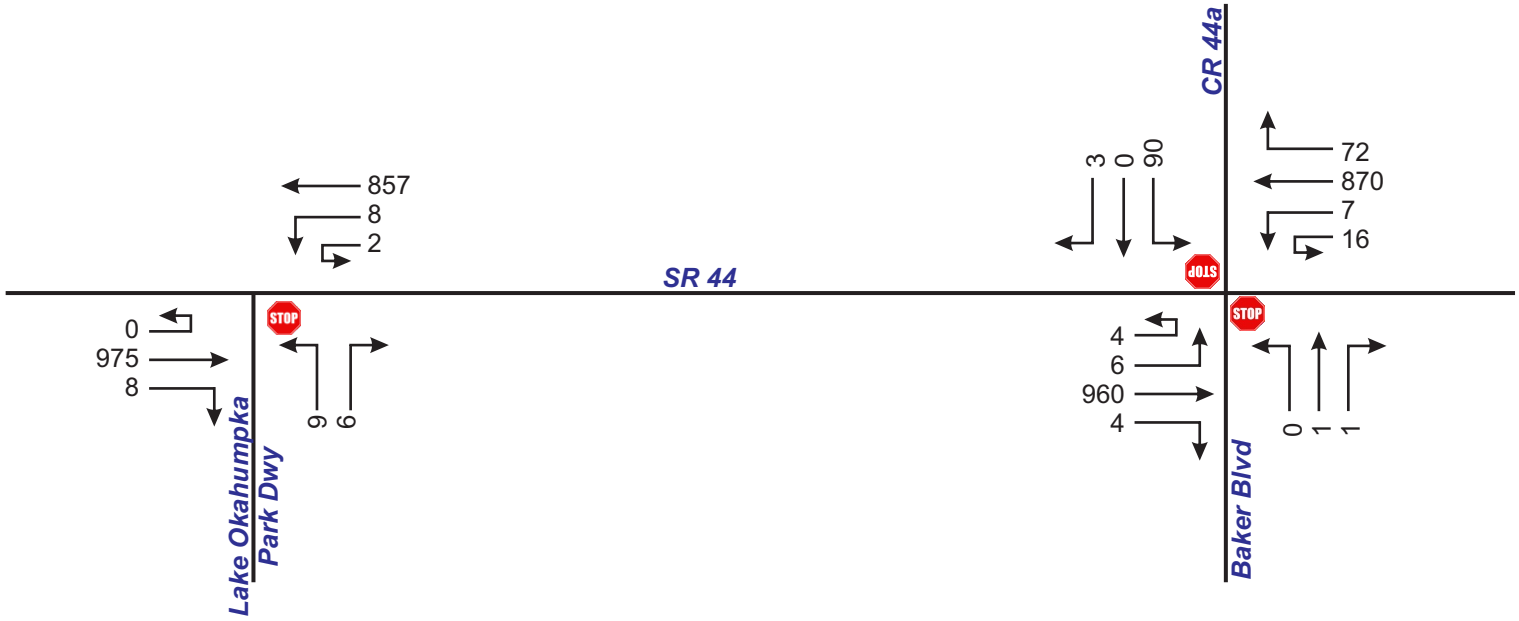
Table 1
Existing Roadway Capacity Analysis

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 № 5986
Figure 3

Existing P.M. Peak Hour Volumes

N
NTS

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.

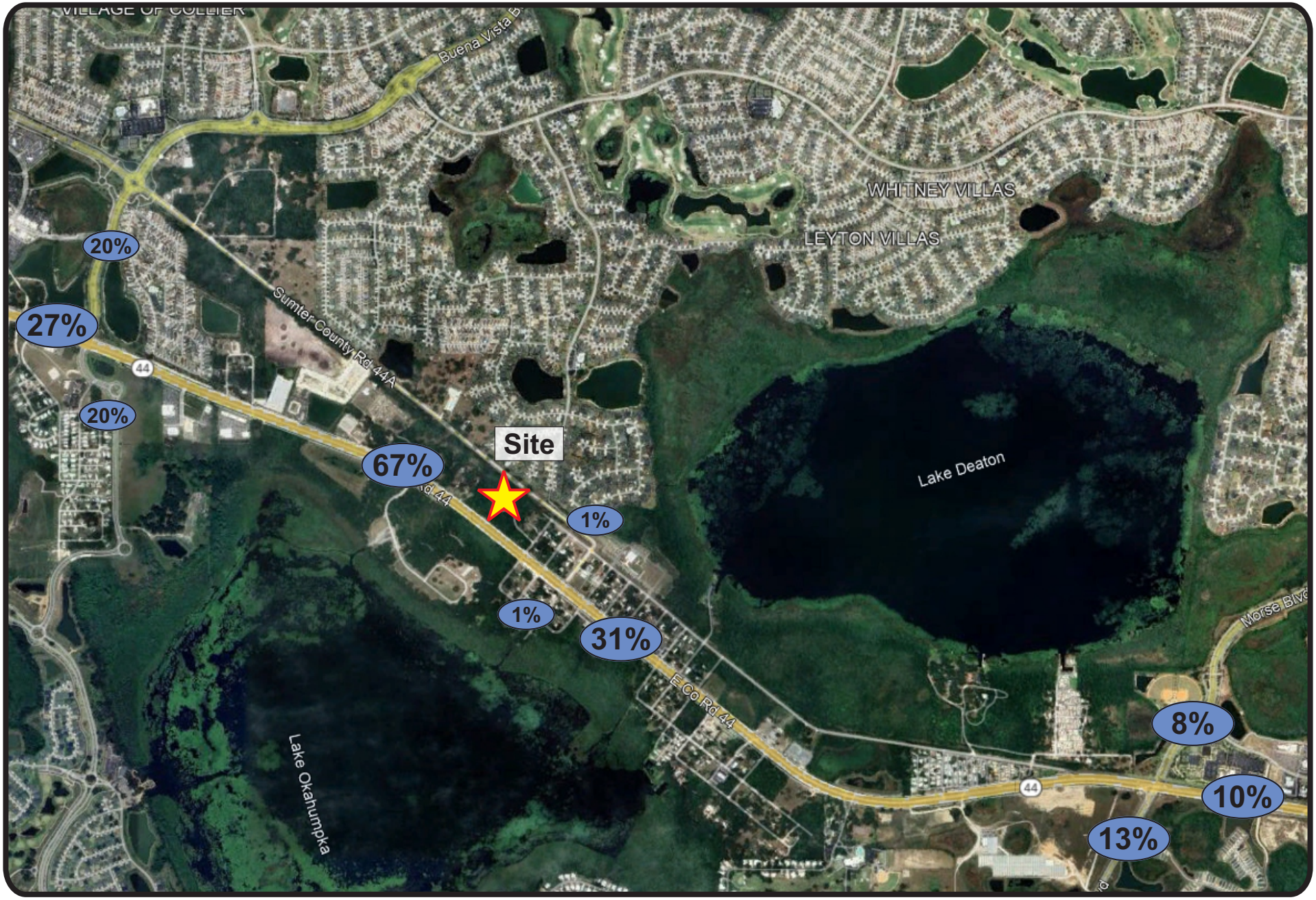
Table 3
Trip Generation Summary

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 № 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

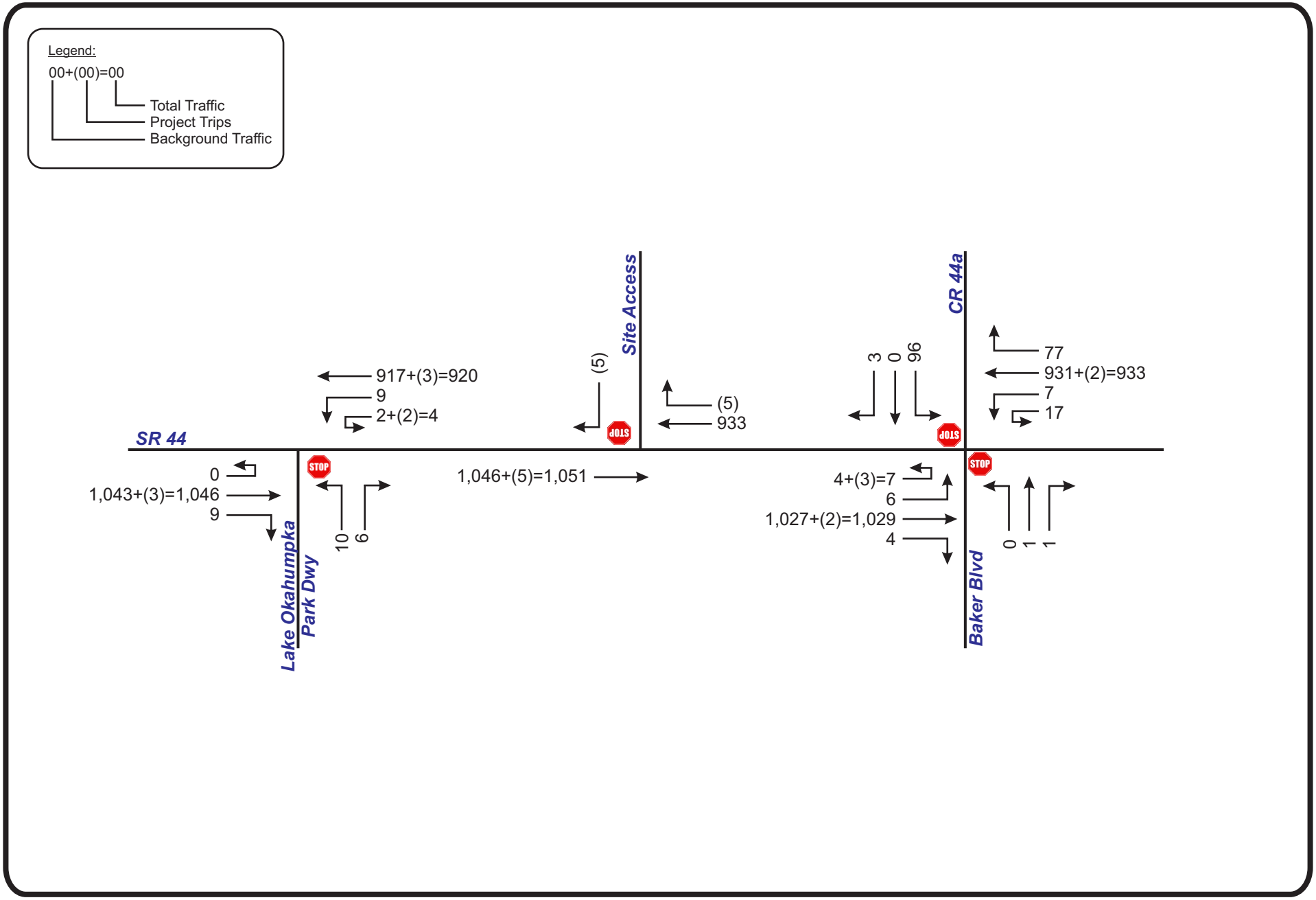
Segment ID	Segment	Adopted				Dir	Bkgd Volume*	Project Trips**		Total Volume	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			%	Vol		
SR 44											
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,103	67%	3	1,106	C
						WB	1,071	67%	3	1,074	C

* 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.**



6114 East SR 44
Project № 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

Choose File No file chosen

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

Please submit your Methodology Statement

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
- [x] 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

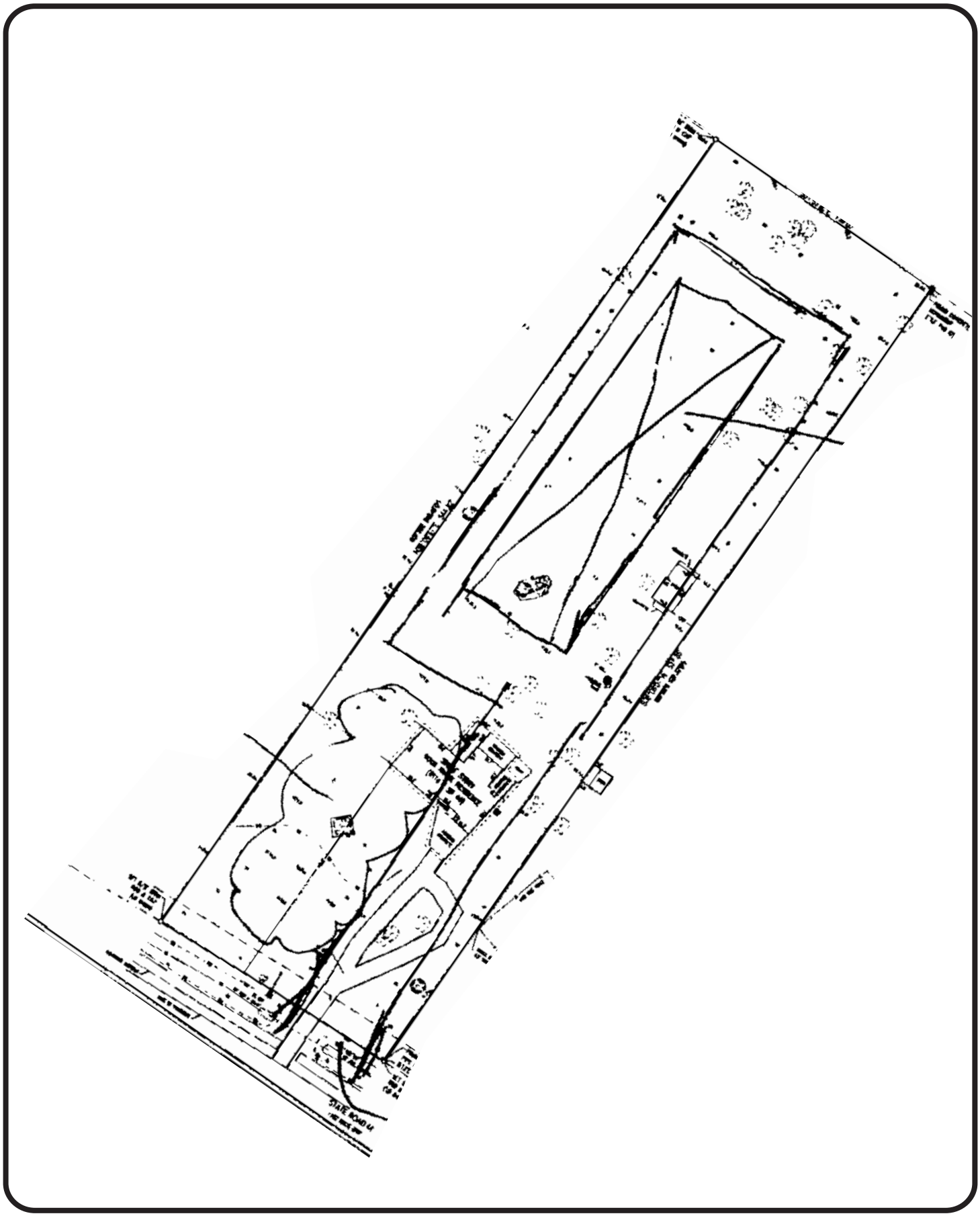
* KSF = 1,000 square feet



6114 East SR 44
Project № 5986
Figure 1

Site Location

N
NTS



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

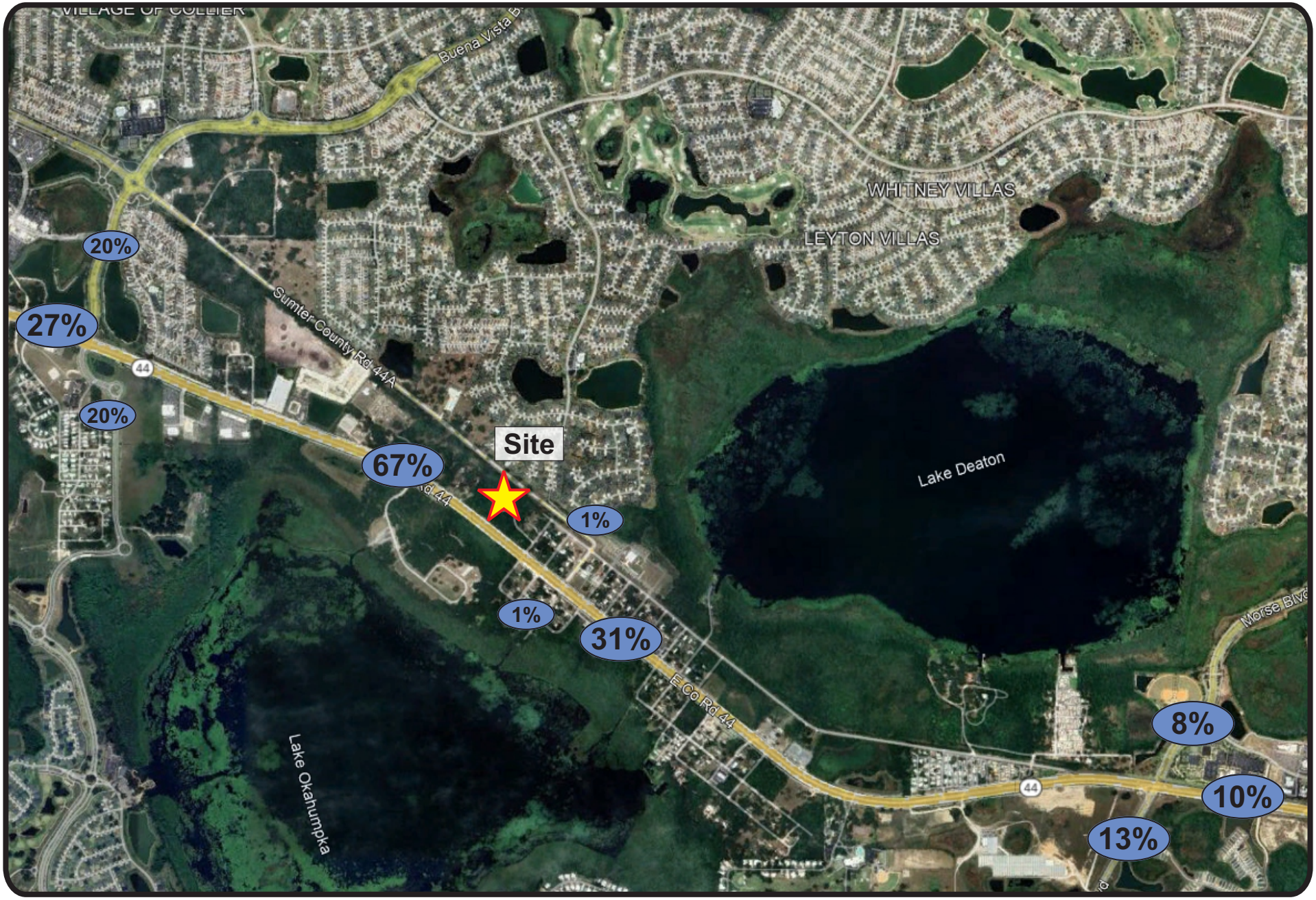
a) <u>Roadway</u>

- 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 № 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)

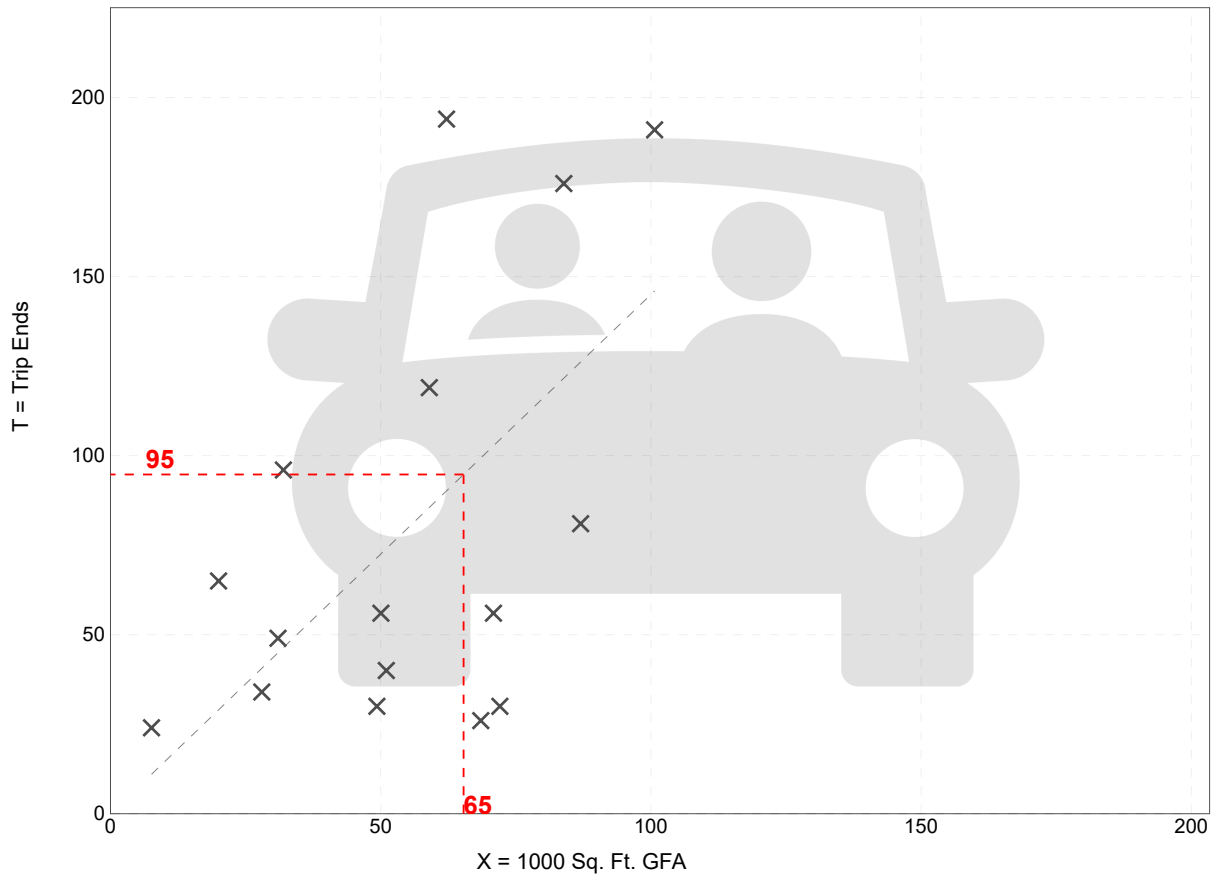
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

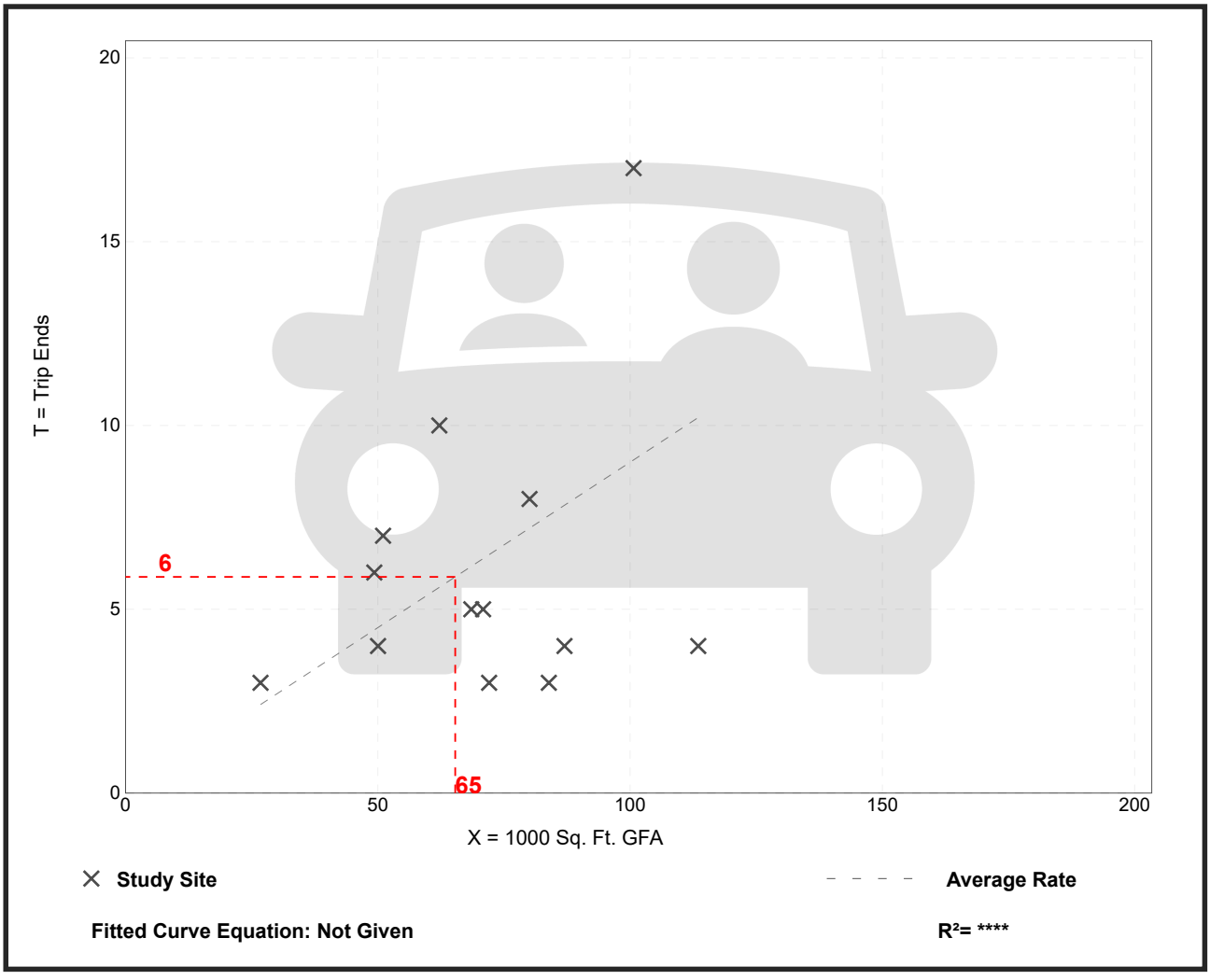
Mini-Warehouse
(151)

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



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

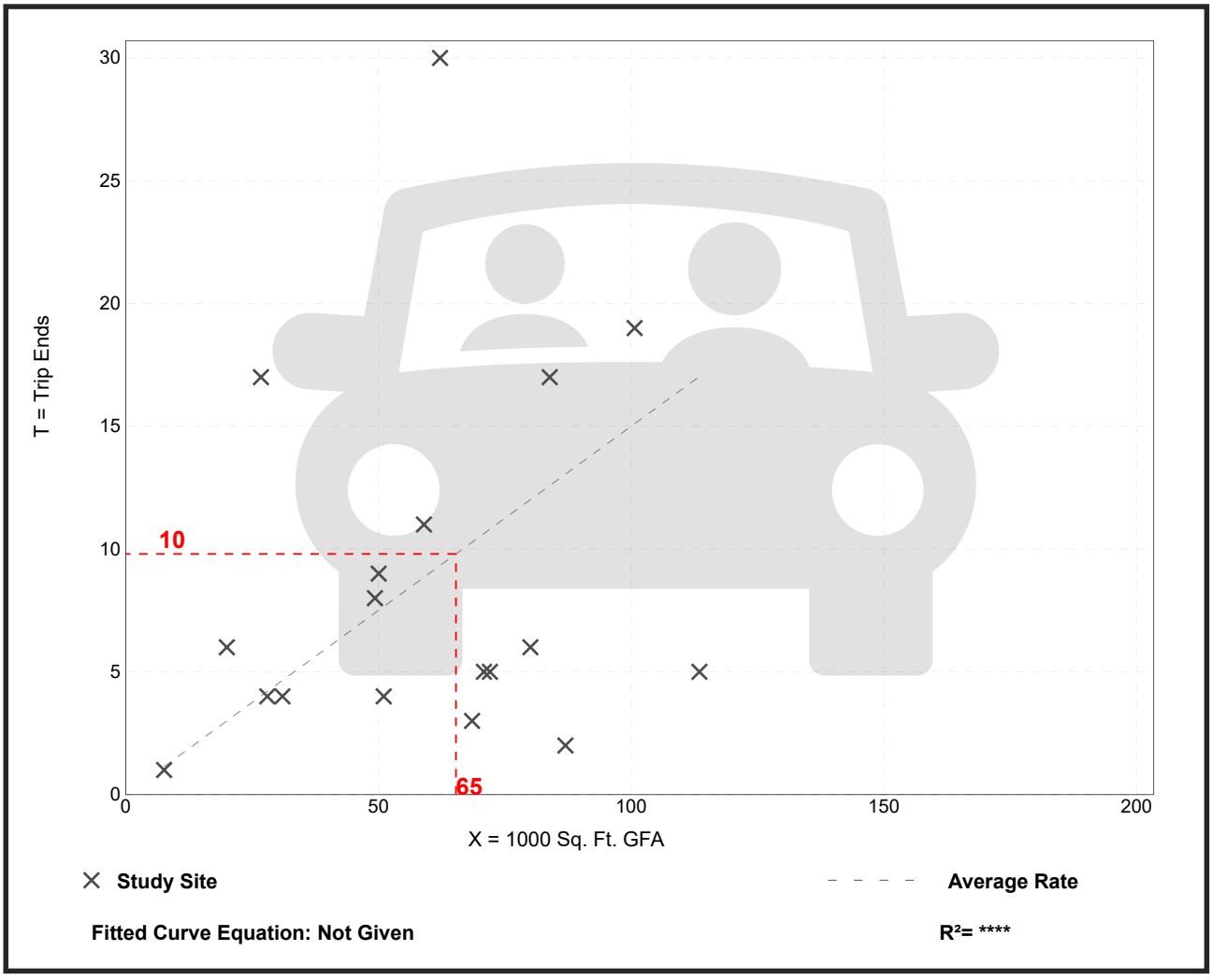
Mini-Warehouse
(151)

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



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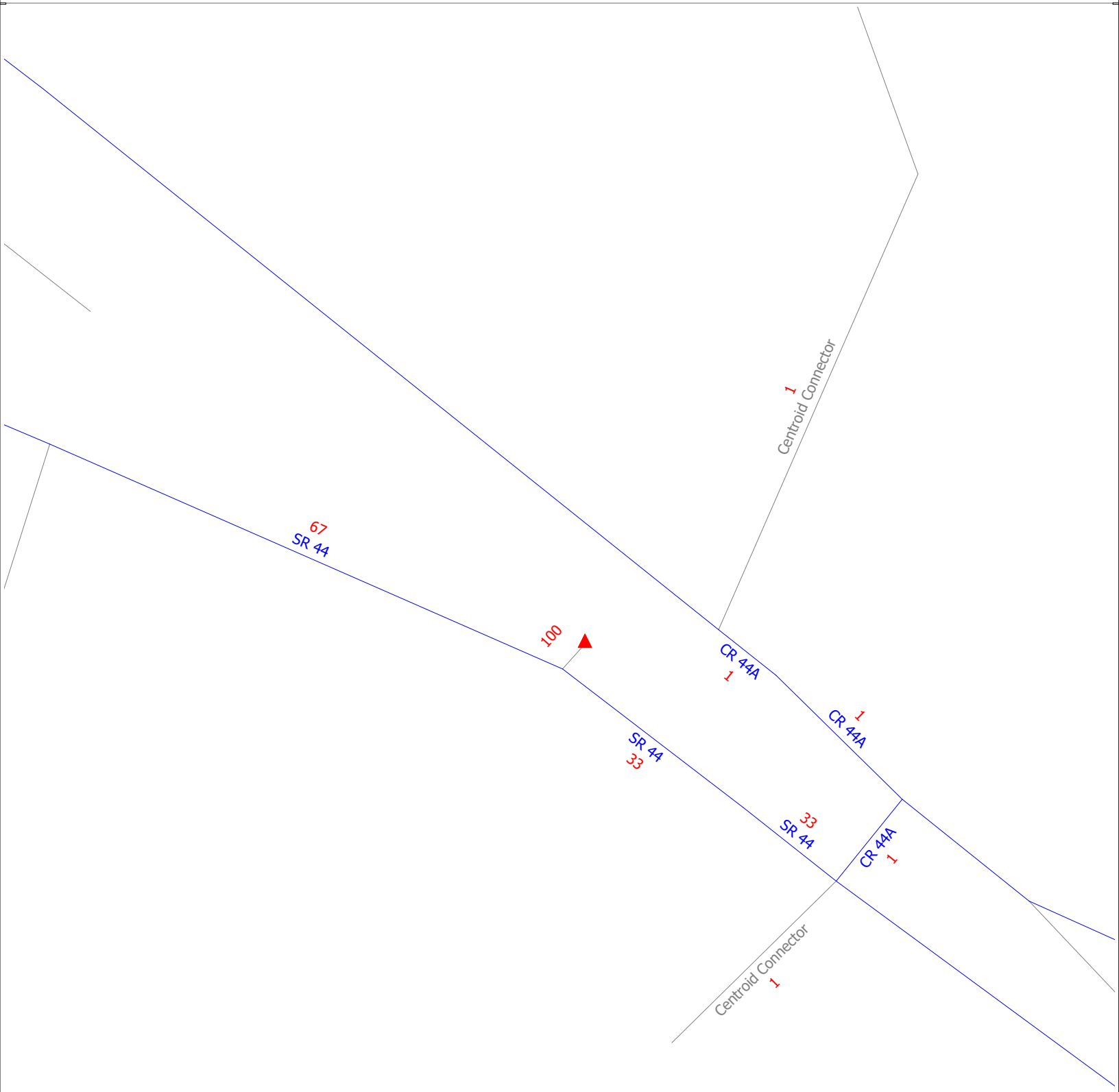
Attachment B
Model Output



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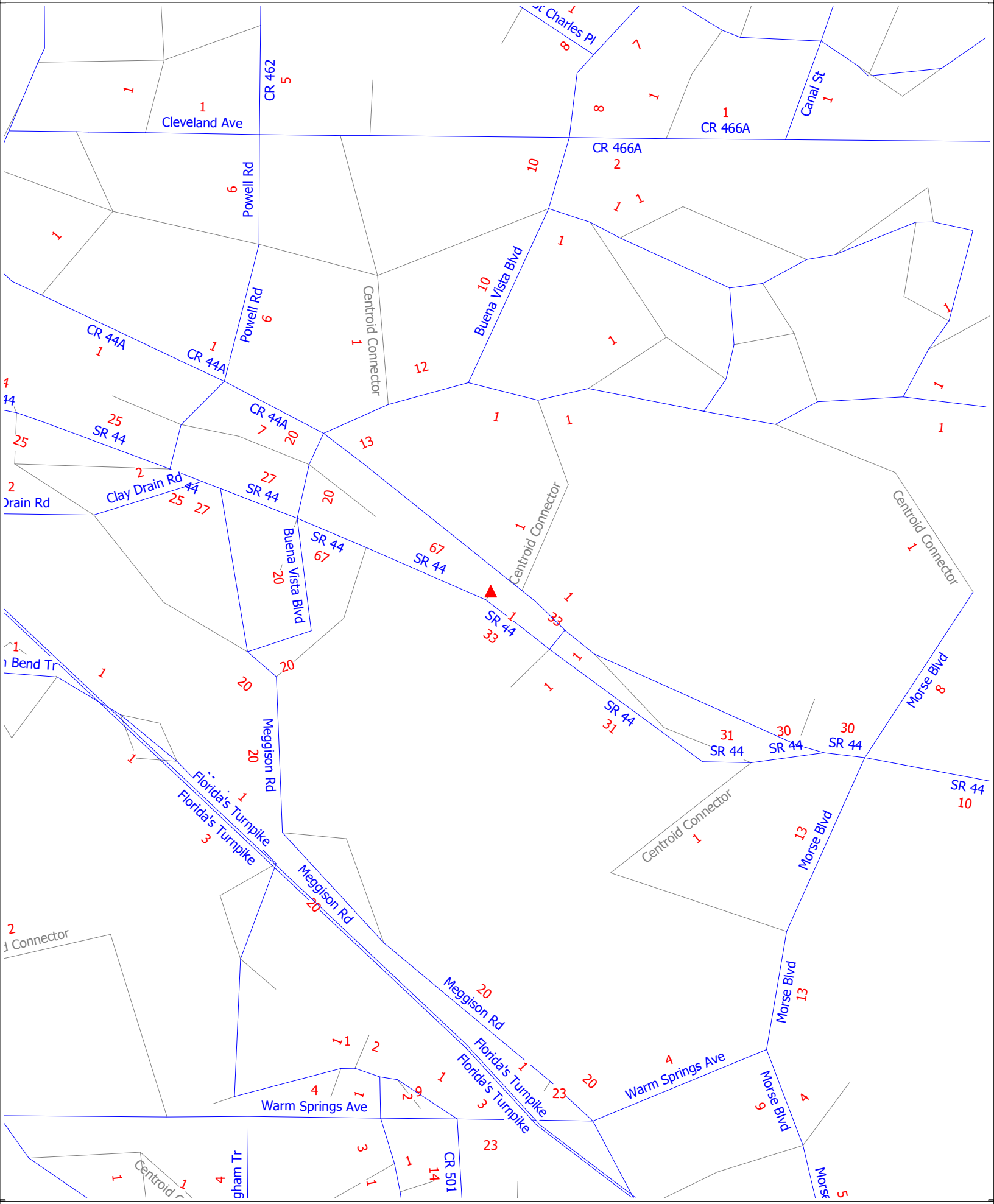

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APPENDIX B

Pages from the 2023 Sumter County CMP Database

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT 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 LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY SERVICE VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3652120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	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	685	0.29	B	4,350	2,769	B	0.64
3652130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3653100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3653130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3653140	37		SUMTER	55	2.75	CR 469	CR 728	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	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3653150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3653160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3653170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3653180	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	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3653190	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	564	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
3653200	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	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3653210	77		ADJACENT	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3654120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	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	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3654130	174	180009	SUMTER	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	2,363	C	0.72
3654140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3655100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3655110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3655120	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	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3655130	2020-105		SUMTER	45	0.48	CR 48	CR 616	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	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3656100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	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
3656110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3657110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301/SR 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	1.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3657120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3657130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3657140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3657150	207		SUMTER	45	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	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
3657160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 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
3657170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3657180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3658110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3658120	181001	181001	FDOT	55	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3658140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3658150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	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	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3658170	180020		FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3658180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3658190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3659100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3659110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3660110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3660120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	5.75%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	703	695	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000010	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	F
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR (S)	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1,818	1,233	C	0.68
6000060	88		SU

APPENDIX C

Turning Movement Counts, Geometry, FDOT Seasonal Factor Report

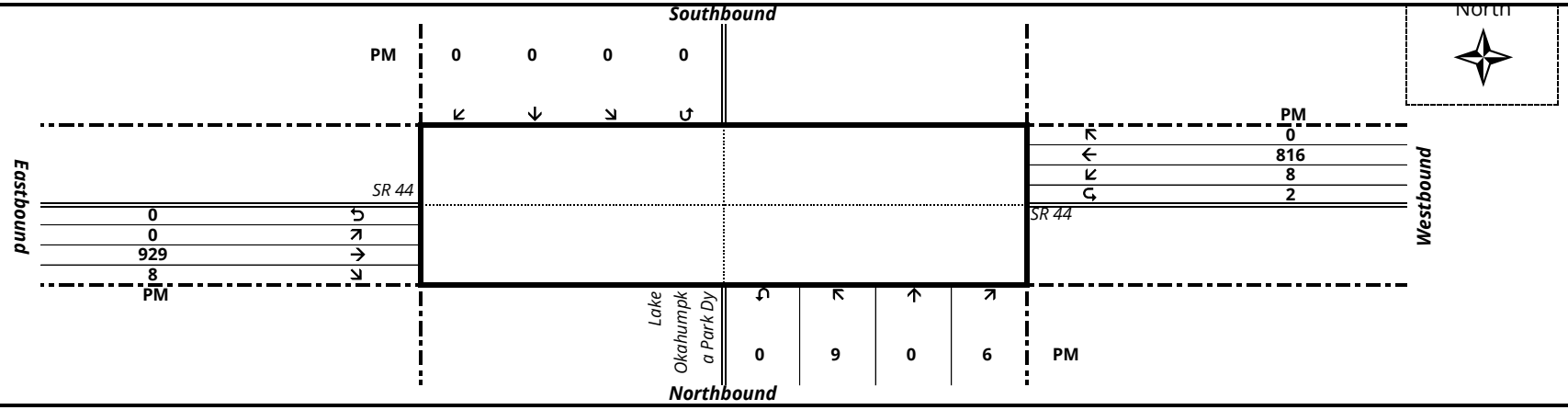
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**



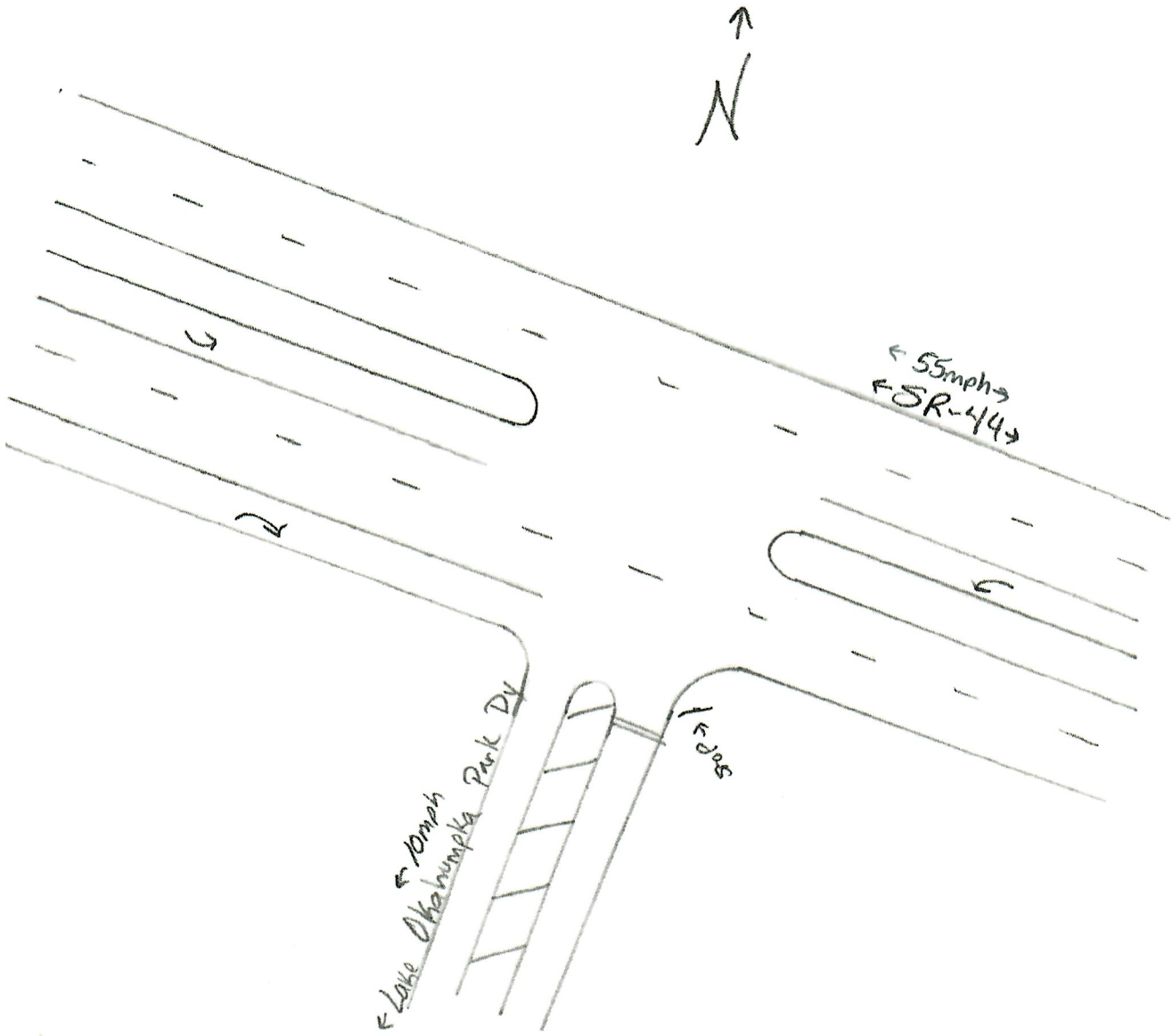
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**


N
55mph
SR-44
Lake Okahumpka Park Dr
10mph
Stop

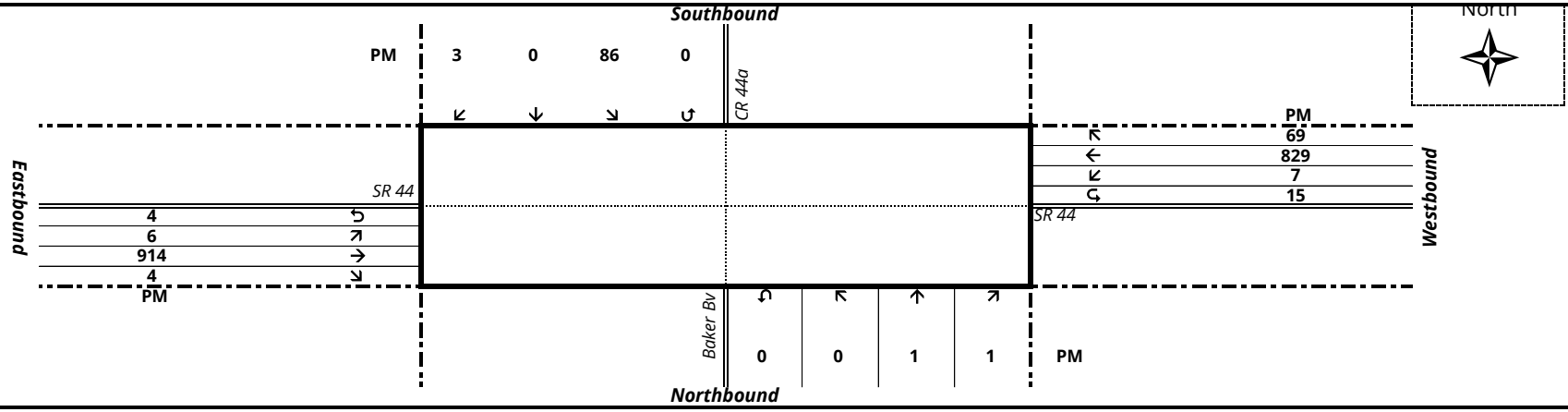
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**



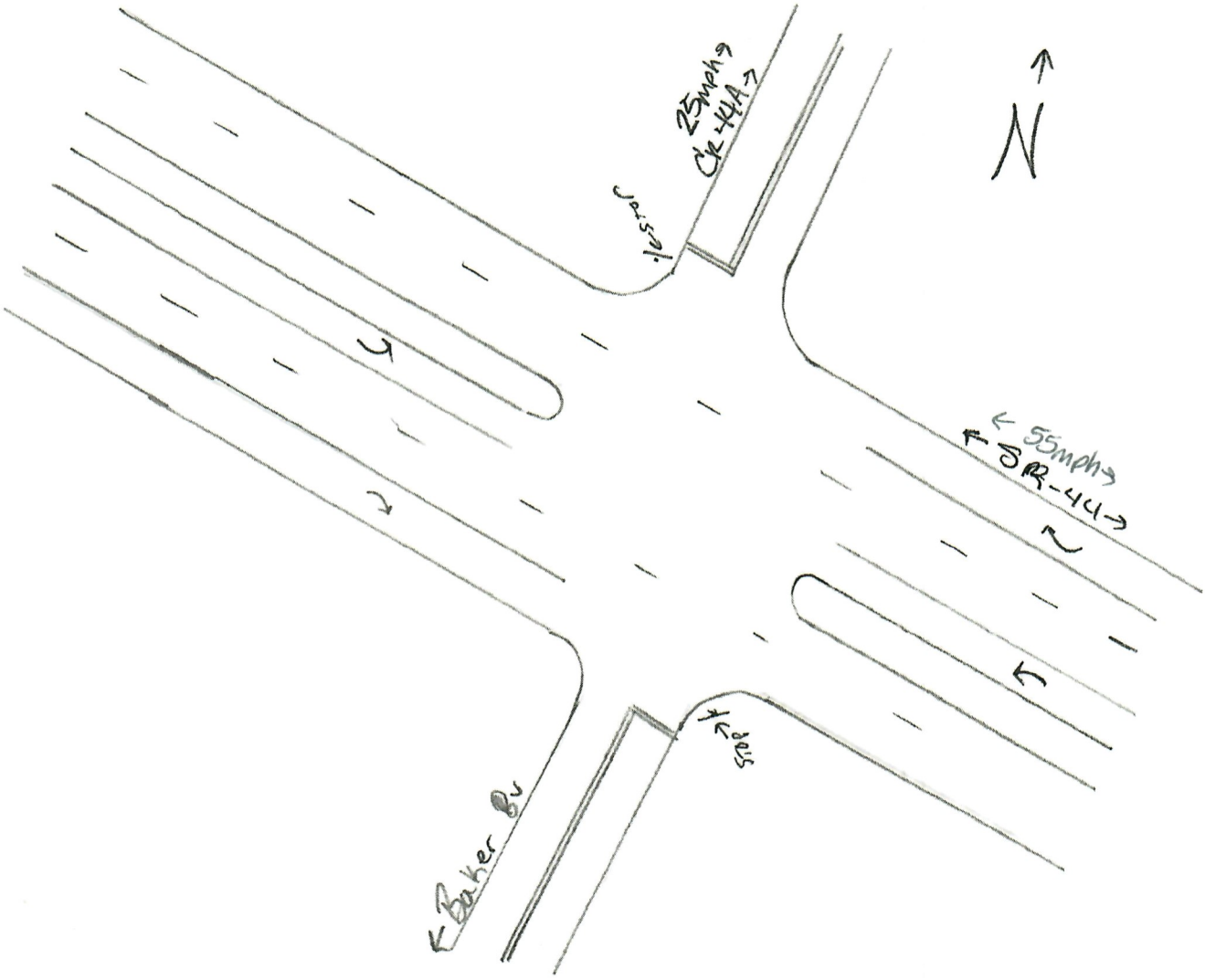
15 MINUTE TURNING MOVEMENT COUNTS

(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	**NORTHBOUND**					**SOUTHBOUND**					**N/S**	**EASTBOUND**					**WESTBOUND**					**E/W**	**GRAND**
BEGIN	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**L**	**T**	**R**	***U-turn***	**TOTAL**	**TOTAL**	**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**


25mph
CR-44A
N
55mph
SR-44
Baker Bv

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

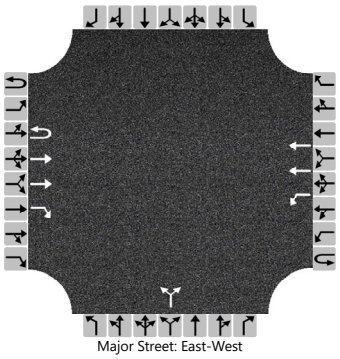
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	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						

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HCS Two-Way Stop-Control Report

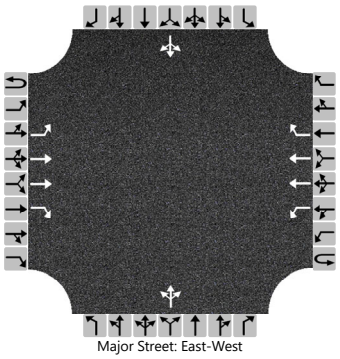
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2024
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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			

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APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

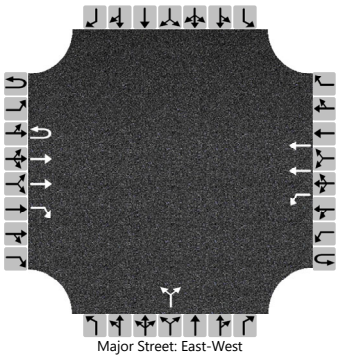
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Lake Okahumpka Park Dwy
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Lake Okahumpka Park Dwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	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							

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HCS Two-Way Stop-Control Report

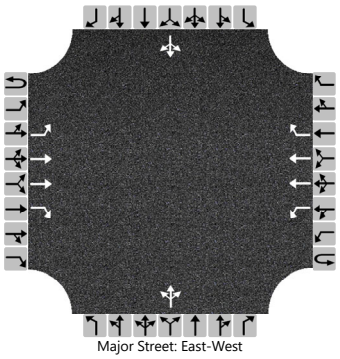
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & CR 44a/Baker Blvd
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	CR 44a/Baker Blvd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	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			

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HCS Two-Way Stop-Control Report

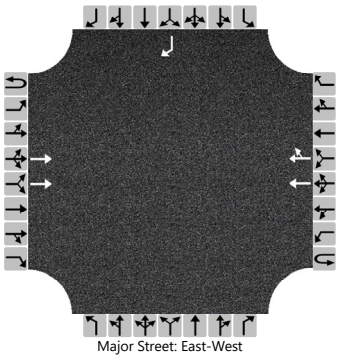
General Information

Analyst	SS
Agency/Co.	TPD, Inc.
Date Performed	10/21/2024
Analysis Year	2026
Time Analyzed	Projected PM
Intersection Orientation	East-West
Project Description	5986

Site Information

Intersection	SR 44 & Site Access
Jurisdiction	Sumter County
East/West Street	SR 44
North/South Street	Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	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			

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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) on 2 acres MOL. The subject property is generally located approximately one mile southeast from the intersection of SR 44 and Buena Vista Blvd.

Case Number: RZ 2411-002 Megan Stover Storage

Applicant(s): Megan Stover

Owner(s): Jacksonville 1 LLC

Parcel(s): G15D009

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2411-001 VOSO 11th Amendment SSCP**

REQUESTED ACTION: The Special Magistrate 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	January 17, 2025

The applicant is seeking approval from the City of Wildwood City Commission 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: 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.

This is the second and final reading of Ordinance O2024-88.

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

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

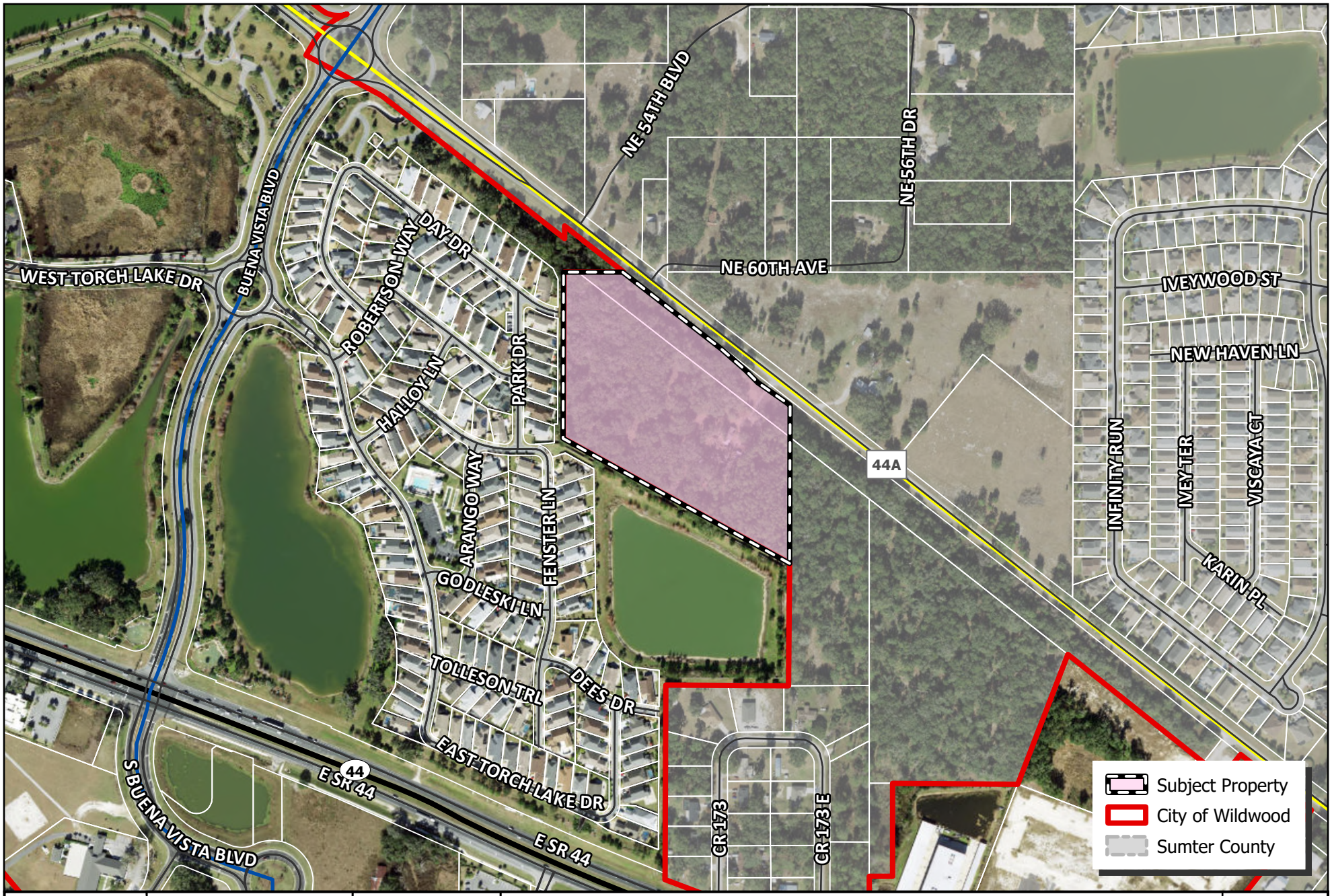
N
US Feet
0 90 180 360

CP 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1A
LOCATION MAP
NOV 2024



WILDWOOD FLORIDA EST. 1877

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N

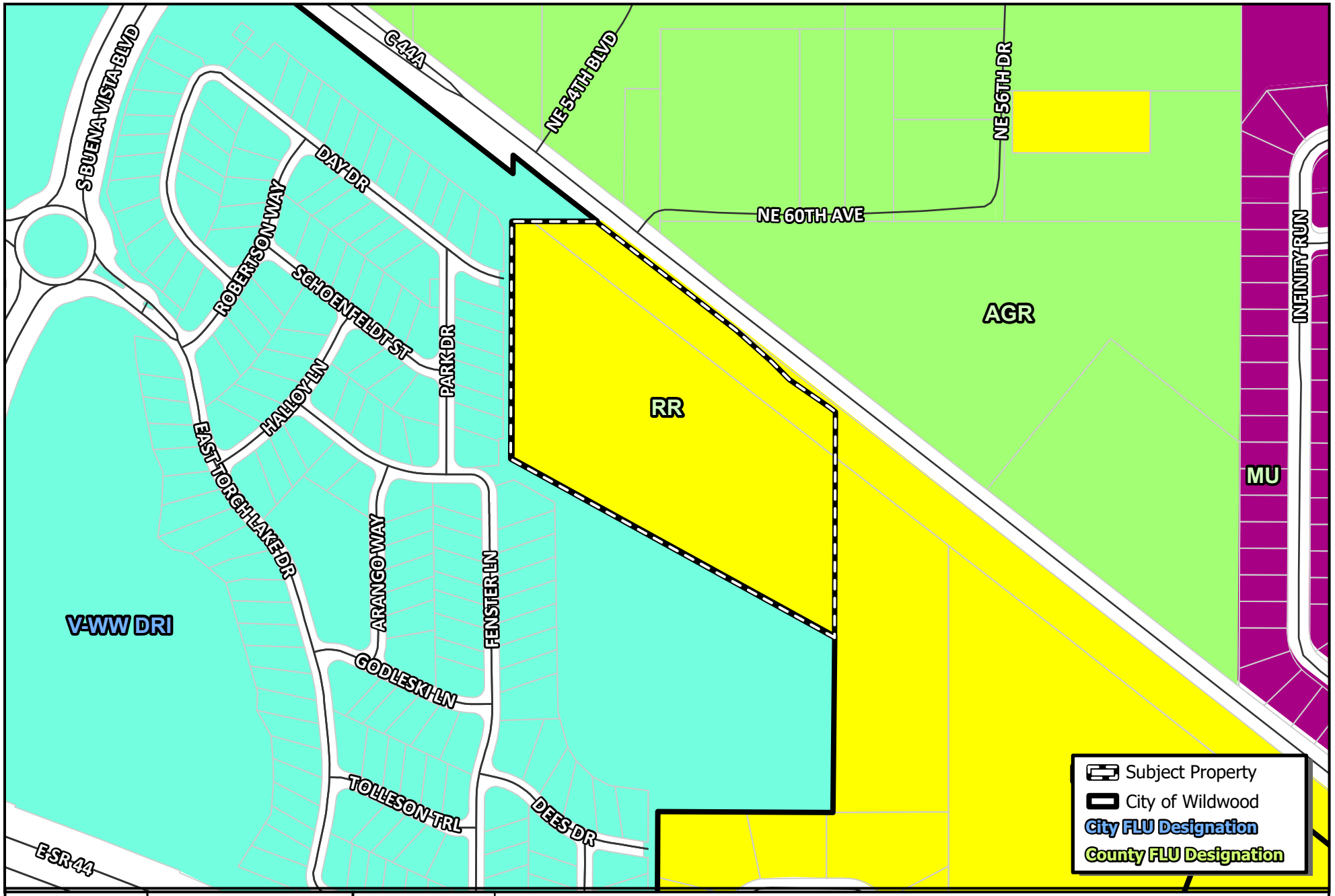
0 0.01 0.02 0.03 0.04 0.06
Miles

CP 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1B
LOCATION MAP
DEC 2024



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N

US Feet
0 65 130 260

CP 2411-001

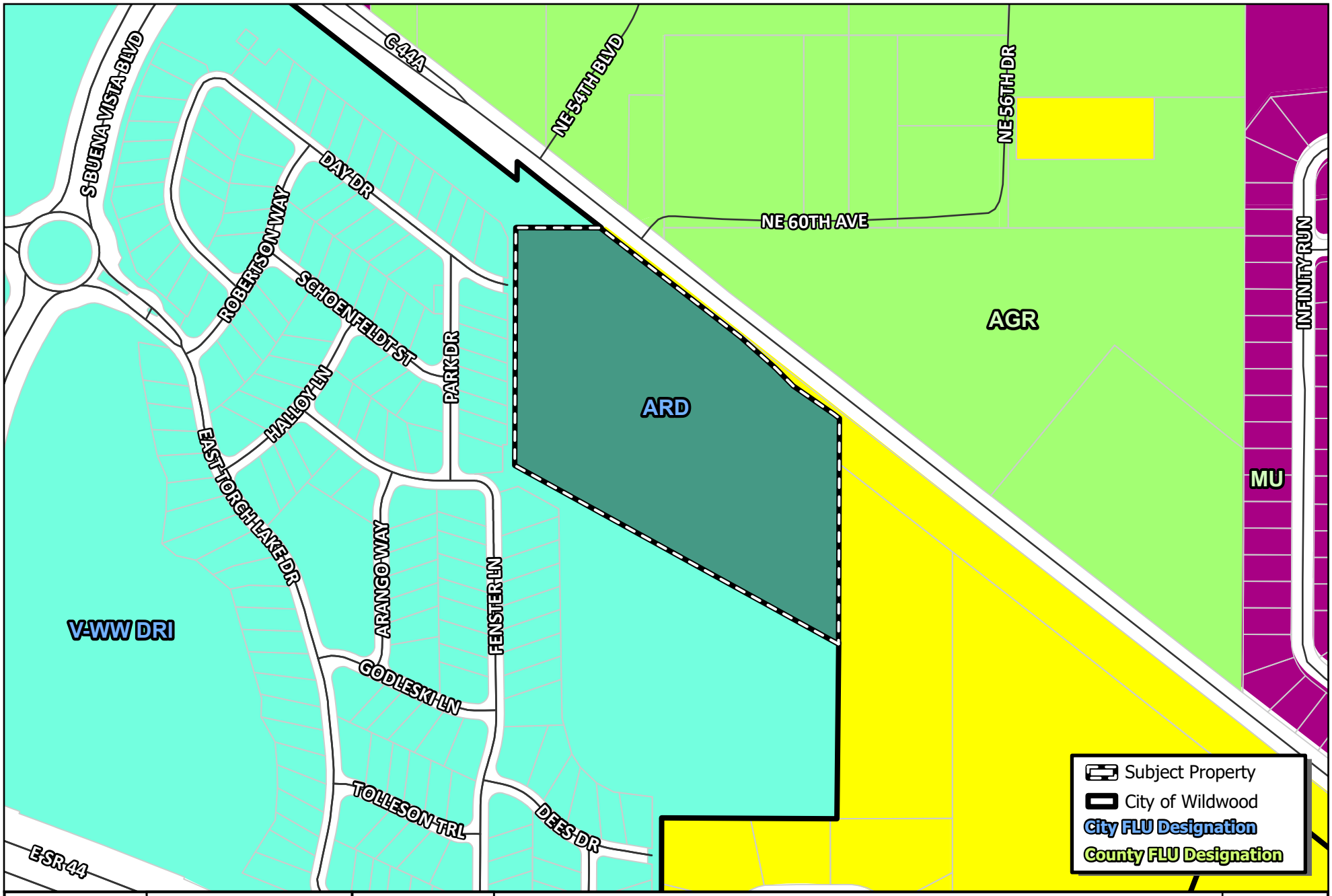
VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 2A

EXISTING LAND USE

OCT 2024



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N

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 law[1] 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

Choose File No file chosen

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

Please submit your Methodology Statement

Choose File No file chosen

Please submit your TIA

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
- [x] 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

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

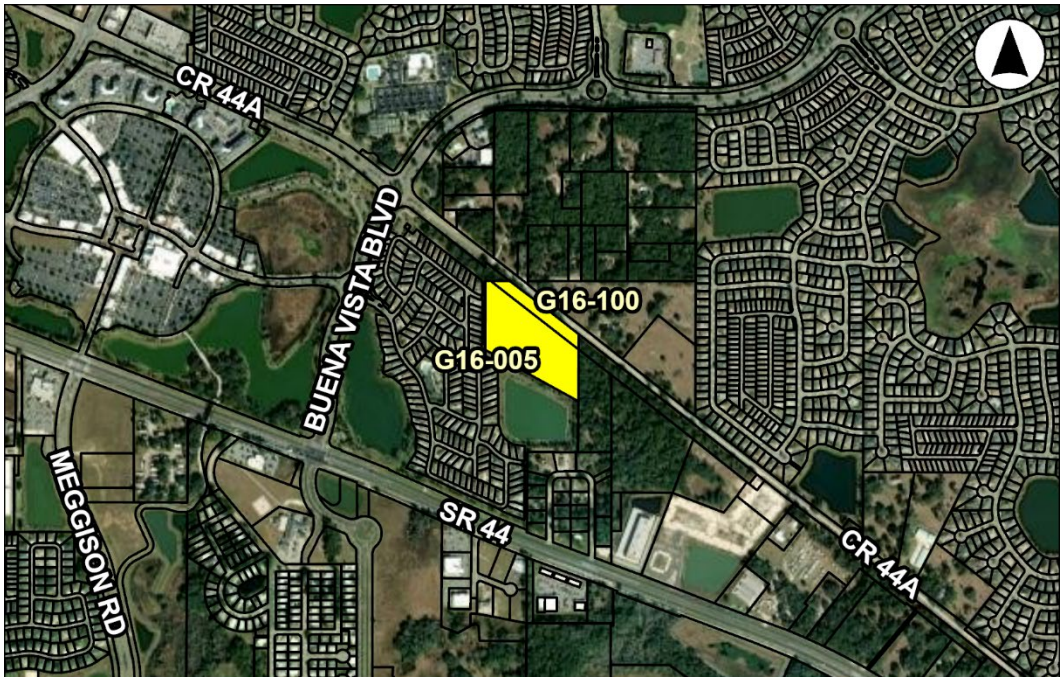
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the future land use map designation from Rural Residential (County) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. The subject 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.

Case Number:	CP 2411-001 VOSO 11th Amendment SSCP
Applicant(s):	The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro
Owner(s):	The Villages of Lake-Sumter, Inc.
Parcel(s):	G16-005 and Portion of Parcel G16-100

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate, as it respects to O2024-88:

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2411-001 VOSO 11th Amendment Rezoning**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	RZ 2411-001 VOSO 11th Amendment
ORDINANCE NUMBER	O2024-89
APPLICANTS	The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro
OWNER	The Villages of Lake-Sumter, Inc.
PROPERTY LOCATION	The property is generally located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and south Buena Vista Blvd.
PARCEL NUMBER	G16-005 and portion of parcel G16-100
DATE	January 17, 2025

The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88).

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

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

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

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

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

(c) The possibility of adversely affecting public facilities such as school, utilities, streets, etc.;
The proposed amendment is a continuation of The Villages with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.

Transportation: A combination of transportation opportunities will be provided including automobiles, golf carts, bicycles and pedestrian travel.

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

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

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The growth of The Villages as an age restricted retirement community has produced the need for additional land to expand The Villages of Southern Oaks. The proposed rezoning will bring the subject property into compliance with the revised Future Land Use Map.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The Villages provides an interconnected network of multi-use trails and roadways to ensure that internal connections are provided to residents.

(f) Whether the proposed change will be a deterrent to the improvement of development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

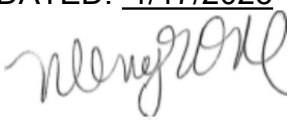
NORTH	ROW C-44A / A10 (County)
SOUTH	ARD (City)
EAST	RR5C & RPUD (County)
WEST	ARD (City)

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

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

This is the second and final reading of Ordinance O2024-89.

DATED: 1/17/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-89

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

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

LEGAL DESCRIPTION:

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

AND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SAID LANDS CONTAINING 9.745 ACRES, MORE OR LESS.

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

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

RZ 2411-001

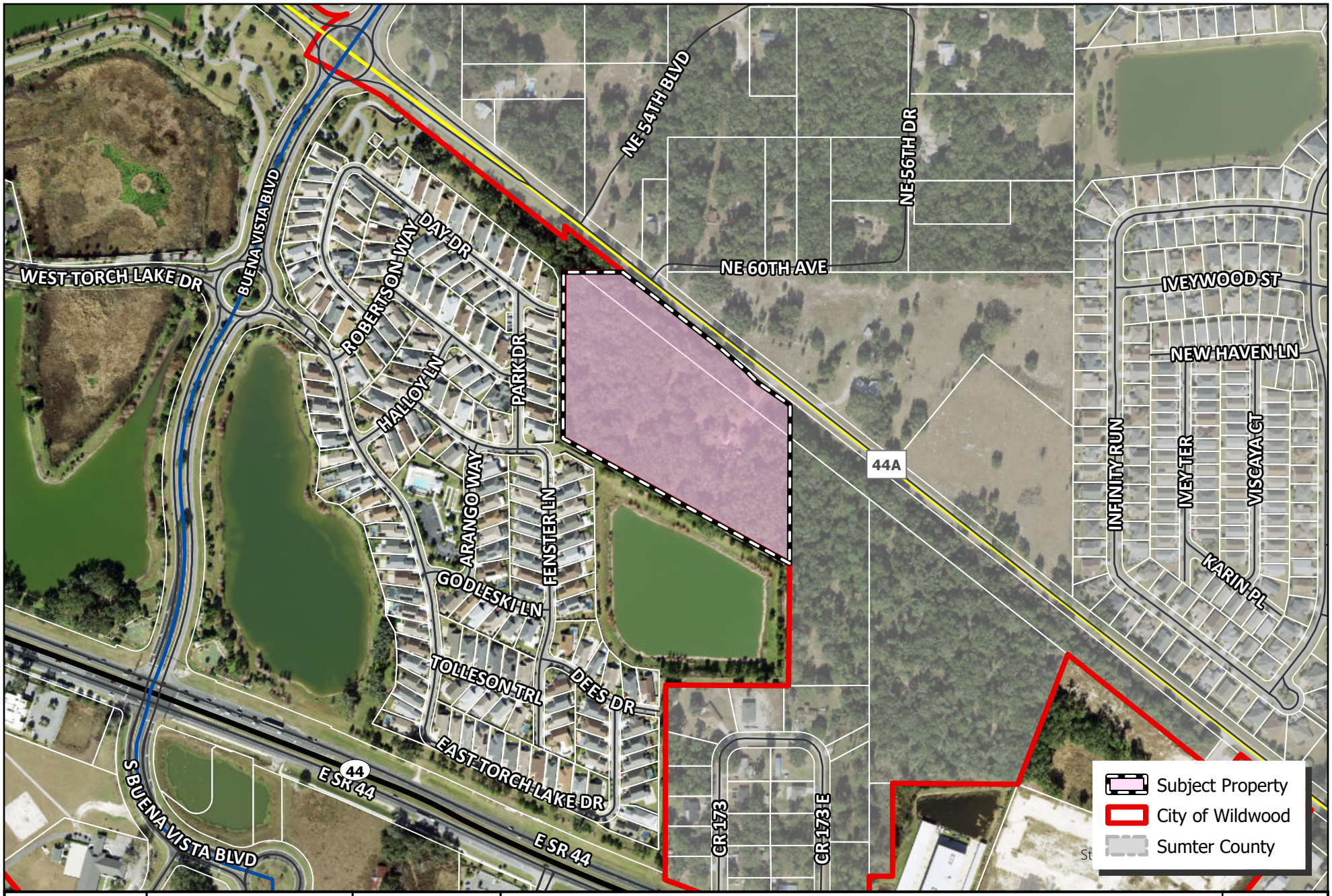
VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06 Miles

RZ 2411-001

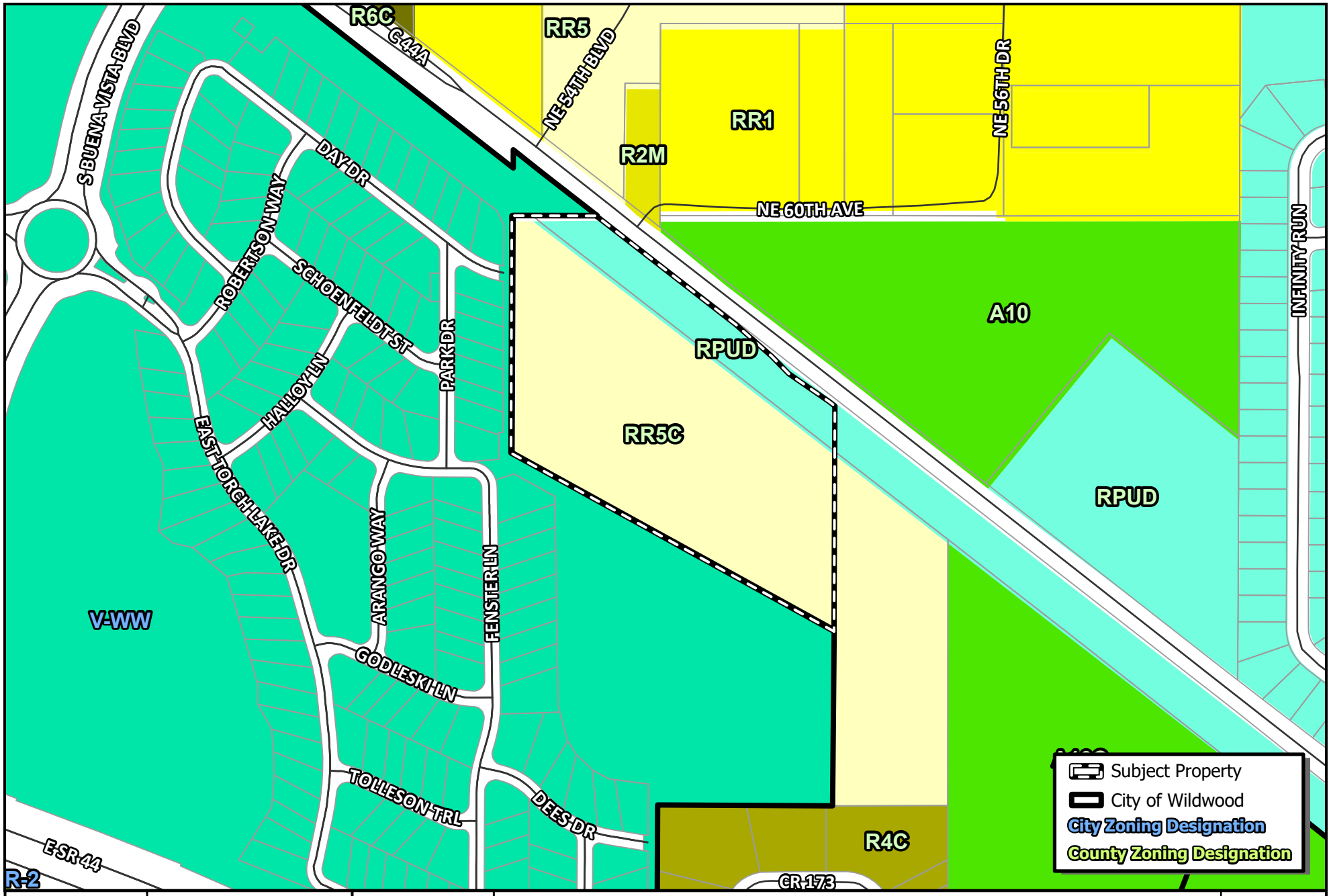
VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1B

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

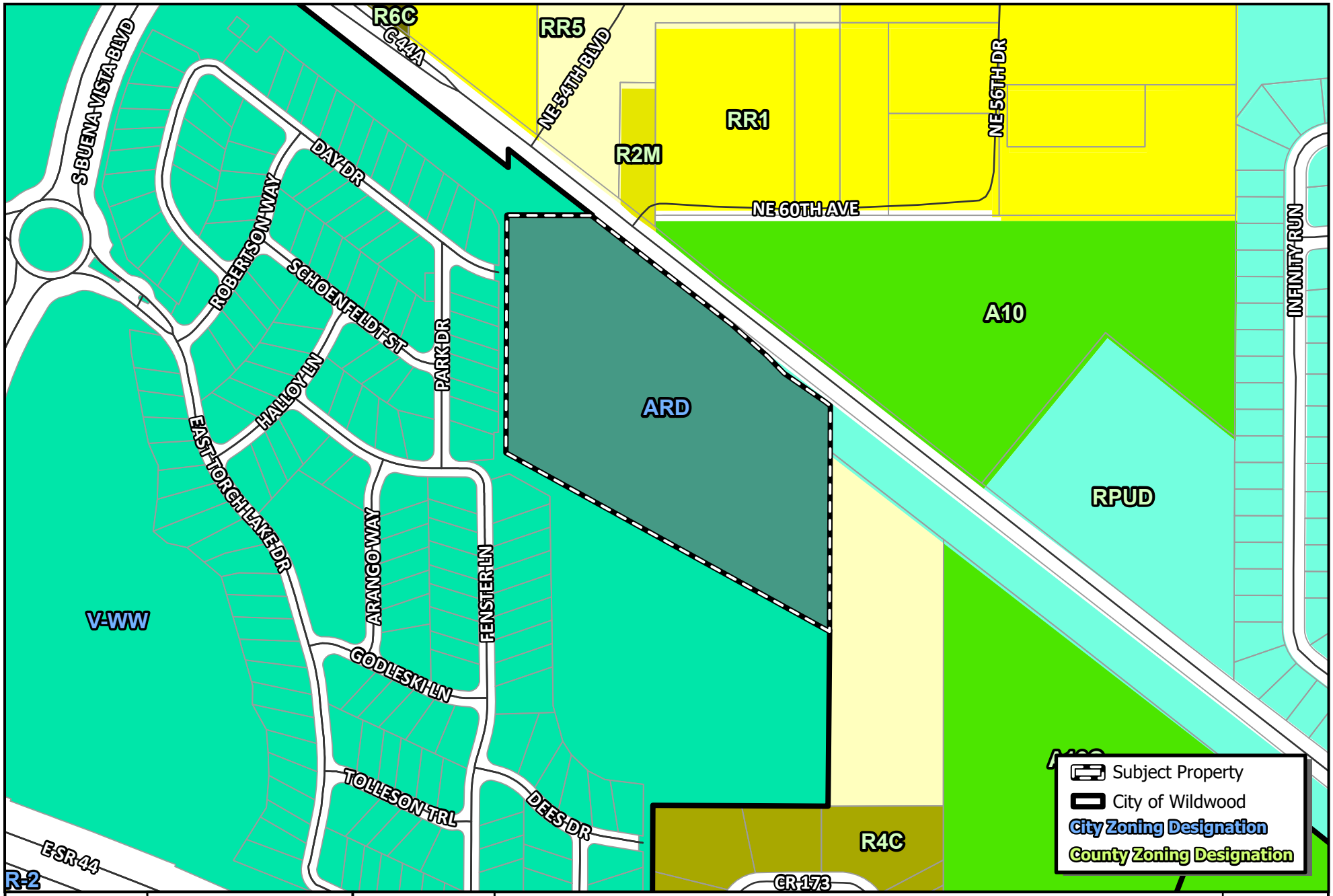
N
US Feet
0 65 130 260

RZ 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 3A
EXISTING ZONING
NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 65 130 260

RZ 2411-001

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 3B
PROPOSED ZONING
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: O2024-89

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

JUSTIFICATION FOR REZONING

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

Print

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

Date Submitted: 12/6/2024

First Name*	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

Choose File No file chosen

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

Please submit your Methodology Statement

Choose File No file chosen

Please submit your TIA

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
- [x] 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

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

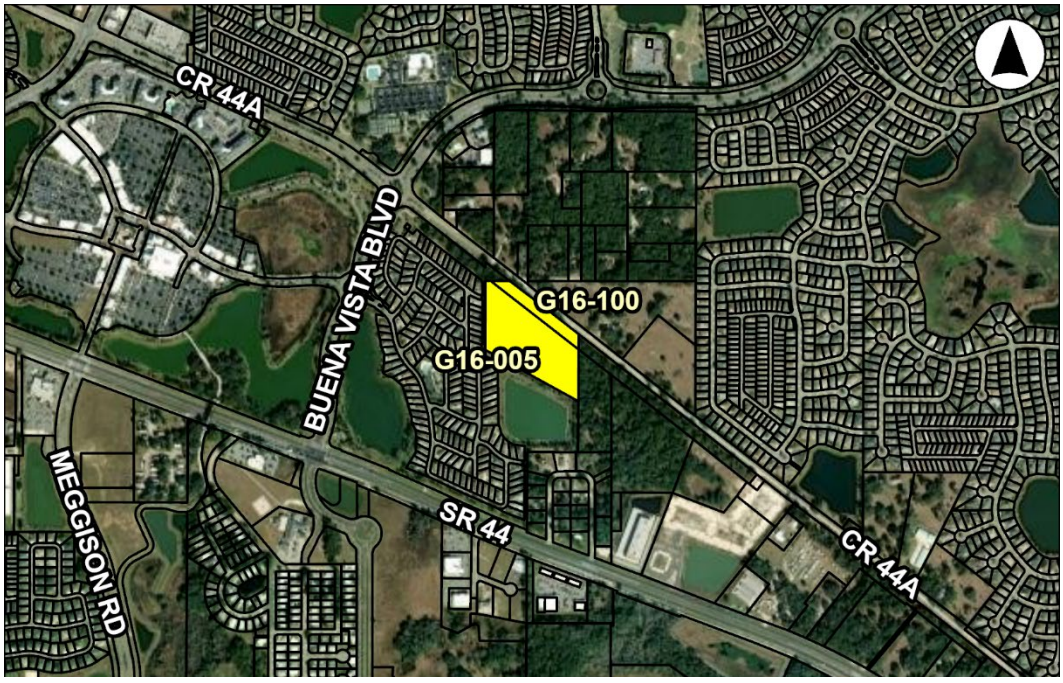
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcel listed being approximately 9.745 acres of land MOL. The subject 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.

Case Number: RZ 2411-001 VOSO 11th Amendment SSCP

Applicant(s): The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro

Owner(s): The Villages of Lake-Sumter, Inc.

Parcel(s): G16-005 and Portion of Parcel G16-100

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate, as it respects O2024-89:

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate 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	January 15, 2025

The applicant is seeking approval from the City Commission 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.



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

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

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Miles

CP 2410-004

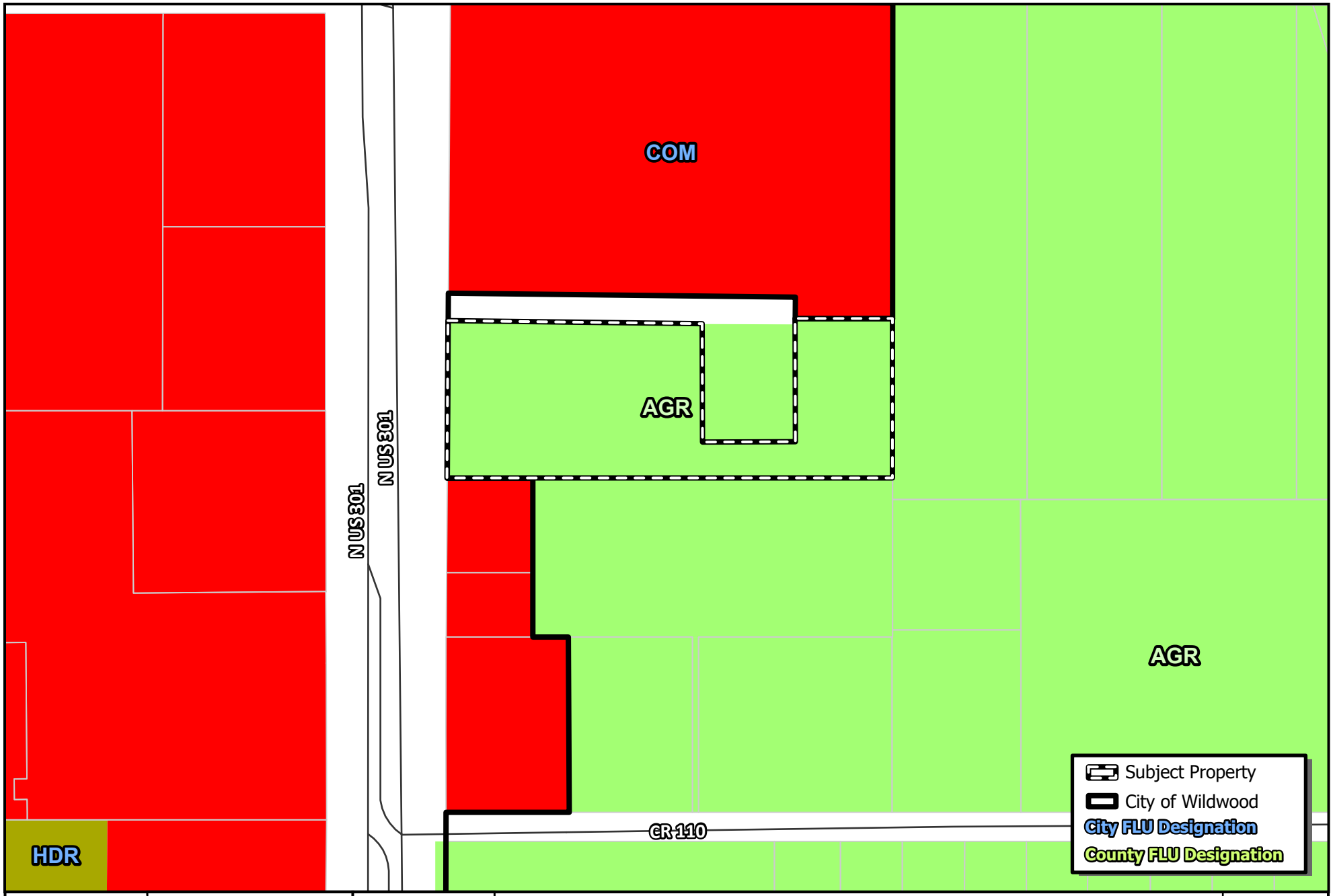
OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 1B

LOCATION MAP

OCT 2024



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CP 2410-004

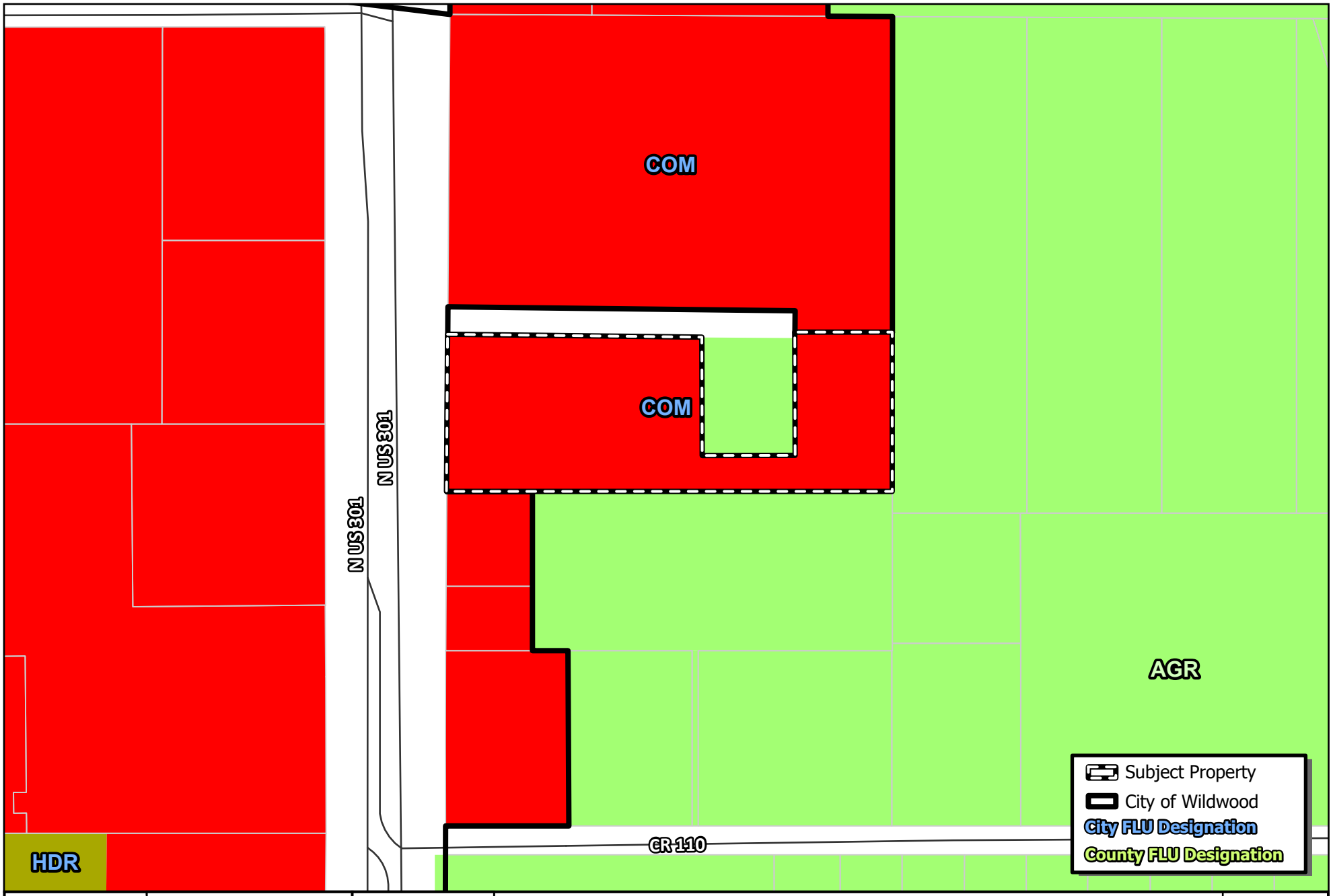
OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 2A

EXISTING LAND USE

OCT 2024



EST. 1877 WILDWOOD FLORIDA

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0 45 90 180

CP 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

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: O2024-92

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 law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Agricultural (Sumter County) to Commercial (City) on 3.36 acres MOL. 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.

Case Number: CP 2410-004 Oxford Professional Plaza

Applicant(s): Lawrence Breech

Owner(s): T-Lynne Properties, LLC

Parcel(s): D20-050

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

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 PAGE 1 OF 35
AGREEMENT B-1827 P-635
2007 27438

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 refered 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,

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

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

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

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

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.

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 ans 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

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

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 ¾ x ¾ 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

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.

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	FOR THE DEVELOPER
City Manager	~~Robert M. Couch, III, PE~~ Gregory Land Holdings,
100 N. Main Street	~~3852 SE Maricamp Road~~ 10889 NE SR Hwy 301 LLC
Wildwood, Florida 32786	~~Ocala, FL 34471~~ 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

WITNESS

BY: William W 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 18th day of June, 2007 by Ed Wolf, Mayor of the City of Wildwood, who has produced _____ as identification or is personally known to me.

MARENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

Marena D 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
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Notary Public, State of Florida

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SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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Gregory Land Holdings, LLC

By: William W Gregory

STATE OF FLORIDA
COUNTY OF SUMTER

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

(Property owner)

produced Personally Known as identification and who did not take an oath.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Signature

Kristin K LAW
Typed or printed name of Notary Public

Serial number, if any
My Commission Expires:

develop agt#4C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\preannex.cov.exhibit d.1.8.07.wpd

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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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

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.

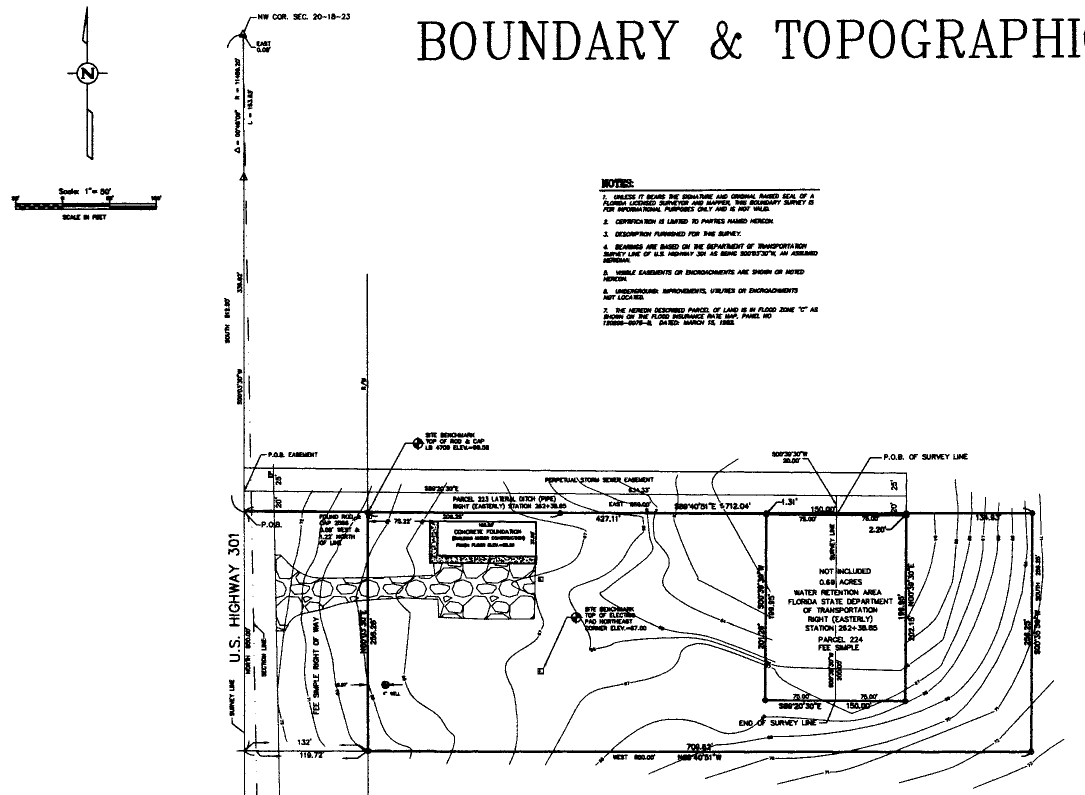
3) Owner shall not raise, and is hereby precluded from raising, any challenge to the annexation of the property described in Exhibit "A" by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous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

BOUNDARY & TOPOGRAPHIC SURVEY



SCALE IN FEET

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. DESCRIPTION FURNISHED FOR THIS SURVEY.
4. BEARINGS ARE BASED ON THE DEPARTMENT OF TRANSPORTATION SURVEY LINE OF U.S. HIGHWAY 301 AS BEING S00°53'30"W, AN ASSUMED MERIDIAN.
5. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
6. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
7. THE HEREON DESCRIBED PARCEL OF LAND IS IN FLOOD ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO 120000-0075-B, DATED MARCH 15, 1982.

LEGEND

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 AQUIRED 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.

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, DE- SCRIBED 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 12.80 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.06 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, 1382.28 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.

CERTIFIED TO:
GREGORY LAND HOLDING
CITIZENS FIRST BANK
RANDALL G. THORNTON
LAND TITLE SERVICES UNLIMITED, INC.

DATE

SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY

BILL GREGORY
OFFICE

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

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
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EXHIBIT "A"

EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

~~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 x 0.70 = $367.50	$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 x 1.63 =	$937.25

TOTAL WATER AND WASTEWATER TIE (1)

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

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

SUMTER COUNTY, FLORIDA
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EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

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 x # 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 x # 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 (Printed Name) William W Gregory (Signature) 6-14-07 (Date)

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

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

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EXHIBIT B

City of Wildwood

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 x #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 x # 13.33 = **$ 27,726.40**

DUE SCHEDULE:

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

TOTAL $ 27,726.40

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

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

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

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GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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EXHIBIT B

City of Wildwood

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

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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 2nd Quarter of '07 are in the existing plant	2nd Qtr. '07 ERU's Needed	3rd Qtr. '07 ERU's Needed	4th Qtr. '07 ERU's Needed
WATER		____	8	8
WASTEWATER		____	6.665	6.665
REUSE				

YEAR 2008	1st Qtr. '08 ERU's Needed	2nd Qtr. '08 ERU's Needed	3rd Qtr. '08 ERU's Needed	4th Qtr. '08 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2009	1st Qtr. '09 ERU's Needed	2nd Qtr. '09 ERU's Needed	3rd Qtr. '09 ERU's Needed	4th Qtr. '09 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2010	1st Qtr. '10 ERU's Needed	2nd Qtr. '10 ERU's Needed	3rd Qtr. '10 ERU's Needed	4th Qtr. '10 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2011	1st Qtr. '11 ERU's Needed	2nd Qtr. '11 ERU's Needed	3rd Qtr. '11 ERU's Needed	4th Qtr. '11 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

Development Authority: _____ (Printed Name) _____ (Signature) _____ (Date)

Authorized City Representative: JAMES R. STEEVES (Printed Name) _____ (Signature) 6-13-07 (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\WPWIN\DORIS\Forms - TIE - Connection, etc\ERUs Needed 2ND QTR 2007-4TH QTR 2011(Requested Utility Connectir

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

D

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):

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

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, City Clerk

By: _____
Mayor Ed Wolf

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 14th day of June, 2007, by Mayor Ed Wolf, on behalf of the City of Wildwood, who is personally known to me or has produced _____ as identification and who did not take an oath.

_____
Signature

_____
Typed or printed name of Notary Public

MABENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

_____
Serial number, if any

My Commission Expires:

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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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 13436 C R 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 - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

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

Serial Number, if any

develop agt#4
C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\covenant.annex.EXHIBIT D.1.8.07.wpd

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/21/2007 09:56:07AM PAGE 35 OF 35
AGREEMENT B-1827 P-669
2007 27438

Print

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

Date Submitted: 11/14/2024

First Name*	Last Name*	Email Address*
Tyler	Counts	lwillis@cfb-inc.com

Name of Project:*

Oxford Professional Plaza Expansion

Phone*	Parcel Number*
3527483126	d20-050

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic Impact Analysis (TIA) exemption approval:

Matthew Tadlock

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
- [x] 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

CFB | CLYMER FARNER BARLEY

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)

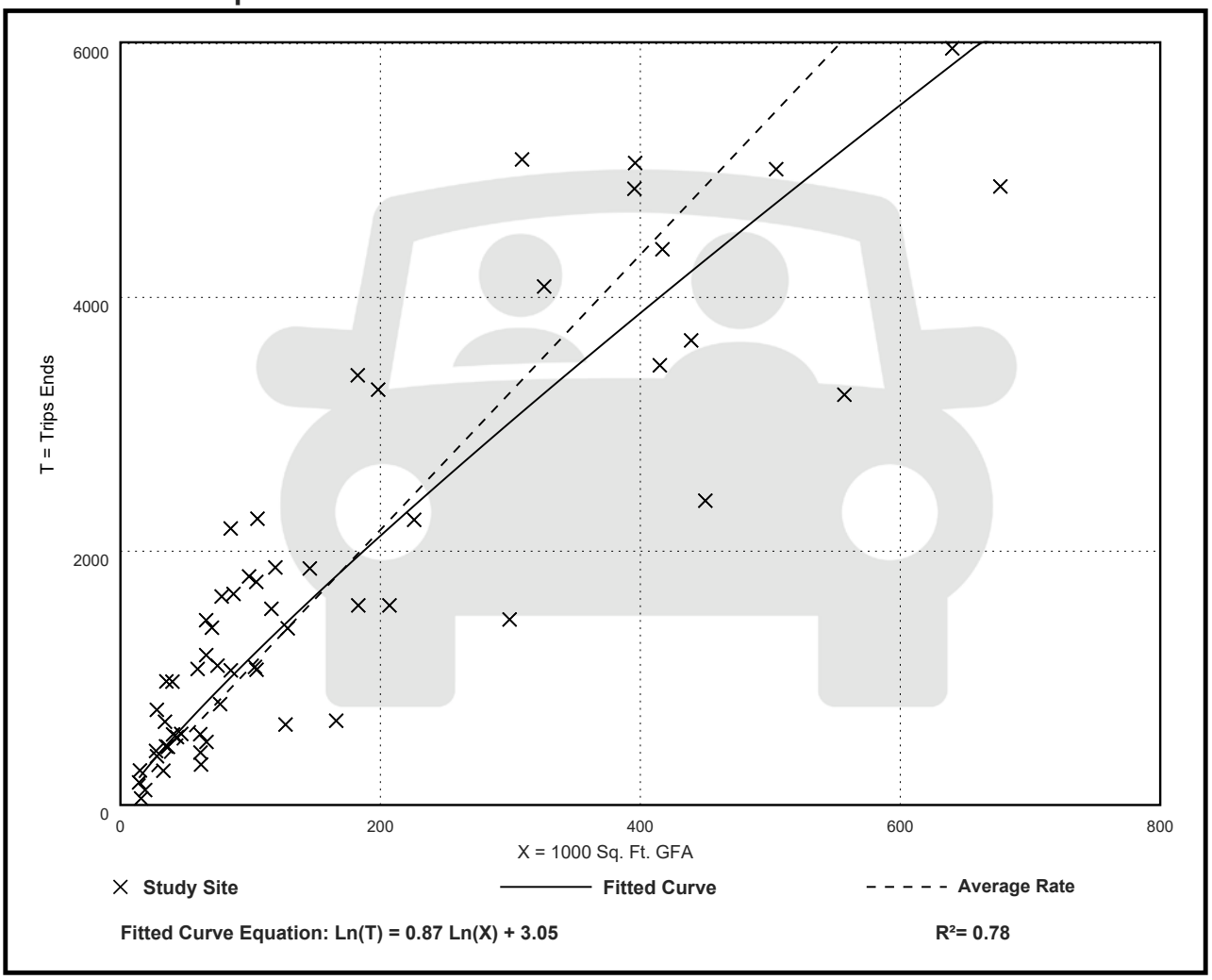
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

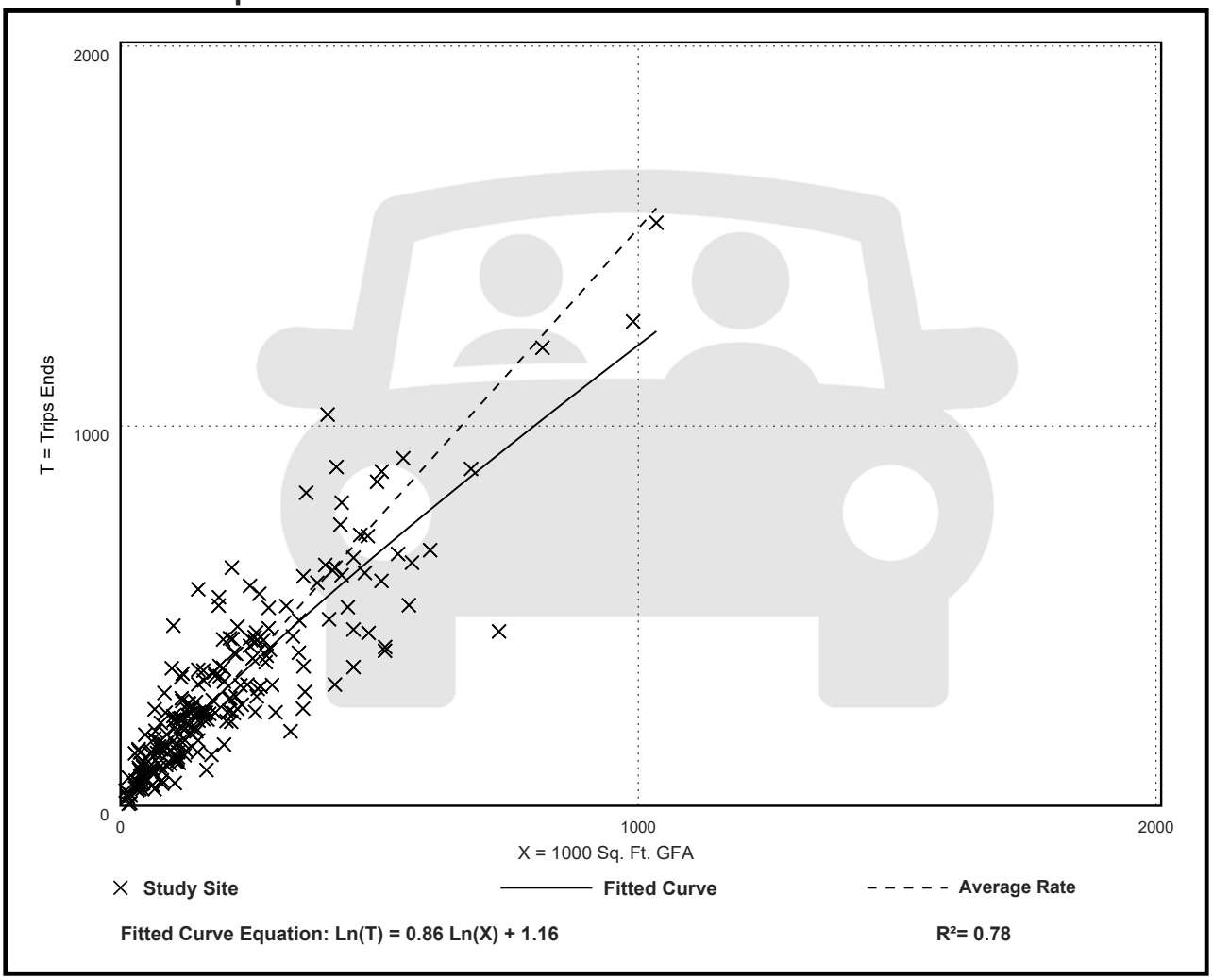
General Office Building
(710)

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



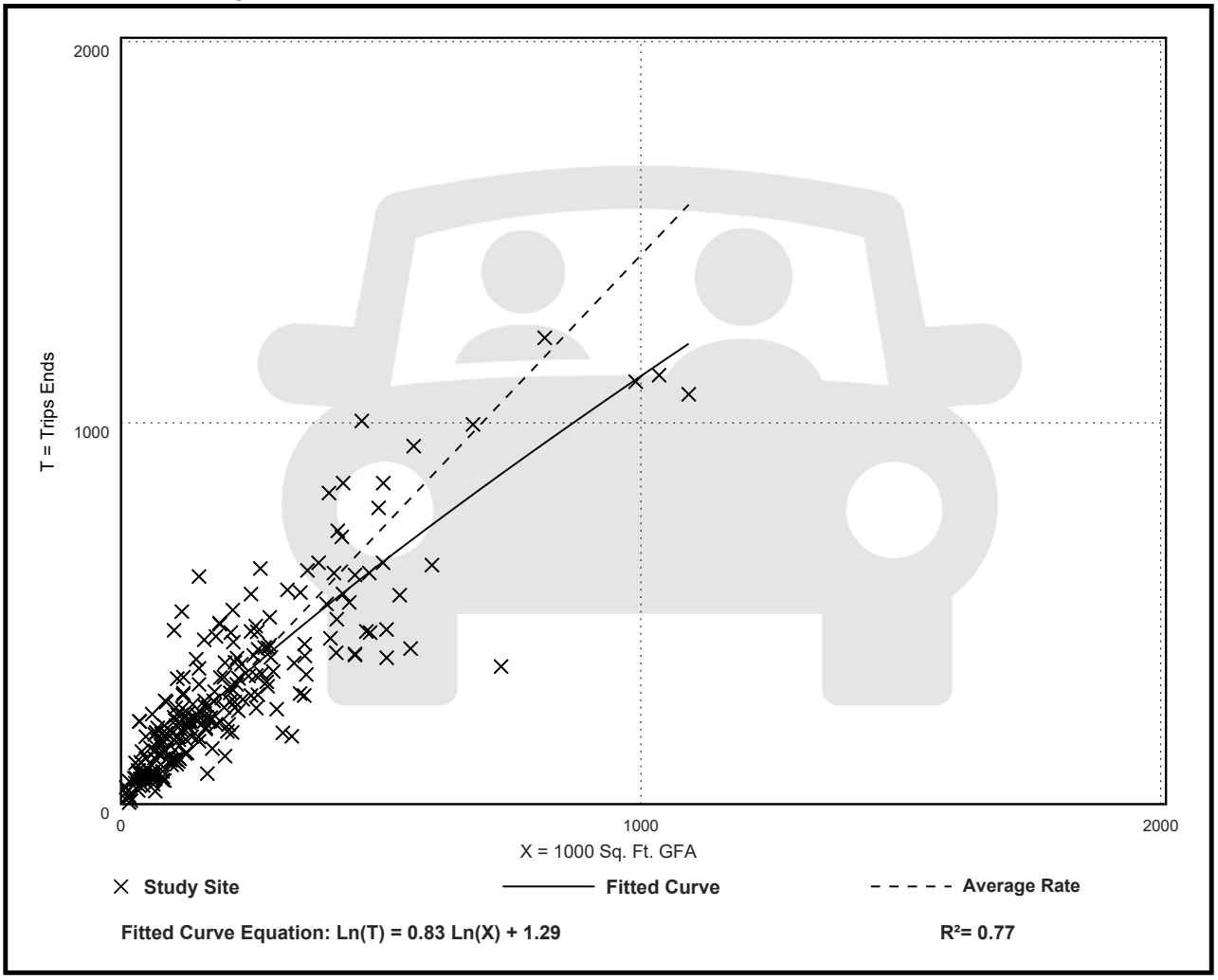
General Office Building
(710)

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



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2410-004 Oxford Professional Plaza
Ordinance Number	O2024-93
Owner(s)	T-Lynne Properties, LLC
Applicant(s)	Lawrence Breech
Property Location	The subject property is generally located east along N US 301, approximately 0.86 miles south of E C 466 and approximately 0.36 miles north of C 472.
Parcel(s)	D20-050
Date	January 15, 2025

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

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

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

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

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

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school age children.
Potable Water & Sewer: The property is already connected to the City's potable water and sanitary sewer under a developer's agreement. The proposed commercial building is projected to add an additional 1.26 ERUs of potable water and sanitary sewer which is covered under the developer's agreement.
Streets: The property has access off of N US 301. The applicant has applied for a transportation impact analysis (TIA) exemption which was granted by Sumter County Public Works, due to the additional building producing less than 50 trips per day.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop an additional commercial building, and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
Buildings are already constructed on the property and the additional building is projected to produce less than 50 additional trips per day. The applicant has applied for a TIA exemption which was granted by Sumter County Public Works.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

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

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



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-93

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

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

LEGAL DESCRIPTION:

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

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

WATER RETENTION AREA RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

A PARCEL OF LAND DESCRIBED AS FOLLOWS:

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

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

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

FEE SIMPLE RIGHT OF WAY:

THAT PART OF:

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

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

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

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

PERPETUAL STORM SEWER EASEMENT:

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

THAT PART OF:

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

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

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

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

RZ 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 00.01 0.01 0.02 0.03 Miles

RZ 2410-004

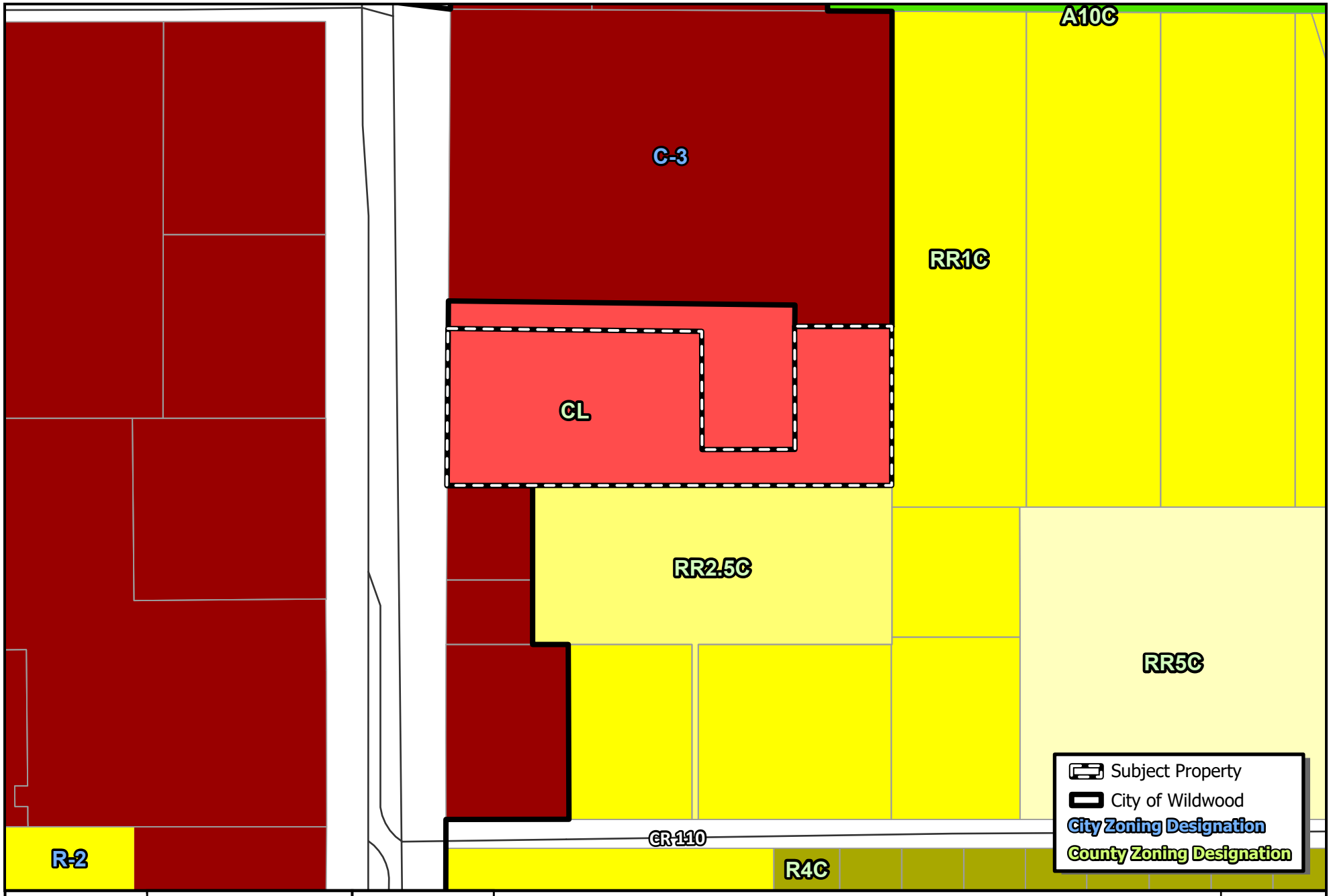
OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 1B

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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www.wildwood-fl.gov

N
US Feet
0 45 90 180

RZ 2410-004

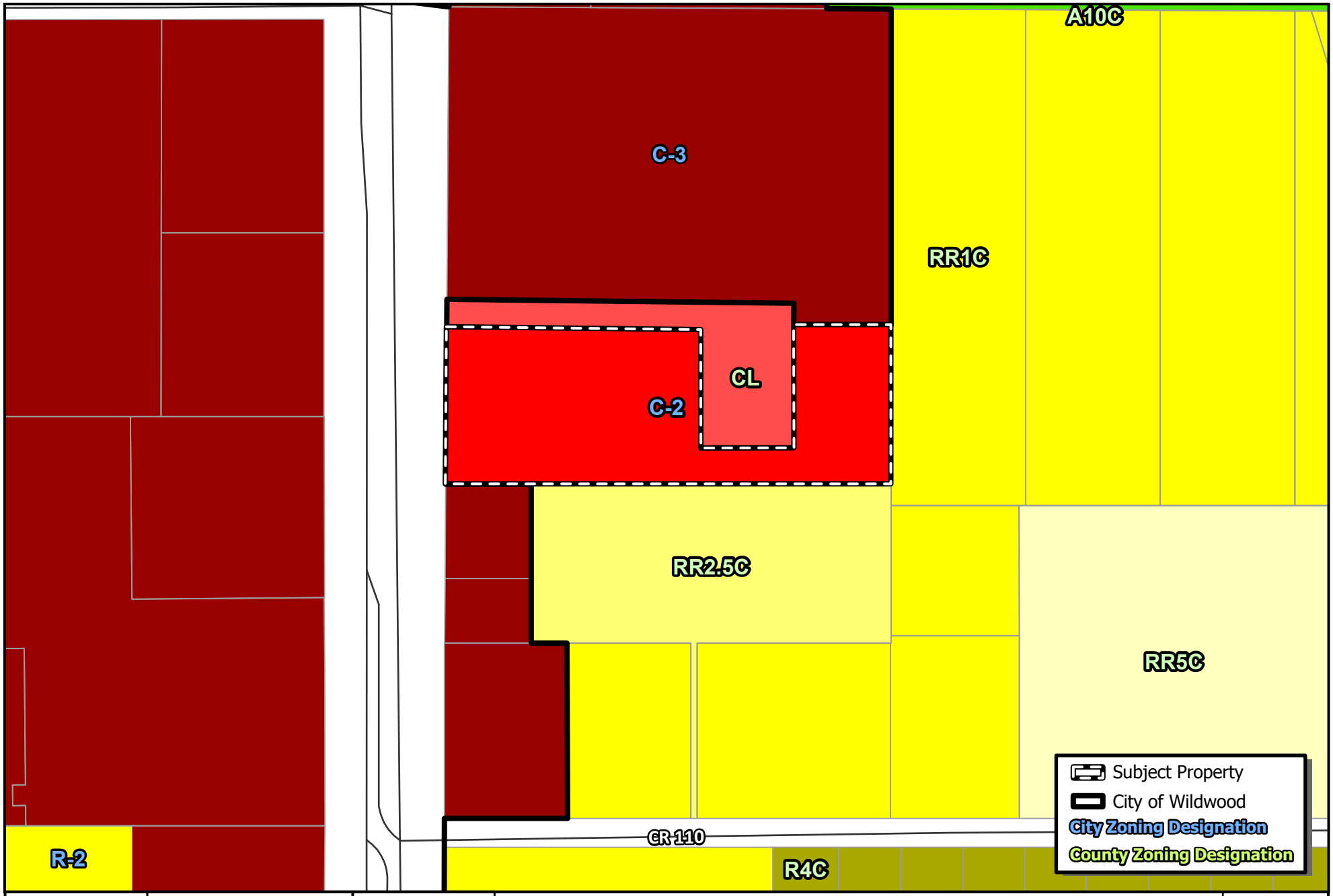
OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 3A

EXISTING ZONING

OCT 2024



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

N
US Feet
0 45 90 180

RZ 2410-004

OXFORD PROFESSIONAL PLAZA

PARCEL D20-050

MAP 3B

PROPOSED ZONING

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: O2024-93

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (Sumter County) to C-2 (City) on 3.63 acres MOL. 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.

Case Number: RZ 2410-004 Oxford Professional Plaza

Applicant(s): Lawrence Breech

Owner(s): T-Lynne Properties, LLC

Parcel(s): D20-050

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

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
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AGREEMENT B-1827 P-635
2007 27438

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 refered 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,

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

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

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

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

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.

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 ans 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

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

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 ¾ x ¾ 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

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.

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	FOR THE DEVELOPER
City Manager	~~Robert M. Couch, III, PE~~ Gregory Land Holdings,
100 N. Main Street	~~3852 SE Maricamp Road~~ 10889 NE SR Hwy 301 LLC
Wildwood, Florida 32786	~~Ocala, FL 34471~~ 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: Ed Wolf
Mayor Ed Wolf

DATE: 6-19-2007

Gregory Land Holdings, LLC

WITNESS

BY: William W 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 18th day of June, 2007 by Ed Wolf, Mayor of the City of Wildwood, who has produced _____ as identification or is personally known to me.

MARENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

Marena D 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
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Notary Public, State of Florida

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Gregory Land Holdings, LLC

By: William W Gregory

STATE OF FLORIDA
COUNTY OF SUMTER

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

(Property owner)

produced Personally Known as identification and who did not take an oath.

KRISTIN K. LAW
Notary Public - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

Kristin K Law
Signature

Kristin K LAW
Typed or printed name of Notary Public

Serial number, if any
My Commission Expires:

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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

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.

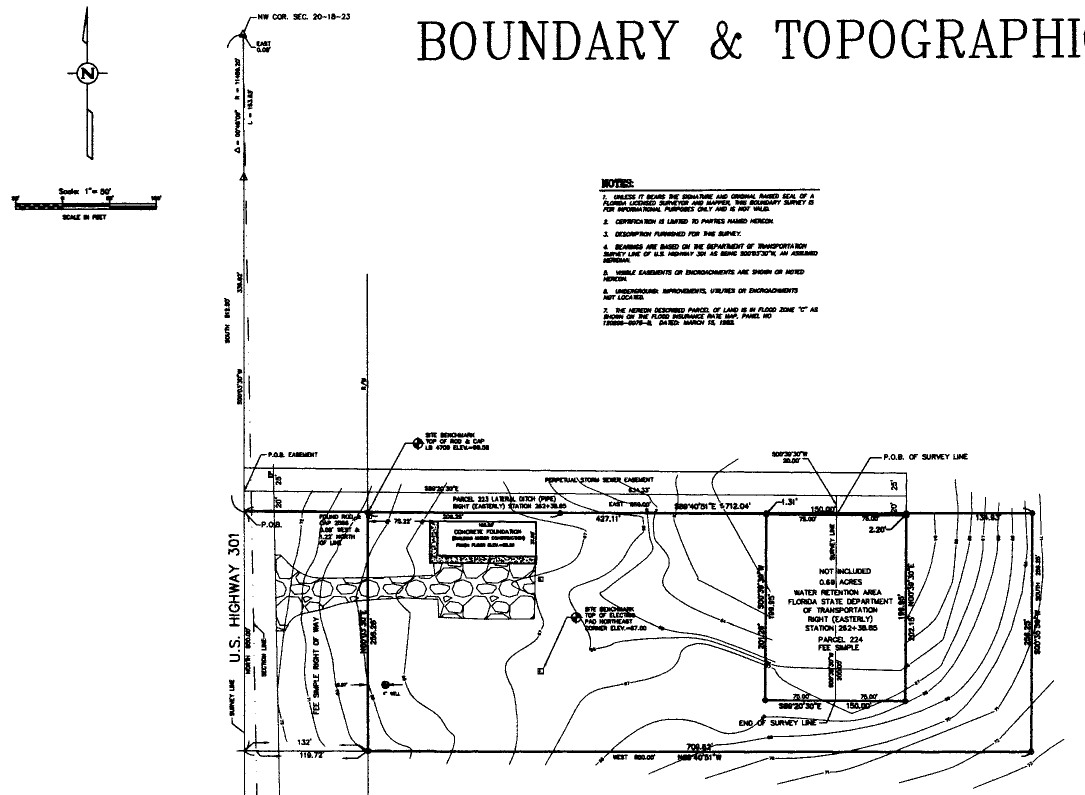
3) Owner shall not raise, and is hereby precluded from raising, any challenge to the annexation of the property described in Exhibit "A" by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous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

BOUNDARY & TOPOGRAPHIC SURVEY



NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. DESCRIPTION FURNISHED FOR THIS SURVEY.
4. BEARINGS ARE BASED ON THE DEPARTMENT OF TRANSPORTATION SURVEY LINE OF U.S. HIGHWAY 301 AS BEING S00°53'30"W, AN ASSUMED MERIDIAN.
5. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
6. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
7. THE HEREON DESCRIBED PARCEL OF LAND IS IN FLOOD ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO 120000-0075-B, DATED: MARCH 15, 1988.

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 AQUIRED 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 [redacted] 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, DE- SCRIBED 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 12.80 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.06 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, 1382.28 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.

CERTIFIED TO:

GREGORY LAND HOLDING
CITIZENS FIRST BANK
RANDALL G. THORNTON
LAND TITLE SERVICES UNLIMITED, INC.

DATE

ROBERT A. GIBBS, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5347

LEGEND

▲	POINT NO. 4 SET
●	CONCRETE ROD & CAP #709
○	IRON ROD & CAP #5709
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
℄	CENTERLINE
⊕	BENCH MARK OF ELEV.
⊕	BENCH MARK OF PROJECT
⊥	BEARING BASE (NORMAL TO RADIUS OF CURVE)
⊥	POINT OF CURVE
⊥	POINT OF TANGENT
⊥	POINT OF REVERSE CURVE
⊥	POINT OF COMPOUND CURVE
⊥	POINT OF INTERSECTION
⊥	POINT OF BEGINNING
⊥	POINT OF COMMENCEMENT
⊥	POINT OF ENDING
⊥	BEARING BASE
⊥	CENTERLINE

SHEET	1 OF 1
JOB NO.	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
FIELD BK.	
DWG. NO.	
REV. & DWG. SURVEY	

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
BILL GREGORY
OWNER

SURVEY
ROBERT A. GIBBS, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5347

SUMTER COUNTY, FLORIDA
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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.

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EXHIBIT "A"

EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

~~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 x 0.70 = $367.50	$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 x 1.63 =	$937.25

TOTAL WATER AND WASTEWATER TIE (1)

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

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

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EXHIBIT B

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

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 x # 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 x # 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 (Printed Name) William W Gregory (Signature) 6-14-07 (Date)

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

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

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EXHIBIT B

City of Wildwood

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 x #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 x # 13.33 = **$ 27,726.40**

DUE SCHEDULE:

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

TOTAL $ 27,726.40

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

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

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

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EXHIBIT B

City of Wildwood

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

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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 2nd Quarter of '07 are in the existing plant	2nd Qtr. '07 ERU's Needed	3rd Qtr. '07 ERU's Needed	4th Qtr. '07 ERU's Needed
WATER		____	8	8
WASTEWATER		____	6.665	6.665
REUSE				

YEAR 2008	1st Qtr. '08 ERU's Needed	2nd Qtr. '08 ERU's Needed	3rd Qtr. '08 ERU's Needed	4th Qtr. '08 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2009	1st Qtr. '09 ERU's Needed	2nd Qtr. '09 ERU's Needed	3rd Qtr. '09 ERU's Needed	4th Qtr. '09 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2010	1st Qtr. '10 ERU's Needed	2nd Qtr. '10 ERU's Needed	3rd Qtr. '10 ERU's Needed	4th Qtr. '10 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

YEAR 2011	1st Qtr. '11 ERU's Needed	2nd Qtr. '11 ERU's Needed	3rd Qtr. '11 ERU's Needed	4th Qtr. '11 ERU's Needed
WATER	____	____	____	____
WASTEWATER	____	____	____	____
REUSE				

Development Authority: _____ (Printed Name) _____ (Signature) _____ (Date)

Authorized City Representative: JAMES R. STEERS (Printed Name) _____ (Signature) 6-13-07 (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\WPWIN\DORIS\Forms - TIE - Connection, etc\ERUs Needed 2ND QTR 2007-4TH QTR 2011(Requested Utility Connectir

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D

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):

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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, City Clerk

By: _____
Mayor Ed Wolf

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 14th day of June, 2007, by Mayor Ed Wolf, on behalf of the City of Wildwood, who is personally known to me or has produced _____ as identification and who did not take an oath.

_____
Signature

_____
Typed or printed name of Notary Public

MABENA D. ROBERTS
MY COMMISSION # DD 496475
EXPIRES: March 29, 2010
Bonded Thru Notary Public Underwriters

_____
Serial number, if any

My Commission Expires:

SUMTER COUNTY, FLORIDA
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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 13436 C R 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 - State of Florida
My Commission Expires Mar 11, 2011
Commission # DD 649457
Bonded Through National Notary Assn.

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

Serial Number, if any

develop agt#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

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Print

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

Date Submitted: 11/14/2024

First Name*	Last Name*	Email Address*
Tyler	Counts	lwillis@cfb-inc.com

Name of Project:*

Oxford Professional Plaza Expansion

Phone*	Parcel Number*
3527483126	d20-050

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic Impact Analysis (TIA) exemption approval:

Matthew Tadlock

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
- [x] 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

CFB | CLYMER FARNER BARLEY

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)

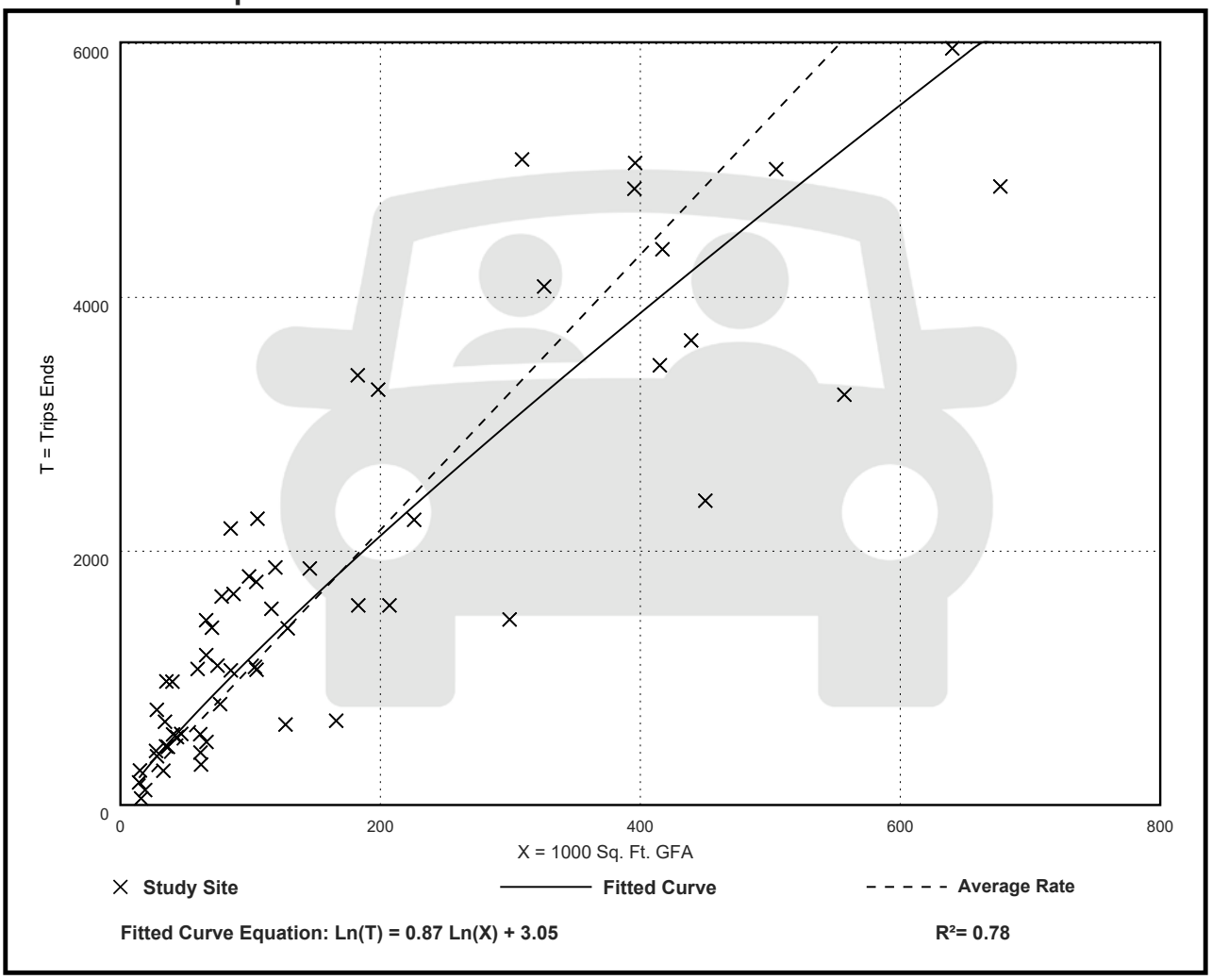
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

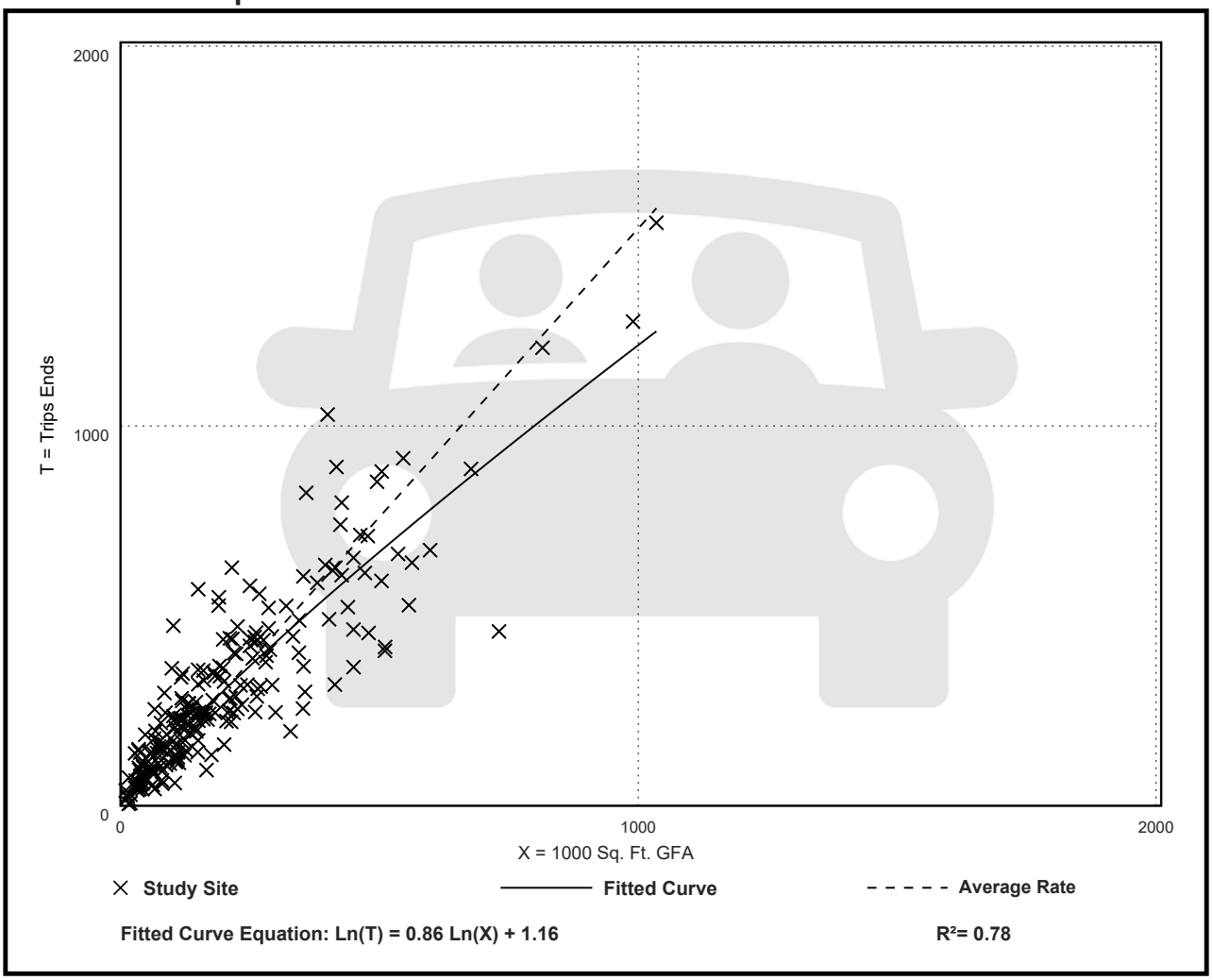
General Office Building
(710)

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



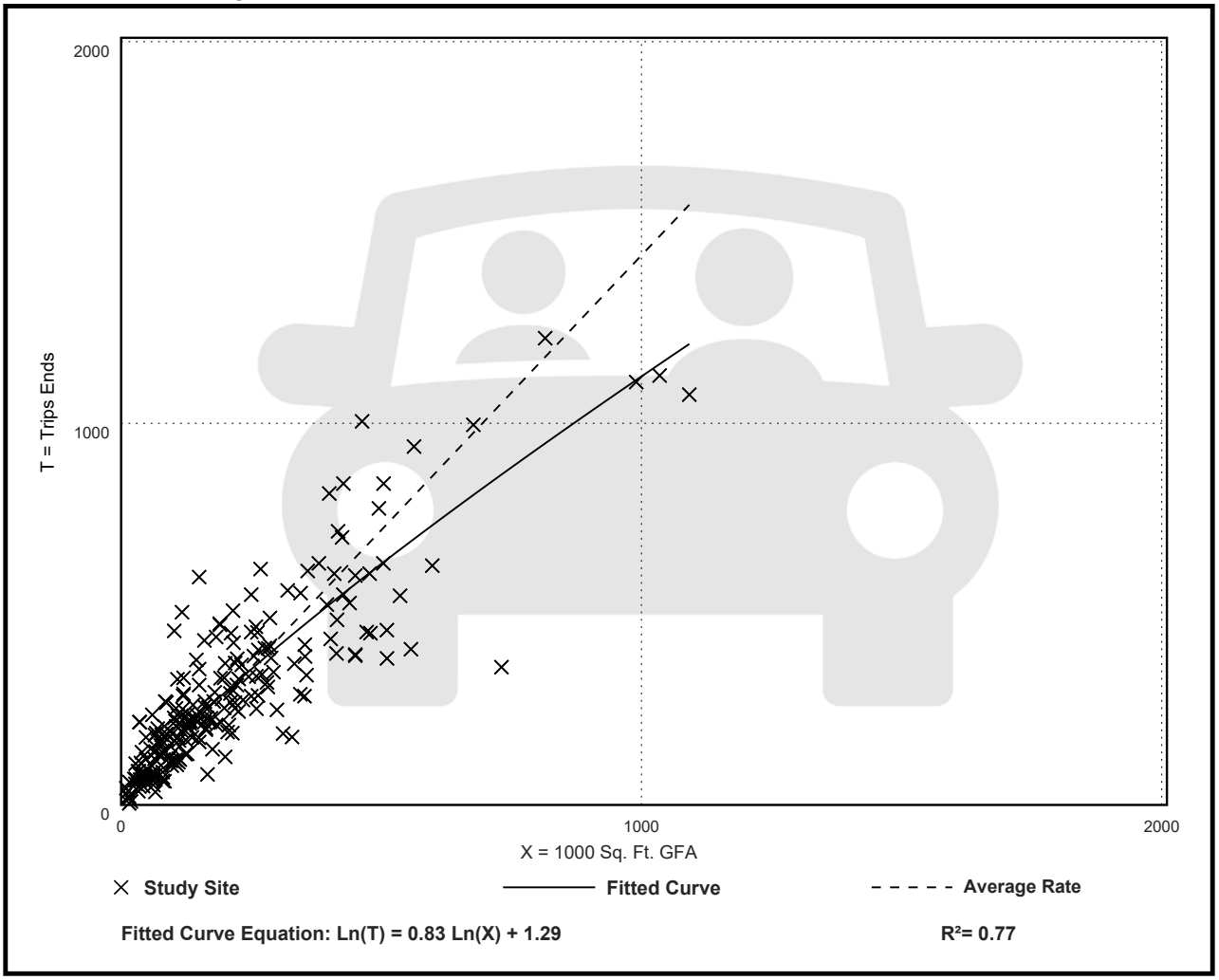
General Office Building
(710)

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



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2412-002 Wieckhorst**

REQUESTED ACTION: Special Magistrate 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 approval from the City Commission 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 is proposing a 1,992 square foot single-family residence. 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: Utilities are currently not available to the subject property. The applicant intends to utilize an onsite well and septic system. 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: A single-family home will generate 0.328 school-aged children with the maximum school-aged children to be 2.

The applicant is seeking favorable approval of Ordinance Number O2024-97.

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 EST. 1877

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

N

US Feet
0 112.5 225 450

CP 2412-002

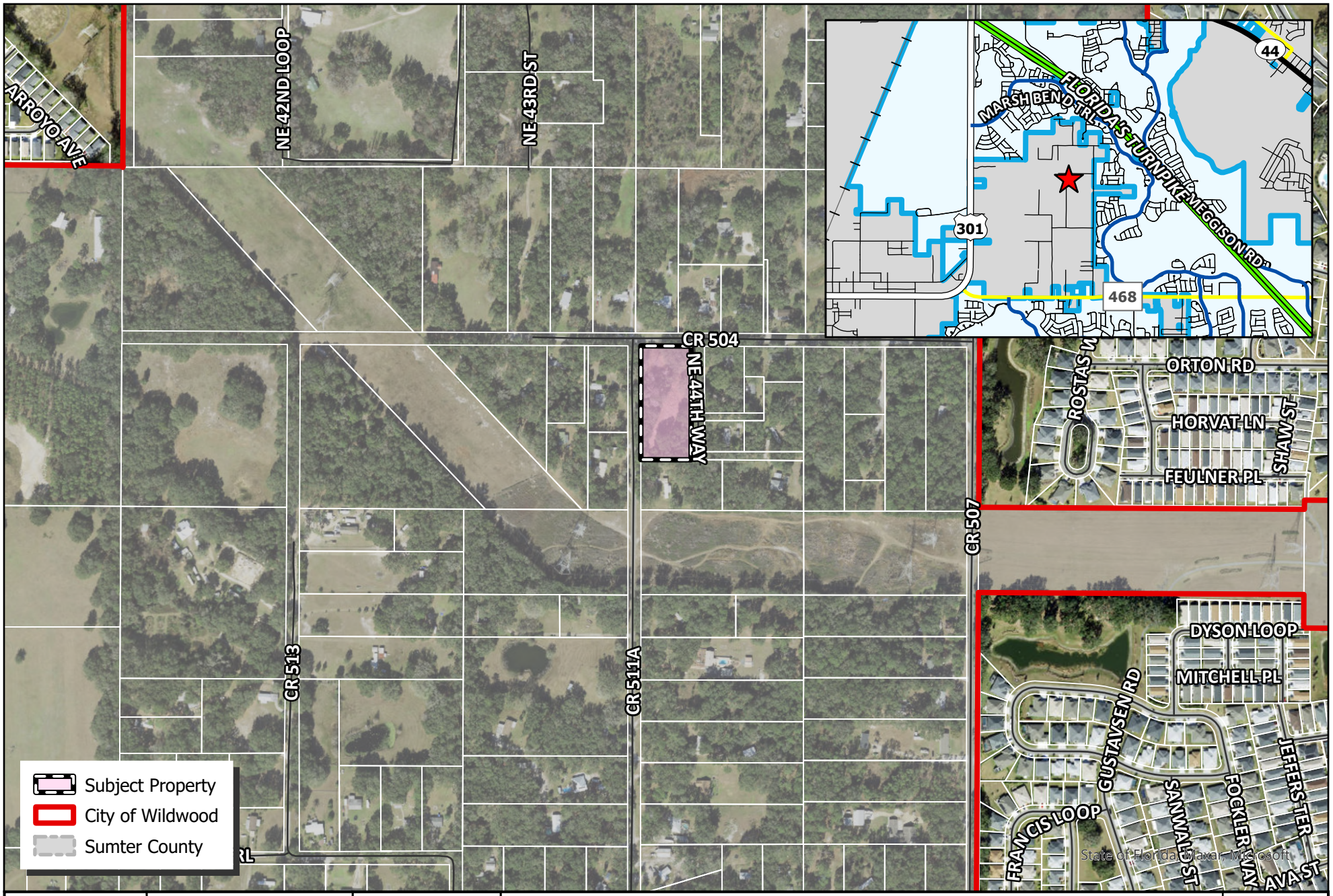
WIECKHORST

PARCEL G29A239

MAP 1A

LOCATION MAP

DEC 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06 Miles

CP 2412-002

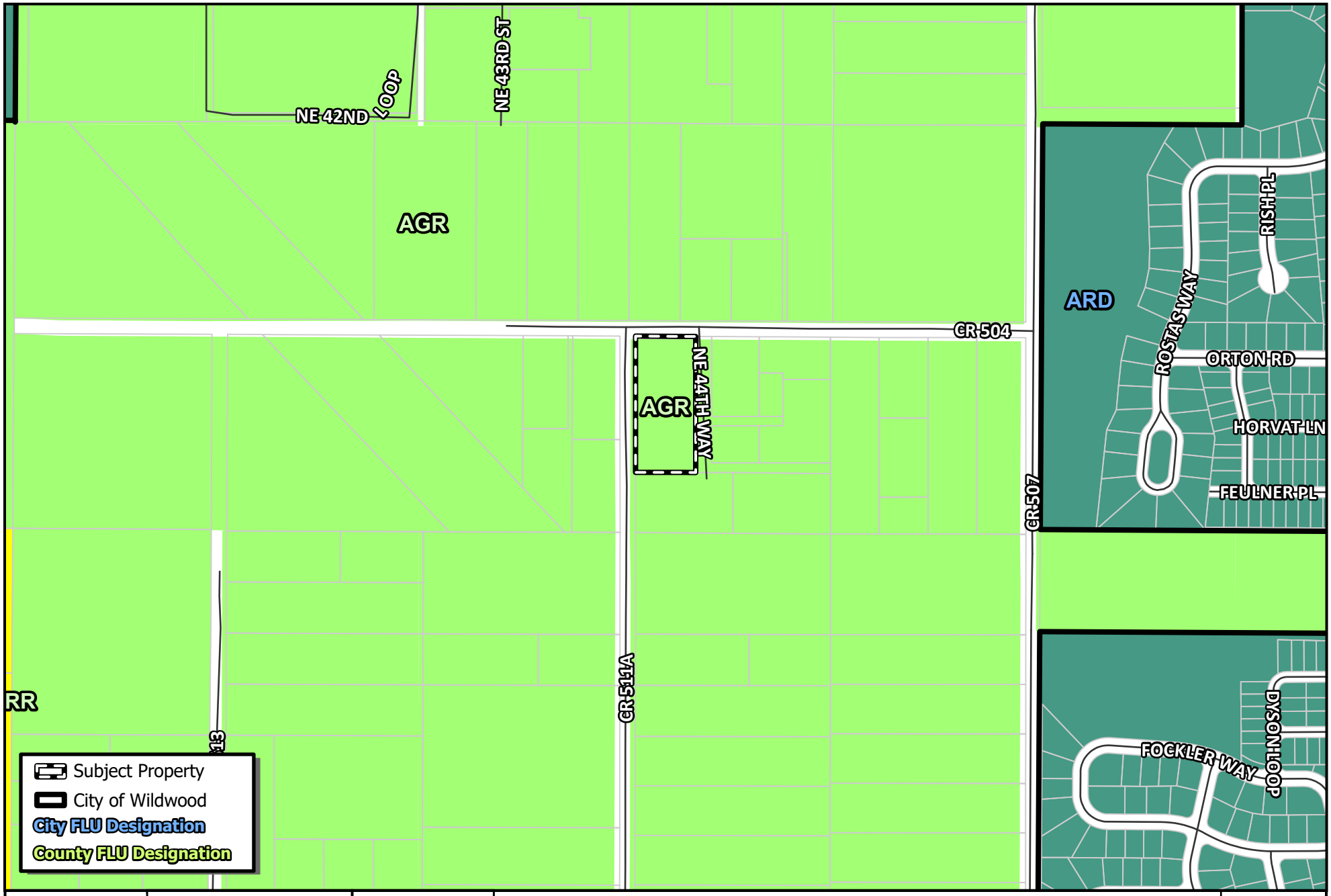
WIECKHORST

PARCEL G29A239

MAP 1B

LOCATION MAP

DEC 2024



CITY OF WILDWOOD
100 North Main Street
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www.wildwood-fl.gov

N
US Feet
0 90 180 360

CP 2412-002

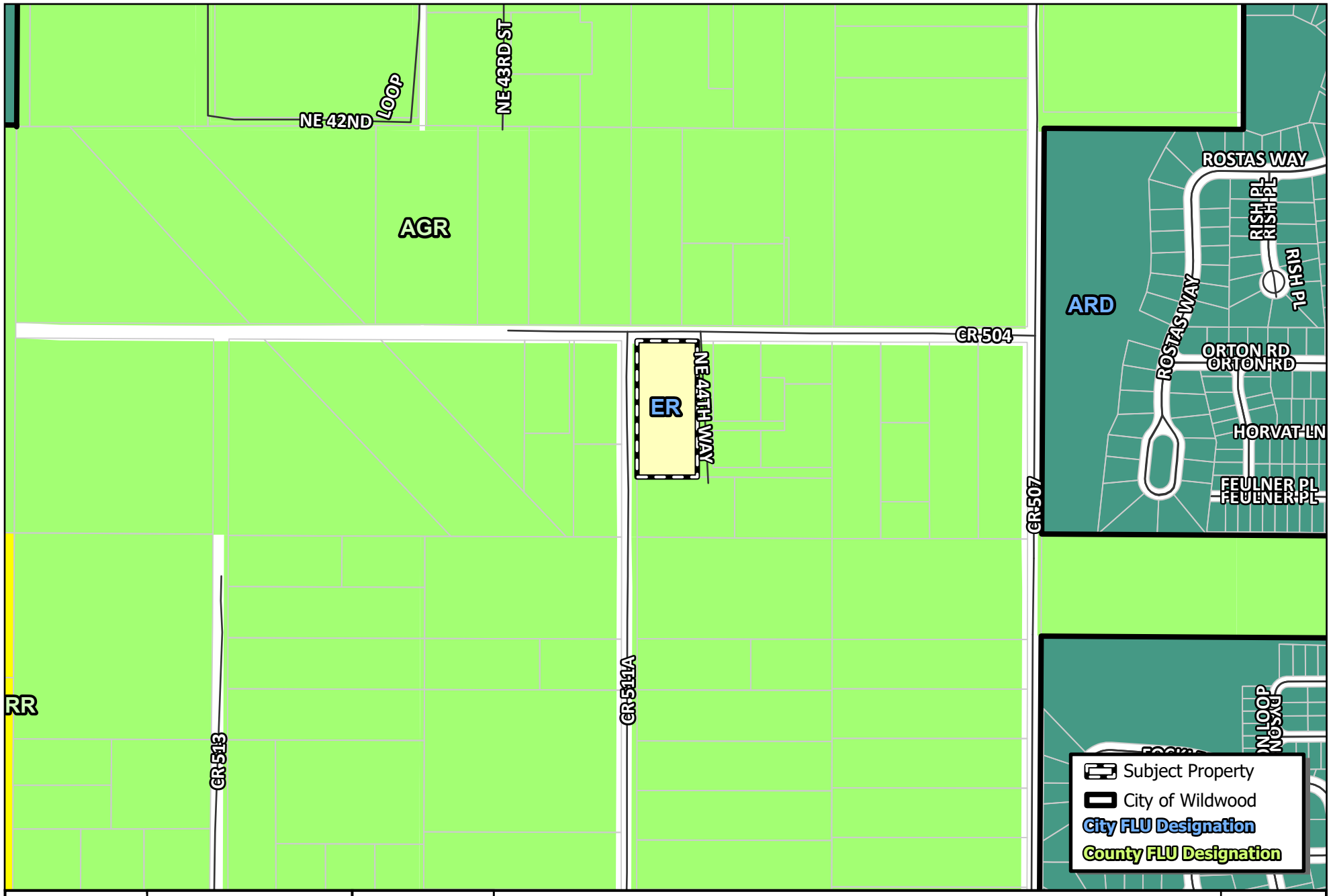
WIECKHORST

PARCEL G29A239

MAP 2A

EXISTING LAND USE

DEC 2024



WILDWOOD FLORIDA EST. 1877	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**

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 law[1] 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*	Last Name*	Email Address*
Talia	Waller	TwallerInahb@gmail.com

Name of Project:*

Wieckhorst

Phone*	Parcel Number*
3527937511	G29A239

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic Impact Analysis (TIA) exemption 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: 2024.12.12 15:59:43 -05'00'

C.2

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).

C.2

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
- [x] 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

C.2

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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, January 7th, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Agricultural (Sumter County) to Estate Residential (City) on 2.5 acres MOL. The subject property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.

Case Number: CP 2412-002 Wieckhorst

Applicant(s): L. Norman Adams Home Builders

Owner(s): Barbara Lynn Wieckhorst

Parcel(s): G29A239

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: January 7, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2412-002 Wieckhorst**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2412-002
Ordinance Number	O2024-98
Owner(s)	Barbara Lynn Wieckhorst
Applicant(s)	L. Norman Adams Home Builders
Property Location	The property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.
Parcel(s)	G29A239
Date	January 17, 2025

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

ANALYSIS: The applicant is proposing a 1,992 square foot single-family residence. Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to ER should be granted based on the following criteria:

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

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

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

Schools: The single-family residence is proposed to add a max of 2 school aged children. The school district advises that capacity is available.
Potable Water & Sewer: Utilities are currently not available to the subject property. The applicant intends to utilize an onsite well and septic system. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.
Streets: The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on December 12, 2024.

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

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

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

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

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR1(County)
SOUTH	R2M (County)
EAST	R4C & R2C & R6C (County)
WEST	RR1 (County)

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

The applicant seeks favorable approval for Ordinance O2024-98, subject to the approval of O2024-97, which establishes a future land use appropriate for the proposed zoning.



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-98

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G29A239
Barbara Lynn Wieckhorst
Acres 2.5 +/-

LEGAL DESCRIPTION:

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

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

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 112.5 225 450

RZ 2412-002

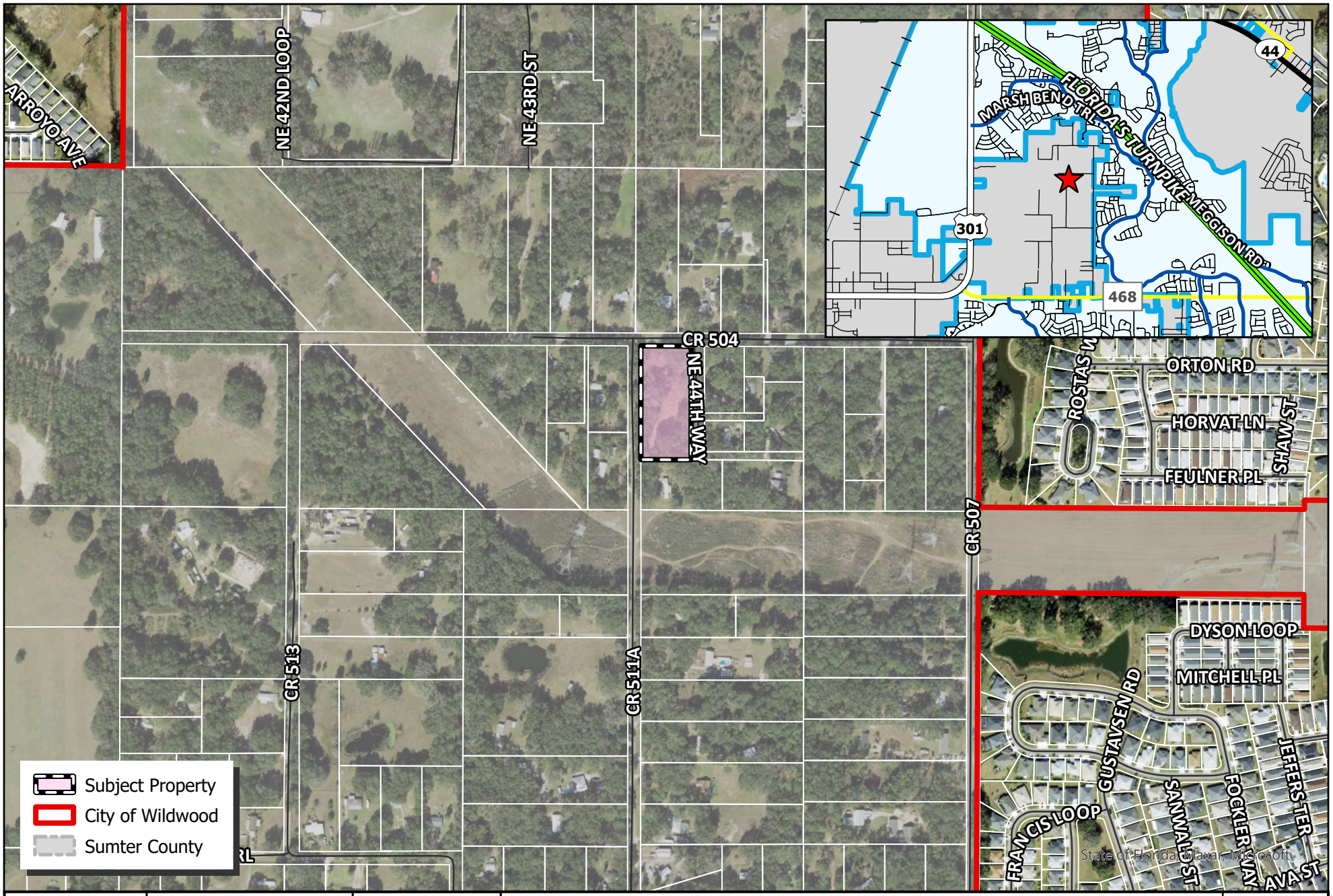
WIECKHORST

PARCEL G29A239

MAP 1A

LOCATION MAP

DEC 2024



WILDWOOD FLORIDA EST. 1877

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

RZ 2412-002

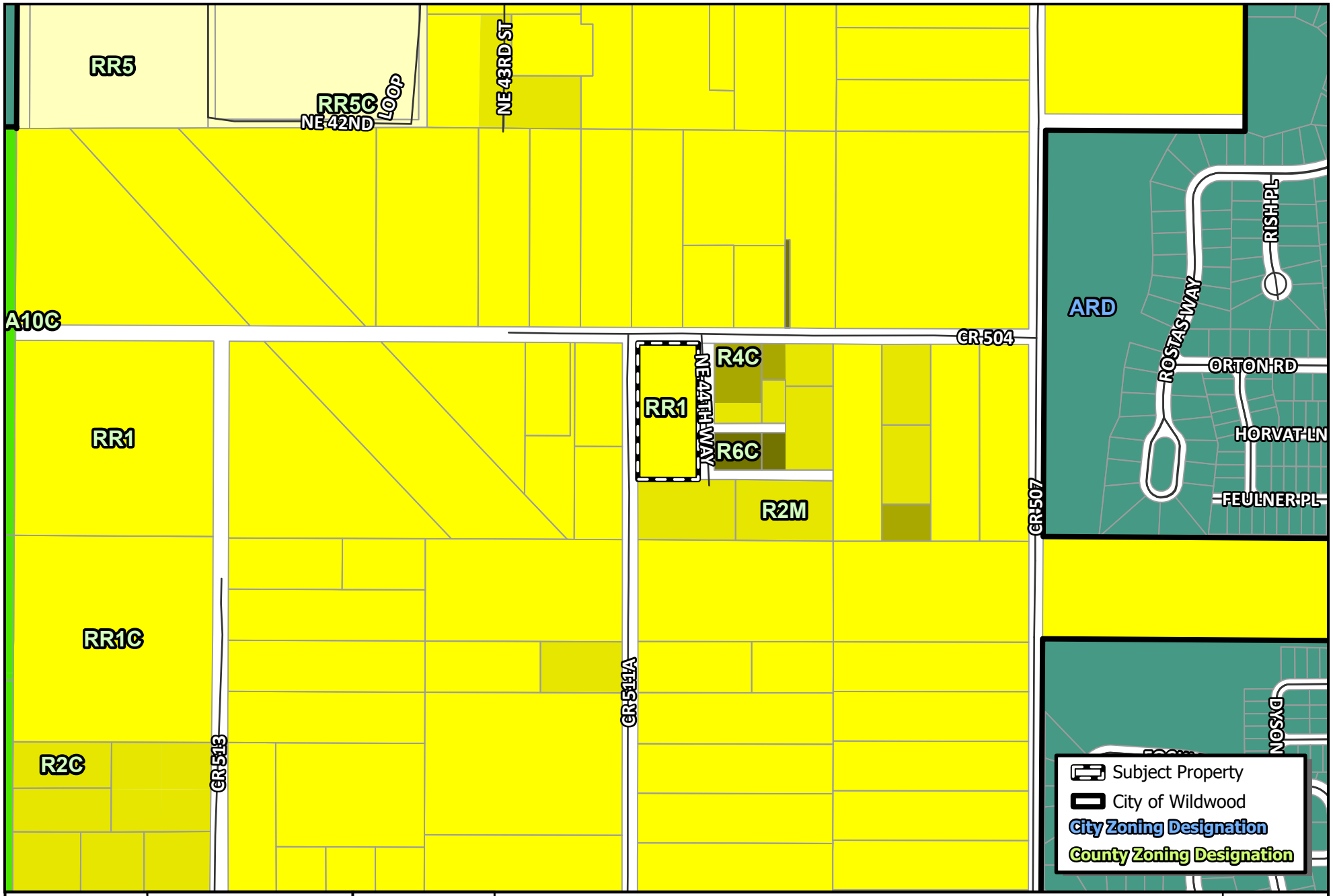
WIECKHORST

PARCEL G29A239

MAP 1B

LOCATION MAP

DEC 2024



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N

US Feet
0 90 180 360

RZ 2412-002

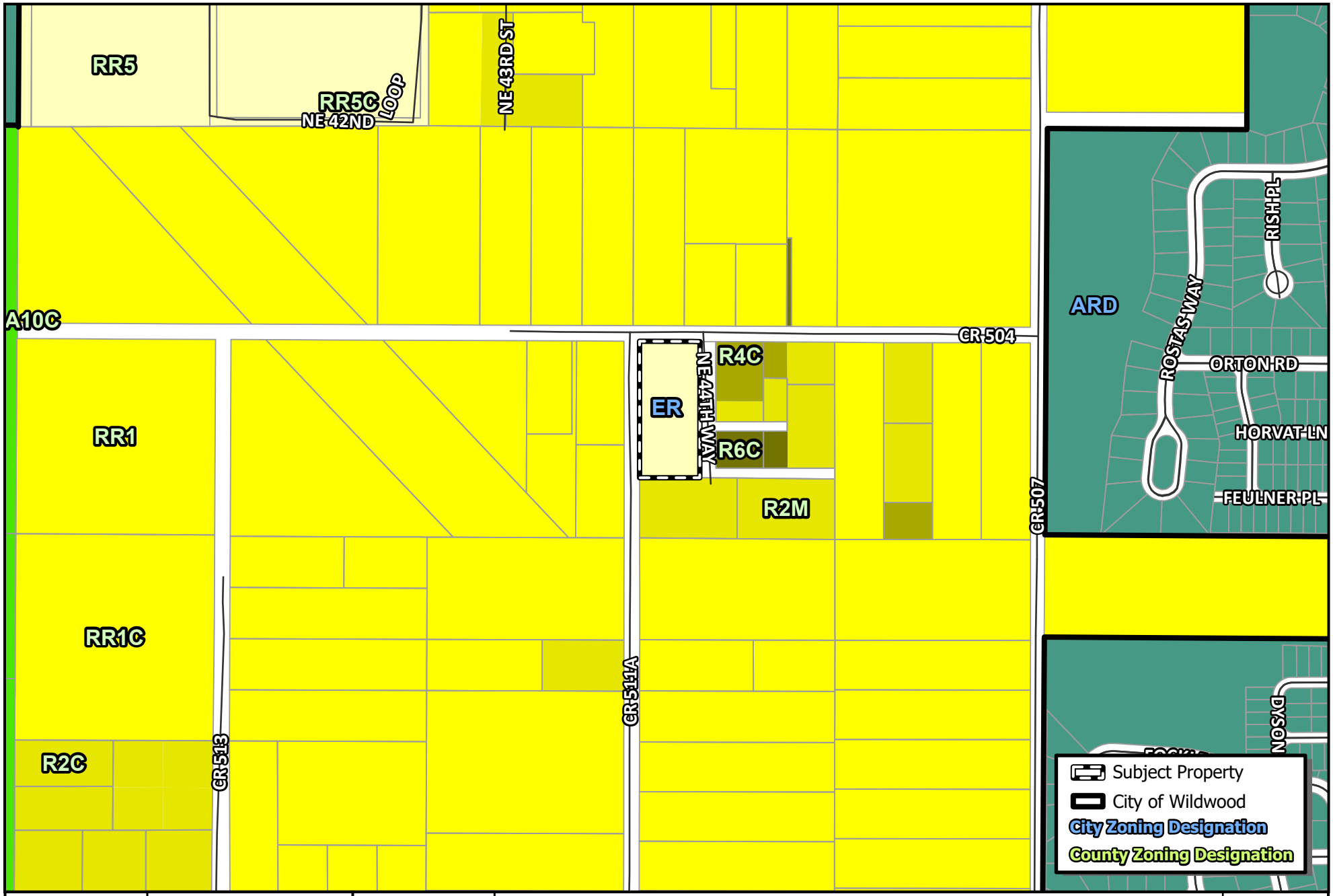
WIECKHORST

PARCEL G29A239

MAP 3A

EXISTING ZONING

DEC 2024



WILDWOOD FLORIDA EST. 1877

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N

US Feet
0 90 180 360

RZ 2412-002

WIECKHORST

PARCEL G29A239

MAP 3B

PROPOSED ZONING

DEC 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: O2024-98

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] 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.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 7th, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to ER (City) on 2.5 acres MOL. The subject property is generally located at the southeast corner of the intersection of CR 504 and CR 511A.

Case Number: RZ 2412-002 Wieckhorst

Applicant(s): L. Norman Adams Home Builders

Owner(s): Barbara Lynn Wieckhorst

Parcel(s): G29A239

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: January 7,2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **IT Surplus Computers & Other Equipment January 2025**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT: There may be some small amount of revenue from selling equipment or from recycling it.

HISTORY/FACTS/ISSUES:

This resolution declares certain computers, cell phones, and peripheral equipment as surplus and provides for methods of disposal of said equipment. Any equipment deemed to be of continued use may be offered for employee purchase, listed on publicsurplus.com, or donated. Items available for employee purchase are noted in the "Sell" category; items to be sold to the public are listed under the "Auction" category; items to be donated are noted in the "Donate" category; and all remaining items to be disposed of are listed under the "Junk" category.

Our recycling vendor will haul away all junk electronic equipment at no charge to the city. The service includes pickup on-site, destruction of hard drives through a physical shredding process, and provision of certificates of destruction for all equipment recycled to meet records management guidelines.

RESOLUTION NO. R2025-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood is the owner of certain equipment identified by attached Exhibit A; and,

WHEREAS, the City Commission of the City of Wildwood has determined that the equipment is surplus because the equipment is no longer of use by or a benefit to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The property identified in attached Exhibit A is hereby declared surplus.
2. The property may be auctioned through an on-line auction company, donated to another nonprofit agency that has a need, disassembled for parts, sold to employees through the Employee Purchase Policy, or considered junk and disposed of as trash / recycled.
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED 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

CITY OF WILDWOOD
DEPARTMENT SURPLUS LIST

NOTE: ALL Equipment/vehicles/furnishings/property must be declared Surplus by Resolution of the City Commission.
Please log items with all information requested and state if the item should be for auction/bid/sale/donation or junk to be trashed.
Provide the location where the equipment is being held. Resolutions will be prepared in the City Clerk's office for presentation to the Commission as lists are accumulated. Upon declaration
The City Clerk Dept will assist in providing Cost.
Items for auction/bid/sale will be listed by Fleet Services or Clerk/Finance on the Public Group website,
which is open to anyone to register and bid.

ASSET#	Condition	Donate-Sell-Auction-Parts-Junk	Date	Dept	Description	Serial Number	Cost	Original or Replacement or Disposal value
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	350578591542593	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	359823654224247	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	359823654215864	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	359823654158098	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	359823654391434	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	359823654690413	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	355658238807016	N/A	
N/A	Good	Sell	1/27/2025	PD	Apple iPhone 12	3599823654913713	N/A	
N/A	Good	Sell	1/27/2025	PD	Samsung Galaxy S20 FE	353173650923079	N/A	
N/A	Good	Sell	1/27/2025	PD	Samsung Galaxy S20 FE	353173655288650	N/A	
N/A	Good	Sell	1/27/2025	PD	Samsung Galaxy S21 FE	351844421336054	N/A	
N/A	Good	Sell	1/27/2025	PD	Samsung Galaxy S21 FE	351844421406733	N/A	
N/A	Good	Sell	1/27/2025	PD	Samsung Galaxy S21 FE	3518444211397254	N/A	
N/A	Good	Sell	1/27/2025	PD	Samsung Galaxy S21 FE	351844421490174	N/A	
N/A	Obsolete	Sell	1/27/2025	IT	Misc Phone Cases for Andoird & iPhone	N/A	N/A	
N/A	Obsolete	Junk	1/27/2025	IT	Misc power cords	N/A	N/A	
N/A	Broken	Junk	1/27/2025	Finance	Fujitsu Desk-Scanner SP-1130N	C9NJ009938	N/A	
N/A	Broken	Junk	1/27/2025	Fleet	Unifi 6 Long-Range AP	NE2uPK	N/A	
N/A	Obsolete	Junk	1/27/2025	Water/WW	Cradlepoint AER1600	MM190188300082	N/A	
N/A	Obsolete	Junk	1/27/2025	Water/WW	Cradlepoint AER1600	MM180124800226	N/A	
N/A	Obsolete	Junk	1/27/2025	IT	Acer 24in LCD monitor	ETLU50D010533039F28516	N/A	
N/A	Obsolete	Junk	1/27/2025	IT	ViewSonic 22in monitor	TEQ144762724	N/A	
N/A	Broken	Junk	1/27/2025	WasteWater	Epson XP-7100 Printer	X5D5144666	N/A	
N/A	Obsolete	Junk	1/27/2025	Parks	4 Shure Wireless Microphones	N/A	N/A	
N/A	Obsolete	Junk	1/27/2025	Parks	Shure BLX4R Wireless Mic Amp	3SE22014340	N/A	
N/A	Obsolete	Junk	1/27/2025	Parks	Shure BLX4R Wireless Mic Amp	S3SC0514337	N/A	
N/A	Broken	Junk	1/27/2025	Finance	Dell 53WH Laptop Battery	N/A	N/A	
N/A	Obsolete	Junk	1/27/2025	IT	Plannar 22in Monitor	N/A	N/A	
N/A	Broken	Junk	1/27/2025	Water/WW	iPad 9th gen	N/A	N/A	
N/A	Broken	Junk	1/27/2025	Exec	Cyberpower battery backup	N/A	N/A	
N/A	Broken	Junk	1/27/2025	Water	APC battery backup	N/A	N/A	
N/A	Obsolete	Junk	1/27/2025	IT	TV Soundbar	N/A	N/A	
N/A	Obsolete	Junk	1/27/2025	IT	InVid Camera	215180139	N/A	
N/A	Obsolete	Sell	1/27/2025	IT	Dell Optiplex 3060, CWW1841	Service Tag 4GX4KQ2	N/A	
N/A	Broken	Sell	1/27/2025	Public Works	Dell Precision 5860	Service Tag GNS58Y3	N/A	

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility**

REQUESTED ACTION: City Manager Recommends Approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Potential grant money to offset the city's cost

HISTORY/FACTS/ISSUES:

The Executive Department and our contracted lobbyist have been coordinating with Representative John Temple and Senator Blaise Ingoglia regarding the submission of a legislative appropriation request to help fund a portion of the planned improvements at the city's main water reclamation facility (wastewater treatment plant). This resolution memorializes the city's request for support of the project in the amount of $4 million.

Copies of the Senate and House requests have been included for reference.

RESOLUTION NO. R2025-7

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING THE CITY MANAGER TO COORDINATE LEGISLATIVE APPROPRIATION REQUESTS FOR THE WATER RECLAMATION FACILITY PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city is a municipal provider of potable water, sanitary sewer, reuse water, and other public facilities and services; and,

WHEREAS, the city's ability to provide adequate and reliable infrastructure is vital to its residents and businesses, the economic prosperity of Sumter County, and the well-being of the environment; and,

WHEREAS, improvements to the city's water reclamation facility are needed to appropriately treat projected wastewater flows pursuant to the Conceptual Design Report prepared by the city's consulting engineer, CPH Inc., in September of 2022; and,

WHEREAS, the City Commission adopted the Conceptual Design Report on October 10, 2022, and directed the City Manager to move forward with the recommended improvements; and,

WHEREAS, the city's adopted FY 25 budget includes funding in support of the needed improvements; and,

WHEREAS, the city is seeking additional funding from the state of Florida to support to complete the needed improvements; and,

WHEREAS, the Wildwood City Commission requests the submissions of legislative appropriation requests by the Florida Senate and the Florida House of Representatives in support of the improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The recommended improvements contained within the Conceptual Design Report completed by CPH Inc., are necessary at the city's water reclamation facility in order for the city to appropriately treat projected wastewater flows in accordance with applicable laws and regulations. The project has two components: improving the existing infrastructure to address aging equipment and increasing the wastewater treatment capacity to 5.5 million gallons per day. This BNR facility will meet Advanced Wastewater Treatment (AWT) standards set by the Department of Environmental Protection and will help protect our environment by reducing nutrient loading to water bodies and wetlands. In addition, these improvements will support residential/commercial growth and economic vitality within the City and Sumter County.
2. The planned improvements at the city's main water reclamation facility are hereby designated as a critical community project.

3. The City Manager is hereby authorized to coordinate the submission of legislative appropriation requests through the Florida Senate and Florida House of Representatives in the amount of $4 million.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

EST. 1877
WILDWOOD
FLORIDA

January 27, 2025

Senator Blaise Ingoglia
Florida Senate
2943 Landover Blvd.
Spring Hill, Florida 34608

RE: Request for Legislative Appropriation

Dear Senator Ingoglia:

Attached is a Local Funding Initiative Request for Fiscal Year 2023-2024 concerning the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Improvements project and documentation in support of the same. On behalf of the City of Wildwood, I ask for your support of this important project which is necessary to rectify existing deficiencies at the city's main wastewater treatment facility and to increase wastewater capacity to meet the demands of new growth.

The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 5.5 million gallon per day (MGD) facility to reduce nutrient loading to water bodies and wetlands.

As you are aware, Wildwood is a rapidly growing city. The city's ability to provide infrastructure that keeps pace with development is vital to the economic success of the city and Sumter County. With soaring inflation, supply chain issues, and other economic factors local governments are hard-pressed to fund large infrastructure projects of this magnitude. Wildwood is seeking the State's support to help alleviate the financial burden.

I look forward to discussing this project with you to further explain the city's needs and the importance of this project. Please let me know if you have any questions or concerns regarding this request or the supporting documentation.

Sincerely,

Jason F. McHugh, AICP, CPM
City Manager

Enclosures

CC: Bradley Arnold, Sumter County Board of County Commissioners
Representative John Temple
City of Wildwood City Commission

The Florida Senate
Local Funding Initiative Request
Fiscal Year 2025-2026

1. **Project Title** Wildwood Regional WRF - BNR and Capacity Expansion Improvements

2. **Senate Sponsor** Blaise Ingoglia

3. **Date of Request** 01/27/2025

4. **Project/Program Description**

The recommended improvements contained within the Conceptual Design Report completed by CPH Inc, are necessary at the city's water reclamation facility in order for the city to appropriately treat projected wastewater flows in accordance with applicable laws and regulations. The project has two components: improving the existing infrastructure to address aging equipment and increasing the wastewater treatment capacity to 5.5 million gallons per day. This BNR facility will meet Advanced Wastewater Treatment (AWT) standards set by the Department of Environmental Protection and will help protect our environment by reducing nutrient loading to water bodies and wetlands. In addition, these improvements will support residential/commercial growth and economic vitality within the City and Sumter County.

5. **State Agency to receive requested funds** Department of Environmental Protection

State Agency contacted? (•) Yes ( ) No

6. **Amount of the Nonrecurring Request for Fiscal Year 2025-2026**

Type of Funding	Amount
Operating	
Fixed Capital Outlay	4,000,000
Total State Funds Requested	4,000,000

7. **Total Project Cost for Fiscal Year 2025-2026 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	4,000,000	2.7 %
Matching Funds		
Federal	0	0.0 %
State (excluding the amount of this request)	36,000,000	24.0 %
Local	24,000,000	16.0 %
Other	86,000,000	57.3 %
Total Project Costs for Fiscal Year 2025-2026	150,000,000	100.0 %

8. **Has this project previously received state funding?** ○ Yes ◉ No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. **Is future-year funding likely to be requested?** ◉ Yes ○ No

a. If yes, indicate nonrecurring amount per year. 4,000,000

b. Describe the source of funding that can be used in lieu of state funding.

Local and federal funding, grants

Complete questions 10 and 11 for Fixed Capital Outlay Projects

10. **Status of Construction**

a. What is the current phase of the project? ○ Planning ◉ Design ○ Construction ○ N/A

b. Is the project "shovel-ready" (i.e. permitted)? ○ Yes ◉ No

c. What is the estimated start date of construction? 02/10/2025

d. What is the estimated completion date of construction? 12/31/2027

e. What funding stream will be used for ongoing operations and maintenance of the project?

Utility Revenue Fund

11. **List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.**

City of Wildwood, Florida.

12. **Details on how the requested state funds will be expended**

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/ Travel/Supplies/Other		
Consultants/Contracted Services/Study	Additional professional engineering services associated with the proposed improvements.	20,000
Operational Costs		
Salary and Benefits		
Expense/Equipment/ Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/ Land/Planning Engineering	Requested funds are for replacement of an failing/aging facility to keep pace with rapid growth by constructing of a new regional WRF (serving Wildwood, The Villages, Coleman Prison) that will produce an AWT quality reclaimed water that is low in nutrients, improve and protect the Rainbow/Silver Springs BMAP area and regional environment, and reduce the potential for SSO's, sludge overflows, odors and aerosols.	3,980,000
Total State Funds Requested (must equal total from question #6)		4,000,000

13. **Program Performance**

a. What specific purpose or goal will be achieved by the funds requested?

This is a multi-faceted, regional project to replace aging infrastructure (~50 years old) and increase treatment facility capacity by the construction of a new AWT treatment facility to keep pace with the rapid population growth within the City's service area (City of Wildwood, The Villages, and Coleman Prison (federal). Reclaimed water will be used throughout the regional area. These funds will allow the City to: (1) meet current and future regional wastewater demands; (2) reduce nutrient loadings to the regional environment and springs (BMAP area); (3) enhance, preserve and improve the water quality of the groundwaters, surface waters, Rainbow/Silver springs (BMAP area), and wetlands; (4) protect the public from environmental harm; (5) increase economic activity; and (6) create job opportunities.

b. What activities and services will be provided to meet the intended purpose of these funds?

The requested funds are for construction of a new regional AWT treatment facility to replace the failing/aging facility infrastructure (~50 years old), and to increase treatment capacity to keep pace with the rapid population growth. The City provides a regional solution to wastewater treatment and effluent disposal by treating wastewater generated within the City's service area (City of Wildwood, The Villages, and Coleman Prison (federal). The reclaimed water produced will be used throughout City's regional reclaimed water service area (City of Wildwood and The Villages/North Sumter Utilities). The project will also: (1) reduce nutrient loadings to the local area and the Rainbow/Silver Springs BMAP area; (2) prevent sanitary sewer and sludge overflows; (3) reduce groundwater demand (for drinking water) and increase groundwater quality; and (4) enhance and improve wildlife habitat.

c. What direct services will be provided to citizens by the appropriation project?

The improvements will provide the needed wastewater treatment capacity and infrastructure required within the City's regional service area due to the rapid population growth being experienced as well as the following: protect critical water resources in the regional area (surface waters, wetlands, groundwater, Rainbow/Silver springs (BMAP area); protect regional residences and property; protect the general public from harm; and enhance, preserve and improve the environment, wildlife quality and resources used by the regional residents and tourists by reducing sanitary sewer and sludge management system overflows. This project is critical to the citizens and businesses (both current and future) within the regional area (City of Wildwood, The Villages, Sumter County.

d. Who is the target population served by this project? How many individuals are expected to be served?

The current City of Wildwood population is ~31,000. The population has doubled since the 2020 census and is estimated to increase to 131,000 by 2050. The rapid population increase requires substantial utility system improvements. The regional AWT treatment facility is the first major utility project and involves replacement of the existing antiquated treatment facility with a new facility capable of meeting Class I Reliability criteria, AWT standards, and significantly reducing effluent nutrient concentrations. The capacity will be expanded to account for rapid growth and increased wastewater flows. Financial assistance from the State is requested due to the rapid increase in population growth; the need to protect the protect the general public and thereby all of the regional natural water bodies from environmental harm.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

These funds will allow Wildwood to provide the following benefits/outcome for the regional citizens/tourists: (1) enhance, preserve and improve the environment and wildlife quality within the regional area; (2) protect the general public from environmental harm and the degradation of regional water resources; (3) protection of public and private property (yards, streets, structures, etc.); (4) increase tourism; (5) increase and improve economic activity within the regional area (Wildwood, the Villages, Sumter County); (5) improve groundwater quality; (6) improve surface water quality; and (7) improve drinking water quality. Outcomes will be measured by the decrease nutrient concentrations, and the reduced number of sanitary sewer and sludge management system overflows.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

Fines and clean-up costs associated with sanitary sewer and sludge management system overflows.

14. **Is this project related to mitigation, response, or recovery from a natural disaster?**

- ○ Yes ◉ No *(Skip Questions 15 and 16)*

a. If yes, what phase best describes the project?

- ○ Mitigation (reducing or eliminating potential loss of life or property)
- ○ Response (addressing the immediate and short-term effects of a natural disaster)
- ○ Recovery (assisting communities return to normal operations, including rebuilding damaged infrastructure)

b. Name of the natural disaster (or Executive Order # for events not under a federal declaration):

15. **Has the entity applied for or received federal assistance for this project?**

- ◉ Yes, Applied
- ○ Yes, Received
- ○ No
- ○ No, but intends to apply

a. If yes, provide the FEMA project worksheet ID#:

b. Provide the total project cost listed on the FEMA project worksheet:

16. **Has the entity applied for or received state assistance for this project (other than this request)?**

- ◉ Yes, Applied
- ○ Yes, Received
- ○ No
- ○ No, but intends to apply

a. If yes, specify the program and state agency (ex. Local Government Emergency Bridge Loan, Department of Commerce):

Water Quality Improvement, Alternative Water Supply, Wastewater Revolving Loan (FDEP Grants)

Please complete questions 17 through 21 for Water Projects only.

17. **Have you been awarded or applied for alternative state funding for this project?**

- [x] Water Quality Improvement Grant Program
- [ ] Resilient Florida Grant Program
- [x] Wastewater Revolving Loan
- [ ] Drinking Water Revolving Loan
- [ ] Small Community Wastewater Treatment Grant
- [x] Other (please specify, ex. Alternative Water Supply Grants) — Alternative Water Supply Grants
- [ ] N/A

18. **What is the population economic status?**

- [ ] Financially Disadvantaged Community (ch. 62-552, F.A.C.)
- [ ] Financially Disadvantaged Municipality (ch. 62-552, F.A.C.)
- [ ] Rural Area of Economic Concern
- [ ] Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- [x] N/A

19. **What is the status of construction?**

Construction to begin in February 2025

20. **What percentage of the construction has been completed?**

1%

21. **What is the estimated completion date of construction?**

12/31/2027

The Florida Senate
Local Funding Initiative Request
Fiscal Year 2025-2026

22. **Requester Contact Information**

a. First Name: Jason Last Name: McHugh

b. Organization: City of Wildwood

c. E-mail Address: jmchugh@wildwood-fl.gov

d. Phone Number: (352) 330-1330 Ext: 112

23. **Recipient Contact Information**

a. Organization: City of Wildwood

b. Municipality and County: Sumter

c. Organization Type

- ○ For-Profit Entity
- ○ Non-Profit 501(c) (3)
- ○ Non-Profit 501(c) (4)
- ◉ Local Entity
- ○ University or College
- ○ Other (please specify)

d. First Name: Jason Last Name: McHugh

e. E-mail Address: jmchugh@wildwood-fl.gov

f. Phone Number: (352) 330-1330

24. **Lobbyist Contact Information**

a. Name: Edgar Fernandez

b. Firm Name: Arrow Group

c. E-mail Address: efernandez.arrow@gunster.com

d. Phone Number: (786) 255-5755 Ext.:

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.

EST. 1877
WILDWOOD
FLORIDA

January 27, 2025

Honorable John Temple
Florida House of Representatives
916 Avenida Central
Lady Lake, Florida 32159

RE: Request for Legislative Appropriation

Dear Representative Temple:

Attached is an Appropriations Project Request for Fiscal Year 2024-2025 concerning the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Improvements project and documentation in support of the same. On behalf of the City of Wildwood, I ask for your support of this important project which is necessary to rectify existing deficiencies at the city's main wastewater treatment facility and to increase wastewater capacity to meet the demands of new growth.

The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 5.5 million gallon per day (MGD) facility to reduce nutrient loading to water bodies and wetlands.

As you are aware, Wildwood is a rapidly growing city. The city's ability to provide infrastructure that keeps pace with development is vital to the economic success of the city and Sumter County. With soaring inflation, supply chain issues, and other economic factors local governments are hard-pressed to fund large infrastructure projects of this magnitude. Wildwood is seeking the State's support to help alleviate the financial burden.

I look forward to discussing this project with you to further explain the city's needs and the importance of this project. Please let me know if you have any questions or concerns regarding this request or the supporting documentation.

Sincerely,

Jason F. McHugh, AICP, CPM
City Manager

Enclosures

CC: Bradley Arnold, Sumter County Board of County Commissioners
Senator Blaise Ingoglia
City of Wildwood City Commission

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2025-26

For projects meeting the definition of House Rule 5.14

Only Members of the Florida House of Representatives can officially submit an Appropriations Project Request

Your request will not be officially submitted unless all questions and applicable sub parts are answered. The information provided in the request will be posted on the House website and available for public review if an Appropriations Project Request is published by a Representative.

1. **Title of Project:** Wildwood Regional WRF - BNR and Capacity Expansion Improvements
2. **Date of Submission:** 01/27/2025
3. **House Member Sponsor:** John Temple
4. **Details of Amount Requested:**

   a. Has funding been provided in a previous State budget for this activity? (•) Yes ( ) No

   b. What is the most recent fiscal year the project was funded? 2024-2025

   c. Were the funds provided in the most recent fiscal year subsequently vetoed? (•) Yes ( ) No

   d. Complete the following Project Request Worksheet to develop your request.

FY:	Input Prior Year Appropriation for this project for FY 2024-25 *(If appropriated in FY 2024-25 enter the appropriated amount, even if vetoed.)*			Nonrecurring Funds Request for FY 2025-26		
Column:	**A**	**B**	**C**	**D**	**E**	**F**
Funds Description	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated	**Operations**	**Fixed Capital Outlay (FCO)**	**TOTAL Operations + Fixed Capital Outlay (FCO)**
Input Amounts	0	2,000,000	2,000,000	0	4,000,000	4,000,000

e. Provide the total cost of the project for FY 2025-26 from all sources of funding (Enter "0" if amount is zero):

Type of Funding	Amount	% of Total	Are the other sources of funds guaranteed in writing?	
1. Amount Requested from the State in this Appropriations Project Request	4,000,000	2.7 %		
2. Federal	0	0.0 %	○ Yes	◉ No
3. State (Excluding the requested Total Amount in #4d, Col F)	36,000,000	24.0 %	○ Yes	◉ No
4. Local	24,000,000	16.0 %	◉ Yes	○ No
5. Other	86,000,000	57.3 %	○ Yes	◉ No
TOTAL	150,000,000	100.0 %		

5. Is this a multi-year project requiring funding from the state for more than one year? ◉ Yes ○ No

   a. How much state funding would be requested after 2025-26 over the next 5 years? >10M

   b. How many additional years of state support do you expect to need for this project? 2 years

   c. What is the total project cost for all years including all federal, local, state, and any other funds? Select the single answer which best describes the total project cost. If funds requested are for ongoing services or for recurring activities, select "ongoing activity". >10M

6. Is this project related to relief or recovery from a natural disaster? ○ Yes ◉ No

   a. If yes, provide the name or a description of the natural disaster and briefly describe how the funding will be used for relief or recovery.

Maximum of 500 characters allowed

7. Which is the most appropriate state agency to place an appropriation for the issue requested?

Department of Environmental Protection

a. Has the appropriate state agency for administering the funding, if the request were appropriated, been contacted? (•) Yes ( ) No

b. Describe suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures.

Fines and clean-up costs associated with sanitary sewer and sludge management system overflows.

8. Requester:

a. First Name: Jason Last Name: McHugh

b. Organization: City of Wildwood

c. Email: jmchugh@wildwood-fl.gov

d. Phone #: (352) 330-1332

9. Contact for questions about specific technical or financial details about the project.

a. First Name: Jason Last Name: McHugh

b. Organization: City of Wildwood

c. Email: jmchugh@wildwood-fl.gov

d. Phone #: (352) 330-1332

10. If there is a registered lobbyist working to secure funding for this project, fill out the information below. If not, click None [ ]

a. First Name: Edgar Last Name: Fernandez

b. Firm: Arrow Group

c. Email: efernandez.arrow@gunster.com

d. Phone #: (786) 255-5755

11. Organization or Name of entity receiving funds:

    a. Name: City of Wildwood

    b. County (County where funds are to be expended) Sumter

    c. Service Area (Counties being served by the service(s) provided with funding)

    Sumter

12. What type of organization is the entity that will receive the funds?

    Local Government

    If other, please describe:

13. What is the specific purpose or goal that will be achieved by the funds being requested?

    The recommended improvements contained within the Conceptual Design Report completed by CPH Inc, are necessary at the city's water reclamation facility in order for the city to appropriately treat projected wastewater flows in accordance with applicable laws and regulations. The project has two components: improving the existing infrastructure to address aging equipment and increasing the wastewater treatment capacity to 5.5 million gallons per day.

14. Provide specific details on how funds will be spent. (Select all that apply)

Spending Category	Description	Amount Requested (Total should equal 4d, Col. F) Enter '0' if request is zero for the category
Administrative Costs		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/ Travel/Supplies/Other		0
Consultants/ Contracted Services/ Study	Additional professional engineering services associated with the proposed improvements.	20,000
Operational Costs		
Salaries and Benefits		0
Expenses/Equipment/ Travel/Supplies/Other		0
Consultants/ Contracted Services/ Study		0
Fixed Capital Construction/Major Renovation		
Construction/Renovation/ Land/Planning Engineering	Replacement of an failing/aging facility to keep pace with rapid growth by constructing of a new regional WRF (serving Wildwood, The Villages, Coleman Prison) that will produce an AWT quality reclaimed water that is low in nutrients, improve and protect the Rainbow/Silver Springs BMAP area and regional environment, and reduce the potential for SSO's, sludge overflows, odors and aerosols.	3,980,000
Total Requested		4,000,000

15. For Fixed Capital Costs requested in Question 14, what type of ownership will the facility be under when complete?

Local Government

If other, please describe:

100 maximum characters allowed

16. Is the project request an information technology project? ○ Yes ◉ No ***Water projects skip to #17***

a. Will this information technology project be managed within a state agency to support state agency program goals? ○ Yes ○ No

b. What is the total cost (all years) to design and build the project?

c. What are the ongoing (annual recurring) maintenance and operation costs once the project is completed?

d. Has the state agency indicated it has sufficient funds for the ongoing annual recurring costs within its current operating budget? ○ Yes ○ No

e. What are the specific business objectives or needs the IT project is intended to address?

400 maximum characters allowed

f. Based upon the identified business objectives or needs, what are the success factors that must be realized in order for the state agency to consider the proposed IT project a success?

100 maximum characters allowed

17. Is there any documented show of support for the requested project in the community including public hearings, letters of support, major organizational backing or other expressions of support? ◉ Yes ○ No

Please describe:

City Commission meetings/public hearings have been held. The City Manager was directed to apply to the State Legislature for funding support for the required construction of a new regional WRF. The meetings were open to the public - no voiced opposition. Sumter County has provided a letter of support.

18. Has the need for the funds been documented by a study, completed by an independent 3rd party, for the area to be served? ◉ Yes ○ No

Please describe:

City Commission approved the following: (1) a Utility Master Plan - 2024; (2) a Conceptual Design Report to identify capacity, efficiency, necessary upgrades and biosolids treatment methods in 2022 (regional WRF) - CPH,LLC; and (3) a Revenue Sufficiency Analysis Report. CPH, LLC is currently finalizing the City of Wildwood Wastewater Facilities Plan

19. Will the requested funds be used directly for services to citizens? ○ Yes ◉ No ***Water projects skip to #20***

a. What are the activities and services that will be provided to meet the purpose of the funds?

400 maximum characters allowed

b. Describe the direct services to be provided to the citizens by the funding requested.

400 maximum characters allowed

c. Describe the target population to be served (i.e., "the majority of the funds requested will serve these target populations or groups"). Select all that apply to the target population:

- ☐ Elderly persons
- ☐ Persons with poor mental health
- ☐ Persons with poor physical health
- ☐ Jobless persons
- ☐ Economically disadvantaged persons
- ☐ At-risk youth
- ☐ Homeless
- ☐ Developmentally disabled
- ☐ Physically disabled
- ☐ Drug users (in health services)
- ☐ Preschool students
- ☐ Grade school students
- ☐ High school students
- ☐ University/College students
- ☐ Currently or formerly incarcerated persons
- ☐ Drug offenders (in criminal Justice)
- ☐ Victims of crime
- ☐ General (The majority of funds will benefit no specific group)
- ☐ Other, please describe:

Required if 18c - Other is checked (100 maximum characters allowed)

d. How many in the target population are expected to be served? <Click to Select>

20. What benefits or outcomes will be realized by the expenditure of funds requested? (Select each Benefit/Outcome that applies):

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve physical health	The proposed project improvements include the construction of a new regional AWT treatment plant that uses high efficiency equipment, blowers and a fine bubble diffused aeration system. This replaces the current surface aeration systems that generates significant aerosols. Also, the project will improve groundwater and springs (Rainbow/Silver) quality.	Aerosol reduction, hydrogen sulfide (odor) reduction, and improved local groundwater and springs quality (Wildwood is within the Rainbow/Silver Springs BMAP region). The new regional WRF will serve the City of Wildwood, The VIllages, and the Coleman Prison (Federal) and will address regional environmental, health, population growth, wetland, and water quality issues.
Improve mental health		
Enrich cultural experience		
Improve agricultural production/ promotion/education		
Improve quality of education		
Enhance/preserve/improve environmental or fish and wildlife quality	Protect, enhance and preserve the environmental quality of the local environment, wetlands and the Rainbow/Silver Springs (BMAP area) by the following: (1) reduction in nutrient loadings; (2) improves water quality; (3) reduces potential for environmental degradation & algal blooms; and (4) reduction in sanitary sewer and sludge system overflows. Provides an overall regional solution in this area.	Reduction in the nutrient (nitrogen and phosphorus) loadings to the Rainbow/Silver Springs region and adjacent wetlands which will improve water quality and reduce the potential for algal blooms. Reduction in the number of sanitary sewer and sludge system overflows due to aging/failing infrastructure at the existing WWTF. All measurable by City Staff. Project is a regional/federal partnership.
Protect the general public from harm (environmental, criminal, etc.)	Protect the general public from environmental harm associated with the following: (1) increased nutrient loadings to the local waterways, wetlands and springs (Rainbow and Silver) which could lead to environmental degradation and algal blooms; and (2) sanitary sewer and sludge system overflows that could impact local streets, yards, local surface waters and groundwaters, springs and wetlands.	Reduction in the nutrient loadings (TN and TP) to the local environment, springs (BMAP area) and wetlands. Reduction in the number of sanitary sewer and sludge overflows due to aging and failing infrastructure at the existing treatment facility and inadequate capacity based on rapid population growth. Effluent concentrations and number of SSO's will be reduced by this project.

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve transportation conditions		
Increase or improve economic activity	Increased and/or improved economic activity within the City is contingent upon having a wastewater treatment facility that has the capacity to treat current and future raw wastewater flows from the regional service area. This project will increase/improve current and future economic opportunity/activity within the City, and produce an effluent that is environmentally friendly and can be reused.	Increased/improved current and future economic activity (population, residential, business, and recreational) within the City of Wildwood due to the proposed improvements and increased treatment capacity of the facility. The facility provides a regional solution to wastewater treatment (Coleman Prison (federal), Wildwood, and The Villages (uses over 98% of the reclaimed water generated).
Increase tourism	Wildwood is a tourist community. It is essential/vital that the WRF function optimally and have adequate capacity to ensure the City's and regions continued success. It is critically important that the region's water resources be kept clean, usable, and a recreational resource to all tourists. Reducing nutrient loadings to the environment and sanitary sewer/sludge system overflows is critical.	Increased number of tourists to the City of Wildwood and the regional area due to the improved environmental conditions and high quality recreational waterways and springs (Rainbow and Silver) that are less susceptible to environmental degradation and algal blooms (reduced nutrients in the facility effluent as part of this project) and reduced potential for sanitary sewer/sludge system overflows.
Create specific immediate job opportunities	Construction of the new regional WRF will generate job opportunities during the 18-24 month construction period and could lead to increased job opportunities at the new regional WRF (more operators, maintenance personnel, etc.). The WRF improvements will increase the treatment capacity of the facility and thereby allow more economic development, growth, and corresponding job opportunities.	Number of additional jobs created during and after the construction of the new Wildwood Regional WRF. The project is both a regional project and federal partnership that will provide the engine to drive economic growth, opportunity and activity; thereby providing immediate job opportunities with the regional area.
Enhance specific individual's economic self sufficiency		
Reduce recidivism		
Reduce substance abuse		

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Divert from Criminal/ Juvenile Justice System		
Improve wastewater management	The existing facility is ~50 years old, uses older, less efficient treatment technologies (aging/failing) and doesn't have the required capacity. The proposed improvements will use state-of-the art technologies to produce a high quality reclaimed water. The AWT facility will meet Class I Reliability Criteria, and provide reliable, efficient and safe methods for the treatment of wastewater/sludge.	The WRF will be able to produce a high quality reclaimed water, low in nutrients, using new, highly efficient treatment methods and provide the needed capacity. The project will include the construction of a new regional AWT facility thereby allowing the City to meet capacity requirements due to the significant population growth, reduce TN/TP, and minimize sanitary sewer/sludge system overflows.
Improve stormwater management	The existing facility is ~50 years old and was constructed without any stormwater system improvements (inlets, piping, ponds/swales). As part of this project, a new stormwater management system will be constructed on-site to collect the rainfall excess (runoff) and convey it to a system of swales, inlets and ponds that will provide storage, attenuation, and treatment prior to discharge.	Reduction in the pollutants being discharged off-site (local drainageways, wetlands, creeks, adjacent properties, etc.) due to the storage, attenuation, and treatment of the facility site stormwater runoff in on-site swales and ponds. This will improve the overall surface and groundwater quality in the regional area.
Improve groundwater quality	The new regional AWT facility, with expanded capacity to accommodate the rapid population growth, will enhance the city's ability to process all wastewater and sludge flows, including during extreme weather conditions, reduce effluent nutrients, and minimize potential sanitary sewer/sludge system overflows to the environment that have a significant impact on regional groundwater quality.	Reduction in the effluent nutrient concentration (TN and TP) will reduce their impact on the regional groundwater quality and impacts to the Rainbow/Silver springs (BMAP area). Also, minimization of potential sanitary sewer overflows (SSO) and sludge system overflows will reduce the threat to regional groundwater quality degradation.
Improve drinking water quality	The new regional WRF will produce a high quality reclaimed water that will be low in nutrients - meeting AWT standards (BOD < 5 mg/L, TSS < 5 mg/L, TN < 3 mg/L and TP < 1 mg/L). The high quality reclaimed water will be used for slow-rate public access spray irrigation within the regional service area. This will reduce groundwater demand (for drinking water) and increase groundwater quality.	The potential use of reclaimed water, in lieu of potable water (current method in a large portion of the City), for slow-rate public access spray irrigation has the following benefits: regional conservation of groundwater reserves, reduction of groundwater withdrawals, water system expansion can be postponed due to consumptive use reductions, and a cost-effective effluent disposal method.
Improve surface water quality	The proposed improvements will produce a high quality reclaimed water that is low in nutrients. The water quality of surface waters, springs, and wetlands will be improved (low nutrient conc.) and the potential for algal blooms minimized. A new stormwater system & other facility improvements will treat runoff on-site and minimize sanitary sewer/sludge overflows - improving surface water quality.	Surface water quality (drainage conveyances, creeks, adjacent wetlands, springs, and the local surface waters) will be improved upon completion of the new advanced wastewater treatment system and stormwater management system improvements. This project will resolve regional water quality issues and includes a federal partnership with the US government (Coleman Prison).
Other (Please describe)	The proposed AWT facility improvements will include a state-of-the-art SCADA system that will continually monitor, report, datalog and adjust the new treatment system components and processes (biological, chemical, aeration, mixing, pumping and sludge treatment), as required, to provide optimal treatment. The wastewater collection/transmission system will be integrated into the SCADA system.	The SCADA system improvements will allow for the energy efficient and cost effective operation of the facility and provide for remote monitoring, operations and reporting of alarm conditions. Operators will be immediately notified of any alarm condition, whether present at the facility or not, and can immediately address the condition, thus minimizing facility upset conditions, discharges/SSO's.

The questions below are additional questions for water projects only

21. Have you applied for alternative state funding? Select all that apply:
    a. ☑ Wastewater Revolving Loan
    b. ☐ Drinking Water Revolving Loan
    c. ☐ Small Community Wastewater Treatment Grant
    d. ☐ Resilient Florida Grant
    e. ☑ Water Quality Improvement Grant
    f. ☑ Other (Please describe) Alternative Water Supply Grant
    g. ☐ N/A

22. What is the population economic status?
    a. ○ Financially Disadvantaged Municipality
    b. ○ Rural Area of Critical Economic Concern
    c. ○ Rural Community Experiencing Economic Distress
    d. ◉ N/A

23. What is the status of construction?
    a. ◉ Ready
    b. ○ Not Ready

24. What percentage of construction has been completed?
    1%

25. What is the estimated completion date of construction?
    12/31/2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Huey Street Improvements Project - Payment Application 7 in the Amount of $169,769.77**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6308

HISTORY/FACTS/ISSUES:

The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Payment Application 7 in the amount of $169,769.77 for site work performed from December 1 through December 31, 2024. The project is approximately 82% completed. Kimley Horn staff has reviewed Payment Application 7 and recommended approval.

Contractor's Application for Payment No. 7

	Application Period: 12/1/24-12/31/24	Application Date: 12/31/2024
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Kimley Horn
Project: Huey Street Improvements	Contract:	
Owner's Contract No.:	Contractor's Project No.: 12734	Engineer's Project No.:

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$38,179.65	
2		-$31,683.01
3	$5,395.90	
4	$21,500.00	
5	$16,047.50	
TOTALS	$81,123.05	-$31,683.01
NET CHANGE BY CHANGE ORDERS	$49,440.04	

1. ORIGINAL CONTRACT PRICE		$2,412,015.51
2. Net change by Change Orders		$49,440.04
3. Current Contract Price (Line 1 ± 2)		$2,461,455.55
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)		$2,027,713.15
5. RETAINAGE:		
a. 5% X $2,027,713.15 Work Completed		$101,385.66
b. X Stored Material		$
c. Total Retainage (Line 5a + Line 5b)		$101,385.66
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)		$1,926,327.49
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		$1,756,557.72
8. AMOUNT DUE THIS APPLICATION		$169,769.77
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)		$535,128.06

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Sarah Walker | Date: 1/7/2025

Payment of: $ 169,769.77
(Line 8 or other - attach explanation of the other amount)

is recommended by: Mario Petrola, P.E. 01/14/2025
Kimley Horn (Date)

Payment of: $
(Line 8 or other - attach explanation of the other amount)

is approved by:
City of Wildwood (Date)

Approved by:
Funding Agency (if applicable) (Date)

Endorsed by the Construction Specifications Institute.

REV 10/13

Kimley»Horn
- [x] NO EXCEPTIONS TAKEN
- [ ] CORRECTIONS NOTED
- [ ] REJECTED
- [ ] VERIFY & MAKE CORRECTIONS
- [ ] RESUBMIT
- [ ] FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: MARIO PETROLA, P.E. Date: 1/14/25

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract):	Huey Street Improvements	Application No.:	7
Application Period:	December 1, 2024 through December 31, 2024	Application Date:	12/31/2024

A					B	C				D	E	F	G	H
Item		Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description					Quantity	Amount	Quantity	Amount					
1	Mobilization	1.00	LS	$ 156,159.20	$ 156,159.20	0.85	$ 132,735.32	0.05	$ 7,807.96	$140,543.28		$140,543.28	90.0%	$15,615.92
2	Maintenance of Traffic	1.00	LS	$ 113,996.02	$ 113,996.02	0.85	$ 96,896.62	0.05	$ 5,699.80	$102,596.42		$102,596.42	90.0%	$11,399.60
3	Performance Bond	1.00	LS	$ 19,720.00	$ 19,720.00	1.00	$ 19,720.00		$ -	$19,720.00		$19,720.00	100.0%	
4	Full Depth Reclamation (pulverization) (11.5" avg depth)	10575.00	SY	$ 23.20	$ 245,340.00	10575.00	$ 245,340.00		$ -	$245,340.00		$245,340.00	100.0%	
5	Portland Cement	71.10	TN	$ 261.00	$ 18,557.10	71.10	$ 18,557.10		$ -	$18,557.10		$18,557.10	100.0%	
6	Asphalt Emulsion (ccs-1h)	13858.00	GA	$ 3.20	$ 44,345.60	13858.00	$ 44,345.60		$ -	$44,345.60		$44,345.60	100.0%	
7	As-Built Plans and Construction Layout Survey	1.00	LS	$ 34,336.00	$ 34,336.00	0.75	$ 25,752.00		$ -	$25,752.00		$25,752.00	75.0%	$8,584.00
8	Pollution Prevention and Control	1.00	LS	$ 9,280.00	$ 9,280.00	0.85	$ 7,888.00	0.05	$ 464.00	$8,352.00		$8,352.00	90.0%	$928.00
9	100% Gopher Tortoise Survey	1.00	LS	$ 2,900.00	$ 2,900.00	1.00	$ 2,900.00		$ -	$2,900.00		$2,900.00	100.0%	
10	Gopher Tortoise Relocations and Associated Permitting (if required)	3.00	EA	$ 9,280.00	$ 27,840.00		$ -		$ -					$27,840.00
11	Sediment Barrier (standard)	8340.00	LF	$ 2.30	$ 19,182.00	8340.00	$ 19,182.00		$ -	$19,182.00		$19,182.00	100.0%	
12	Inlet Protection System	16.00	EA	$ 145.00	$ 2,320.00	16.00	$ 2,320.00		$ -	$2,320.00		$2,320.00	100.0%	
13	Clearing and Grubbing	5.55	AC	$ 4,872.00	$ 27,039.60	5.55	$ 27,039.60		$ -	$27,039.60		$27,039.60	100.0%	
14	Excavation, Regular	10087.00	CY	$ 27.30	$ 275,375.10	9078.00	$ 247,829.40	1009.00	$ 27,545.70	$275,375.10		$275,375.10	100.0%	
15	Embankment, Regular	188.00	CY	$ 12.35	$ 2,321.80		$ -	188.00	$ 2,321.80	$2,321.80		$2,321.80	100.0%	
16	Optional Base, Base Group 04	230.00	SY	$ 94.55	$ 21,746.50		$ -	192.00	$ 18,153.60	$18,153.60		$18,153.60	83.5%	$3,592.90
17	Optional Base, Base Group 09	650.00	SY	$ 83.55	$ 54,307.50		$ -	558.00	$ 46,620.90	$46,620.90		$46,620.90	85.8%	$7,686.60
18	Milling Existing Asphalt Pavement, 3" Avg Depth	1120.00	SY	$ 9.75	$ 10,920.00		$ -		$ -					$10,920.00
19	Superpave Asphaltic Concrete, Traffic C, PG76-33, (SP 9.5) (1")	692.85	TN	$ 208.60	$ 144,527.92		$ -		$ -					$144,527.92
20	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (1.5")	953.60	TN	$ 189.50	$ 180,707.39	953.60	$ 180,707.20		$ -	$180,707.20		$180,707.20	100.0%	$0.19
21	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (2")	114.23	TN	$ 207.85	$ 23,741.94		$ -		$ -					$23,741.94
22	Inlets (DT BOT) Type C <10'	11.00	EA	$ 9,230.00	$ 101,530.00	10.00	$ 92,300.00		$ -	$92,300.00		$92,300.00	90.9%	$9,230.00
23	Manholes (P-7) (<10')	2.00	EA	$ 10,470.00	$ 20,940.00	1.00	$ 10,470.00		$ -	$10,470.00		$10,470.00	50.0%	$10,470.00
24	Replace Grate	1.00	EA	$ 3,105.00	$ 3,105.00		$ -		$ -					$3,105.00
25	Pipe Culvert, Round, 12" RCP	87.00	LF	$ 99.00	$ 8,613.00	87.00	$ 8,613.00		$ -	$8,613.00		$8,613.00	100.0%	
26	Pipe Culvert, Round, 12" RCP	121.00	LF	$ 99.00	$ 11,979.00	121.00	$ 11,979.00		$ -	$11,979.00		$11,979.00	100.0%	
27	Pipe Culvert, Round, 18" RCP	902.00	LF	$ 117.50	$ 105,985.00	902.00	$ 105,985.00		$ -	$105,985.00		$105,985.00	100.0%	
28	Pipe Culvert, Round, 24" RCP	802.00	LF	$ 137.25	$ 110,074.50	802.00	$ 110,074.50		$ -	$110,074.50		$110,074.50	100.0%	
29	Mitered End Section (optional round) (12")	3.00	EA	$ 2,245.00	$ 6,735.00	3.00	$ 6,735.00		$ -	$6,735.00		$6,735.00	100.0%	
30	Mitered End Section (optional round) (18")	2.00	EA	$ 2,770.00	$ 5,540.00	1.00	$ 2,770.00	1.00	$ 2,770.00	$5,540.00		$5,540.00	100.0%	
31	Concrete Sidewalk and Driveways, 4" Thick	250.00	SY	$ 110.75	$ 27,687.50	84.00	$ 9,303.00	166.00	$ 18,384.50	$27,687.50		$27,687.50	100.0%	
32	Concrete Sidewalk and Driveways, 6" Thick	55.00	SY	$ 191.50	$ 10,532.50		$ -	30.00	$ 5,745.00	$5,745.00		$5,745.00	54.5%	$4,787.50
33	Detectable Warnings	100.00	SF	$ 40.60	$ 4,060.00		$ -		$ -					$4,060.00
34	Riprap, Rubble, F&I, 10'x10' Pad Around Pond Outfall Structure	1.00	LS	$ 3,700.00	$ 3,700.00		$ -		$ -					$3,700.00
35	Fencing, Type B, Standard (5.1'-6.0')	837.00	LF	$ 36.00	$ 30,132.00		$ -		$ -					$30,132.00
36	Fence Gate, Type B, Single, 12.1-18.0' Opening	1.00	EA	$ 2,900.00	$ 2,900.00		$ -		$ -					$2,900.00
37	Performance Turf, Sod	8890.00	SY	$ 4.75	$ 42,227.50	335.00	$ 1,591.25	8555.00	$ 40,636.25	$42,227.50		$42,227.50	100.0%	
38	Single Post Sign, F&I Ground Mount, up to 12 SF	10.00	AS	$ 585.00	$ 5,850.00		$ -		$ -					$5,850.00
39	Single Post Sign, Relocate	5.00	AS	$ 175.00	$ 875.00		$ -		$ -					$875.00
40	Sign Panel, Furnish & Install Ground Mount, up to 12 SF	6.00	EA	$ 235.00	$ 1,410.00		$ -		$ -					$1,410.00
41	Raised Pavement Marker, Type B (Y/Y)	96.00	EA	$ 5.80	$ 556.80		$ -		$ -					$556.80
42	Painted Pavement Markings - Final Surface	1.00	LS	$ 52,200.00	$ 52,200.00		$ -		$ -					$52,200.00
43	Thermoplastic, Standard, White, Solid, 12" for Crosswalks and Roundabout	672.00	LF	$ 5.80	$ 3,897.60		$ -		$ -					$3,897.60
44	Thermoplastic, Standard, White, Solid, 24" for Stop Line	120.00	LF	$ 11.60	$ 1,392.00		$ -		$ -					$1,392.00
45	Thermoplastic, Standard, White, Message or Symbol	4.00	EA	$ 290.00	$ 1,160.00		$ -		$ -					$1,160.00
46	Thermoplastic, Preformed, White, Solid, 24" for Crosswalk	224.00	LF	$ 17.40	$ 3,897.60		$ -		$ -					$3,897.60
47	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	1.330	GM	$ 7,656.00	$ 10,182.48		$ -		$ -					$10,182.48
48	Thermoplastic, Standard-Other Surfaces, Yellow, Solid 6"	1.342	GM	$ 7,656.00	$ 10,274.35		$ -		$ -					$10,274.35

REV 10/13

Item		Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period		Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description					Quantity	Amount	Quantity	Amount					
49	Abandon Existing Water Main in Place (including excavatable fill)/Removal of Asbestos Cement Water Main	1.00	LS	$ 67,570.00	$ 67,570.00	0.75	$ 50,677.50	0.10	$ 6,757.00	$57,434.50		$57,434.50	85.0%	$10,135.50
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	2550.00	LF	$ 70.70	$ 180,285.00	2550.00	$ 180,285.00		$ -	$180,285.00		$180,285.00	100.0%	
51	Single Water Service Connection	7.00	EA	$ 3,455.00	$ 24,185.00	7.00	$ 24,185.00		$ -	$24,185.00		$24,185.00	100.0%	
52	Fire Hydrant Assembly	3.00	EA	$ 9,105.00	$ 27,315.00	3.00	$ 27,315.00		$ -	$27,315.00		$27,315.00	100.0%	
53	Reconnect to Existing Hydrant	1.00	EA	$ 2,815.00	$ 2,815.00		$ -		$ -					$2,815.00
54	Adjust Manhole to Finished Ground	1.00	EA	$ 1,740.00	$ 1,740.00		$ -		$ -					$1,740.00
55	Composite Waterproof Manhole Ring and Cover with Inflow Protection	2.00	EA	$ 270.00	$ 540.00		$ -							$540.00
56	Adjust Cleanout to Finished Ground	1.00	EA	$ 290.00	$ 290.00		$ -		$ -					$290.00
57	8"X8" Tapping Sleeve and Valve	1.00	EA	$ 7,665.00	$ 7,665.00	1.00	$ 7,665.00		$ -	$7,665.00		$7,665.00	100.0%	
58	8" Gate Valve	8.00	EA	$ 2,770.00	$ 22,160.00	8.00	$ 22,160.00		$ -	$22,160.00		$22,160.00	100.0%	
59	8" Restrained Plug	2.00	EA	$ 330.00	$ 660.00	2.00	$ 660.00		$ -	$660.00		$660.00	100.0%	
60	8" Cap	2.00	EA	$ 360.00	$ 720.00	2.00	$ 720.00		$ -	$720.00		$720.00	100.0%	
61	Air Release Valve	2.00	EA	$ 4,490.00	$ 8,980.00	2.00	$ 8,980.00		$ -	$8,980.00		$8,980.00	100.0%	
62	8" Linestop	1.00	EA	$ 15,200.00	$ 15,200.00	1.00	$ 15,200.00		$ -	$15,200.00		$15,200.00	100.0%	
63	8" Cap with 2" Threaded Plug	1.00	EA	$ 455.00	$ 455.00	1.00	$ 455.00		$ -	$455.00		$455.00	100.0%	
64	Cut and Connect to Existing Water Main (including all required fittings, sleeves, temporary linestop and jumper connections)	3.00	EA	$ 6,240.00	$ 18,720.00	3.00	$ 18,720.00		$ -	$18,720.00		$18,720.00	100.0%	
65	Bacteriological Testing	1.00	LS	$ 4,700.00	$ 4,700.00	1.00	$ 4,700.00		$ -	$4,700.00		$4,700.00	100.0%	
66	Material Testing	1.00	LS	$ 5,915.00	$ 5,915.00	1.00	$ 5,915.00		$ -	$5,915.00		$5,915.00	100.0%	
	Change Order No. 1													
31	Concrete Sidewalk and Driveways 4" Thick	-84.00	SY	$ 110.75	$ (9,303.00)	-84.00	$ (9,303.00)		$ -	-$9,303.00		-$9,303.00	100.0%	
37	Performance Turf Sod	-335.00	SY	$ 4.75	$ (1,591.25)	-335.00	$ (1,591.25)		$ -	-$1,591.25		-$1,591.25	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	-1073.00	LF	$ 70.70	$ (75,861.10)	-1073.00	$ (75,861.10)		$ -	-$75,861.10		-$75,861.10	100.0%	
58	8" Gate Valve	3.00	EA	$ 2,770.00	$ 8,310.00	3.00	$ 8,310.00		$ -	$8,310.00		$8,310.00	100.0%	
61	Air Release Valve	2.00	EA	$ 4,490.00	$ 8,980.00	2.00	$ 8,980.00		$ -	$8,980.00		$8,980.00	100.0%	
62	8" Linestop	-1.00	EA	$ 15,200.00	$ (15,200.00)	-1.00	$ (15,200.00)		$ -	-$15,200.00		-$15,200.00	100.0%	
CO 1	8" C-900 DR-18 PVC HDD	747.00	LF	$ 135.00	$ 100,845.00	747.00	$ 100,845.00		$ -	$100,845.00		$100,845.00	100.0%	
CO 1	18" Drainage RCP Removal	400.00	LF	$ 55.00	$ 22,000.00	400.00	$ 22,000.00		$ -	$22,000.00		$22,000.00	100.0%	
	Change Order No. 2													
11	Sediment Barrier (standard)	-90.00	LF	$ 2.30	$ (207.00)	-90.00	$ (207.00)		$ -	-$207.00		-$207.00	100.0%	
12	Inlet Protection System	-2.00	EA	$ 145.00	$ (290.00)	-2.00	$ (290.00)		$ -	-$290.00		-$290.00	100.0%	
14	Excavation, Regular	-187.00	CY	$ 27.30	$ (5,105.10)		$ -	-187.00	$ (5,105.10)	-$5,105.10		-$5,105.10	100.0%	
15	Embankment, Regular	-24.00	CY	$ 12.35	$ (296.40)		$ -	-24.00	$ (296.40)	-$296.40		-$296.40	100.0%	
25	Pipe Culvert, Round, 12" RCP	-87.00	LF	$ 99.00	$ (8,613.00)	-87.00	$ (8,613.00)		$ -	-$8,613.00		-$8,613.00	100.0%	
26	Pipe Culvert, Round, 12" RCP	-121.00	LF	$ 99.00	$ (11,979.00)	-121.00	$ (11,979.00)		$ -	-$11,979.00		-$11,979.00	100.0%	
27	Pipe Culvert, Round, 18" RCP	795.00	LF	$ 117.50	$ 93,412.50	795.00	$ 93,412.50		$ -	$93,412.50		$93,412.50	100.0%	
28	Pipe Culvert, Round, 24" RCP	-802.00	LF	$ 137.25	$ (110,074.50)	-802.00	$ (110,074.50)		$ -	-$110,074.50		-$110,074.50	100.0%	
29	Mitered End Section (optional round) (12")	-3.00	EA	$ 2,245.00	$ (6,735.00)	-3.00	$ (6,735.00)		$ -	-$6,735.00		-$6,735.00	100.0%	
	Pipe Culvert, Elliptical, 15" ERCP	122.00	LF	$ 110.00	$ 13,420.00	122.00	$ 13,420.00		$ -	$13,420.00		$13,420.00	100.0%	
	Mitered End Section (optional elliptical) (15")	2.00	LF	$ 2,400.00	$ 4,800.00	0.50	$ 1,200.00	0.50	$ 1,200.00	$2,400.00		$2,400.00	50.0%	$2,400.00
	Bid Quantity Reconciliation (items 19-21)	1.00	LS	$ (15.51)	$ (15.51)		$ -		$ -					-$15.51
	Change Order No. 3													
CO3	8" C-900 DR-18 PVC HDD	63.00	LF	$ 135.00	$ 8,505.00	63.00	$ 8,505.00		$ -	$8,505.00		$8,505.00	100.0%	
50	8" C-900 DR-18 Water Main (includes fittings, restraints, appurtenances, etc.)	-63.00	LF	$ 70.70	$ (4,454.10)	-63.00	$ (4,454.10)		$ -	-$4,454.10		-$4,454.10	100.0%	
58	8" Gate Valve	1.00	EA	$ 2,770.00	$ 2,770.00	1.00	$ 2,770.00		$ -	$2,770.00		$2,770.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	-1.00	LS	$ 7,665.00	$ (7,665.00)	-1.00	$ (7,665.00)		$ -	-$7,665.00		-$7,665.00	100.0%	
64	Cut and Connect to Existing Water Main (includes all required fittings, sleeves, temporary linestop and jumper connections)	1.00	LS	$ 6,240.00	$ 6,240.00	1.00	$ 6,240.00		$ -	$6,240.00		$6,240.00	100.0%	
	Change Order No. 4													
CO4	Inlets (DT BOT) Type D, <10'	1.00	EA	$ 11,350.00	$ 11,350.00	1.00	$ 11,350.00		$ -	$11,350.00		$11,350.00	100.0%	
CO4	Dual Water Service Connection	1.00	EA	$ 6,530.00	$ 6,530.00	1.00	$ 6,530.00		$ -	$6,530.00		$6,530.00	100.0%	
38	Single Post Sign, F&I Ground Mount, up to 12 SF (S4-2P)	2.00	EA	$ 585.00	$ 1,170.00		$ -		$ -					$1,170.00
38	Single Post Sign, F&I Ground Mount, up to 12 SF (R1-6C) - Credit for Installation Only	-5.00	EA	$ 50.00	$ (250.00)		$ -		$ -					-$250.00
CO4	Structure Modification/Invert Adjustments (MH-H01, H02 & H-01)	3.00	EA	$ 300.00	$ 900.00	3.00	$ 900.00		$ -	$900.00		$900.00	100.0%	
CO4	Structure Modification/Grate El Adjustment (H-08)	1.00	EA	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00		$ -	$1,800.00		$1,800.00	100.0%	
	Change Order No. 5													
27	Pipe Culvert, Round, 18" RCP	-41.00	LF	$ 62.50	$ (2,562.50)	-41.00	$ (2,562.50)		$ -	-$2,562.50		-$2,562.50	100.0%	

CO5	Pipe Culvert, Elliptical, 15" ERCP	41.00	LF	$ 110.00	$ 4,510.00	41.00	$ 4,510.00		$ -	$4,510.00		$4,510.00	100.0%	
CO5	Shipping/Transport	1.00	LS	$ 1,250.00	$ 1,250.00	1.00	$ 1,250.00		$ -	$1,250.00		$1,250.00	100.0%	
Co5	Type F Conflict Inlet	1.00	EA	$ 12,850.00	$ 12,850.00	1.00	$ 12,850.00		$ -	$12,850.00		$12,850.00	100.0%	
	Totals				**$2,461,455.55**		**$1,849,008.14**		**$178,705.01**	**$2,027,713.15**		**$2,027,713.15**	82.4%	**$433,742.40**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Change Order No. 1 for Rotor and Shaft Replacement Project for the Amount of $39,965.25**

REQUESTED ACTION: Staff Recommend Approval

CONTRACT: Vendor/Entity: Shaw Water Services

Effective Date: 1/17/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this change order are available in account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

During the surge of infill and infiltration during Hurricane Milton, the water level in the Lakeside ditches at the City's wastewater treatment plant increased above normal operating levels, causing the lubrication in the bearings in one of the rotors to be washed out. When this happened, one bearing failed and broke one of the rotor shafts. The remaining bearings in the remaining three rotors also suffered damage but are currently functioning. On November 11th, 2024, the commission approved the repairs for the amount of $189,350.00.

While conducting the repairs the week of January 13th, 2025, the contractor noticed the output shafts on the remaining rotors show wear due to the faulty bearings and recommended changing the shafts while the rotors are being taken apart to avoid future breakdowns. Staff recommend approval of Change Order No.1 for the amount of $39,965.25. See attached change order and original proposal.

SHAW
WATER SERVICES

January 14, 2025

Wayne Bouchard, Water / Wastewater Division Manager
City of Wildwood
1290 Industrial Drive
Wildwood, Florida 34785

RE: Lakeside Equipment Corporation
PO No. 25-00263 Change Proposal 1

Dear Mr. Bouchard:

We are pleased to provide this change proposal for additional equipment and full turn-key repair services for the Lakeside Equipment Corporation Magna Rotors at the Wildwood Wastewater Treatment Plant.

Drive shaft and stub shaft assemblies for the additional three (3) rotors
Schedule: 4-6 weeks after receipt of an order

PRICE.....$39,965.25
Note: Sales tax or other surcharges excluded.

A confirmed schedule will be provided following receipt of a change order and commencement of manufacturing.

Terms and Conditions from Proposal dated October 29, 2024 apply.

We appreciate this opportunity to provide this change proposal. Please contact me at your convenience if you have questions.

Best regards,

L. Todd Shaw, P.E.
Shaw Water Services, Inc.

Wayne Bouchard
401-535-30-4600
Hurricane Milton
Lake Side Ditcher Change order

SHAW
WATER SERVICES

October 29, 2024

Wayne Bouchard, Water / Wastewater Division Manager
City of Wildwood
1290 Industrial Drive
Wildwood, Florida 34785

RE: Lakeside Equipment Corporation
Full Turnkey Rotor Repair

Dear Mr. Bouchard:

Shaw Water Services, Inc. is pleased to provide this proposal for equipment and full turn-key repair services for the Lakeside Equipment Corporation Magna Rotor at the Wildwood Wastewater Treatment Plant. For equipment and removal/installation, we are offering two options for your consideration – 1) repair of the rotor with the broken end shaft (including supply of parts and associated labor) 2) all items included in option 1, with subsequent replacement of the bearings for each of the three remaining rotors in the Lakeside closed loop reactor.

OPTION 1: Lakeside Equipment Corporation initial Magna Rotor Stub and Shaft Repair – Parts and Full Turn-Key Service

Parts:
The following Lakeside Equipment Corporation parts are included in Option 1:

Equipment No : 1) 1 - 16' Magna Rotors/30 HP 87-201-01

1	EA MAGNA ROTOR TAIL SHAFT ASSEMBLY B39031C-P001
1	EA 4-7/16" NON-EXPANSION PILLOW BLOCK BEARING 14302
1	EA 3-15/16" EXPANSION PILLOW BLOCK BEARING 14300
4	SIDE GASKET A30389A
4	BOTTOM GASKET A30390A
2	ROTOR SEAL KIT w/ SPLIT COVER PLATE FOR 3 15/16" & 4 C40984B 7/16" BEARING, 5" SHAFT
44	3/8" - 16 UNC x 1-1/4" LG. M.B. LBLTVAR116
44	3/8" - 16 UNC NUT LNUTVAR014

SHAW
WATER SERVICES

Services:

The following summarizes the service work included in Option 1:

1. Mobilize.
2. Provide crane for lifting, labor, tools, as required.
3. Remove one existing Magna Rotor including splash plates, gaskets, and bearings.
4. Replace the end shaft on the existing Magna Rotor, replace two bearings.
5. Laser level verification of bearing support plate elevations and bearing elevations.
6. Install one Magna Rotor, conduct runout test.
7. Reinstall existing splash plates with new rotor seal kit.
8. Comply with local safety and OSHA codes.
9. Start-up one Magna Rotor.
10. All work to be done on one trip, up to five days of work.
11. Demobilize.

Exclusions:

The following exclusions apply:

1. All electrical, plumping, HVAC, Piping, etc.
2. Removal of all electrical, plumbing, piping, HVAC
3. Draining or filling of oil.
4. Painting.
5. Concrete work or modifications of any kind to the existing structures.
6. Multiple trips due to the site not being prepared and/or ready for work.
7. Permits, fees, bonds, or any fee not explicitly identified herein.
8. Draining and cleaning tank. The tank must be kept at a maximum of 69 W.L. Elevation during project.
9. Bypass pumping.

City Operations Responsibilities:

1. Assist in isolating the CLR basin and maintaining a maximum W.L. of 69.
2. Assist SWS in lockout/tagout of existing motor.
3. Allow a power source for typical tools, if available.
4. Provide free access to the work area for the greater of daylight hours or 8-hour workdays for all working days.

Schedule:

The preliminary schedule for the project follows:

- Parts ready to ship: 4-6 weeks after receipt of order
- Mobilize and begin repair and installation work on site: 6-8 weeks after receipt of order

Option 1 Price: $59,527.00

Note: Sales tax or other surcharges excluded.

SHAW
WATER SERVICES

OPTION 2: Four (4) Lakeside Equipment Corporation Magna Rotors Maintenance (Includes parts and services in Option 1 and concurrent bearing replacement for the remaining three rotors)

Parts:
The following Lakeside Equipment Corporation parts are included in Option 2:

Equipment No : 1) 4 - 16' Magna Rotors/30 HP 87-201-01

1	EA MAGNA ROTOR TAIL SHAFT ASSEMBLY B39031C-P001
4	EA 4-7/16" NON-EXPANSION PILLOW BLOCK BEARING 14302
4	EA 3-15/16" EXPANSION PILLOW BLOCK BEARING 14300
16	SIDE GASKET A30389A
16	BOTTOM GASKET A30390A
8	ROTOR SEAL KIT w/ SPLIT COVER PLATE FOR 3 15/16" & 4 C40984B 7/16" BEARING, 5" SHAFT
176	3/8" - 16 UNC x 1-1/4" LG. M.B. LBLTVAR116
176	3/8" - 16 UNC NUT LNUTVAR014

Services:
The following summarizes the service work included in Option 1:

1. Mobilize.
2. Provide crane for lifting, labor, tools, as required.
3. Remove one existing Magna Rotor including splash plates, gaskets, and bearings.
4. Replace the end shaft on the existing Magna Rotor, replace two bearings.
5. Laser level verification of bearing support plate elevations and bearing elevations.
6. Install one Magna Rotor, conduct runout test.
7. Reinstall existing splash plates with new rotor seal kit.
8. Start-up one Magna Rotor.
9. Sequentially remove the remaining three Magna Rotors (one at a time) by removing splash plates, seals, rotors, and bearings and replace bearings. Laser level, conduct runout test, reinstall existing splash plates while adding new seals, return each to service.
10. Comply with local safety and OSHA codes.
11. All work to be done sequentially, with one rotor removed from service at a time for repair.
12. Demobilize.

SHAW
WATER SERVICES

Exclusions:

The following exclusions apply:

1. All electrical, plumping, HVAC, Piping, etc.
2. Removal of all electrical, plumbing, piping, HVAC
3. Draining or filling of oil.
4. Painting.
5. Concrete work or modifications of any kind to the existing structures.
6. Multiple trips due to the site not being prepared and/or ready for work.
7. Permits, fees, bonds, or any fee not explicitly identified herein.
8. Draining and cleaning tank. The tank must be kept at a maximum of 69 W.L. Elevation during project.
9. Bypass pumping.

City Operations Responsibilities:

1. Assist in isolating the CLR basin and maintaining a maximum W.L. of 69.
2. Assist SWS in lockout/tagout of existing motor.
3. Allow a power source for typical tools, if available.
4. Provide free access to the work area for the greater of daylight hours or 8-hour workdays for all working days.

Schedule:

The preliminary schedule for the project follows:

- Parts ready to ship: 4-6 weeks after receipt of order
- Mobilize and begin repair and installation work on site: 6-8 weeks after receipt of order

Option 2 Price: $189,350.00

Note: Sales tax or other surcharges excluded.

The preliminary on-site schedule is expected to be 1 week from mobilization for Option 1 and 4 weeks from mobilization for Option 2. A detailed schedule will be provided following receipt of an order.

Warranty:

Lakeside equipment standard warranty of 90 days on Lakeside supplied parts.

Shaw Water Services, Inc. (SWS) warrants that the work and workmanship for the installation shall be free from defects for a period of 90 days following completion of the work.

SHAW
WATER SERVICES

We appreciate this opportunity to provide this proposal for your consideration. Please contact me at your convenience if you have questions.

Best regards,

L. Todd Shaw, P.E.
Shaw Water Services, Inc.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Request for an Additional Employee in the Public Works Department**

REQUESTED ACTION: City Manager recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Grade 109 - $47,663 starting salary. FY 25 Public Works Salaries line item will increase by $25,000.

HISTORY/FACTS/ISSUES:

The City Manager is requesting the City Commission approve an additional Inspector position within the Public Works department budget. The Compliance Division of the department, the division within Public Works that oversees infrastructure inspections, currently has three inspectors. As development activities continue within the city, particularly within The Villages of Southern Oaks, Middleton, and Twisted Oaks, the position is needed to maintain proper inspection of public infrastructure that is intended to be turned over to the City.

Summary

Job Title
FIELD INSPECTOR

Department
PUBLIC WORKS / STREET DEPT

REPORTS TO

Compliance Manager

SUPERVISES

None

PAY CLASSIFICATION

Non-Exempt

GENERAL PURPOSE

Under general supervision, performs technical work inspecting Public Works construction projects to ensure compliance with all applicable standards, and federal, state, and local regulations. Responsible for quality assurance and quality control (QA/QC) in connection with Public Works construction projects. Work includes inspecting projects involving infrastructure to ensure that materials and methods meet local and state codes and established project specifications. The employee is responsible for reviewing project plans and specifications, inspecting and monitoring ongoing construction of public works projects. Work requires the employee to confer with city officials, engineers, architects, contractors, and utility customers to maintain records of individual projects' status and inspections performed.

Key Responsibilities

RESULTS

Project Inspections 50%

- Examines construction methods and materials used, to ensure compliance with City planning and development policy and established project plans and specifications.
- Functions as the Public Works project inspector and monitors construction projects through frequent site visits to ensure plans, specifications, codes, and regulations are being observed and followed.
- Confers with contractors, architects, engineers, and others, as necessary, regarding construction codes, building plans, etc.
- Reviews all Right of Way permits for construction design and compliance

Reporting 20%

- Prepares written reports and records of identified deficiencies and maintains various records and reports pertaining to the status of ongoing construction projects.

Project Planning 20%

• Attends project construction meetings as needed. On a regular basis keep electronic inspection logs, photos, plan changes, etc. to track project progress.
• Assists with Pavement management planning and implementation.

Jobsite Management 10%

• Recommends issuance of stop-work orders on construction job sites in cases where noncompliance problems are not resolved.

Total **100%**

CORE VALUES

Teamwork & Engagement 25%

• Takes pride in their work and holds themselves to a very high standard of performance; displays a positive attitude and enthusiasm for their responsibilities.
Willingly and actively participates in activities within the department, the city, and the community.
Acts as an effective role model to everyone on their team; puts the needs of others first and helps the team perform as highly as possible

Leadership & Integrity 20%

Does the right thing regardless of the situation or external pressure.
Adheres to high lawful and ethical standards. Provides honest information and feedback.
Supports the ideas and strategies of the City's leadership team and works to build support for the city, its citizens, and its employees.
Is aware of and controls their emotions, and handles interpersonal relationships judiciously and empathetically.

Quality, Excellence & Innovation 20%

Displays initiative and requires minimal supervision to complete their work.
Actively seeks opportunities to improve processes and eliminate waste without negatively impacting services offered to customers.
Demonstrates critical thinking skills; pays attention to detail, and displays a high degree of excellence in the work performed.

Customer Service 20%

Demonstrates going above and beyond to meet client and co-worker needs.
Shows empathy and understanding for others and their viewpoints; remains calm under pressure and finds alternative solutions to problems.
Values taxpayer dollars and does not utilize financial resources frivolously, carelessly, or contrary to city policies.

Passion & Commitment 15%

Proactively seeks opportunities for self-development and continuous improvement; takes personal responsibility for their own professional development.
Accepts and uses feedback from managers and co-workers to improve performance.
Maintains a positive attitude, energy and work ethic.

Total **100%**

Requirements

NON-ESSENTIAL JOB FUNCTIONS

- All other tasks as requested

QUALIFICATIONS

- Knowledge of road, utilities, and public facility construction principles, practices, methods, materials, specifications, and equipment.
- Knowledge of federal, state, and local codes governing construction.
- Ability to read and interpret construction specifications, prints, and plans.
- Ability to enforce code and construction practices with tact and uniformity.
- Ability to communicate effectively both orally and in writing.
- Ability to establish and maintain effective working relationships with other employees, contractors, and the general public.
- Ability to use technology, software, and electronic devices essential to perform position requirements.
- Ability to work overtime and be on call.

EDUCATION AND EXPERIENCE

- High school diploma or GED equivalent,
- Five (5) years of experience in roadway and utility construction and or any equivalent combination of education and experience as deemed acceptable.
- Experience in roadway construction and inspections preferred.

LICENSES, CERTIFICATIONS OR REGISTRATIONS

- Must possess a valid State of Florida Driver's License or ability to obtain within 30 days of hire.
- Ability to obtain Florida Stormwater, Erosion, and Sedimentation Control Certification within 6 months of employment.
- Ability to obtain Florida Department of Transportation (FDOT) Intermediate Maintenance of Traffic certification within 6 months of employment.
- Ability to obtain FDOT Construction Engineering Inspection certification or other approved infrastructure inspection certification within 6 months of employment.

PHYSICAL REQUIREMENTS

- Position may require physical effort and lifting and/or moving up to 40 lbs. Visual acuity (with or without correction), color and depth perception, manual dexterity, sufficient hearing (with or without correction), frequent sitting, standing, or walking for long periods, occasional stooping, kneeling, crouching, or crawling. The physical demands described here are representative of those needed to successfully perform the essential functions of this position. This position may require working near moving mechanical components, moderate to high noise levels, wet/humid conditions, high/low places, dust, and vibration. The physical requirements and work environment described here may not be a complete representation of what an employee may encounter.

The City of Wildwood, Florida is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City of Wildwood, Florida will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

All job descriptions are subject to revision and amendment. I have received a copy of this job description and am fully aware of the expectations of the job. This job description does not create an employment contract.

Employee Signature: _____ Date: _____

HR Signature: _____ Date: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Local Construction Projects Update**

REQUESTED ACTION: For Information Only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local infrastructure construction projects.

Local Infrastructure Projects
Construction Update
January 22, 2025
Updates Shown in Red

1. **City Water Projects**

   a. *CR 462 Line Relocation*
      i. Hughes Brothers completing the work pursuant to the Twisted Oaks Developer's Agreement; SDC credits funding the work
      ii. Hughes Brothers waiting on approved contract from Kolter
      iii. Preconstruction meeting held August 9th
      iv. Plan revision was sent on November 11, 2024
      v. FDOT permit received; Hughes Brothers waiting for the turn lane permit to complete the connections in ROW

   b. *Oxford Water Treatment Plant – Corrosion Inhibitor*
      i. Water quality improvement to mitigate iron in the system (per KHA Technical Memorandum)
      ii. FDEP Permit received
      iii. Commission approved installation through contracted chemical provider (Guardian) on January 13, 2025

   c. *Stanley Avenue Water Rain Replacement*
      i. Design complete
      ii. To be funded in FY 26 budget

   d. *North Old Wire Road Water Main Replacement*
      i. Design complete
      ii. To be funded in FY 26 budget

   e. *South Old Wire Road Water Main Replacement*
      i. Art Walker Construction - 483,511.23
      ii. Coordinating construction contract and schedule

   f. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
      i. Commission awarded bid to SGS: $2,715,700
         i. Substantial Completion – June 9, 2025
         ii. NTP issued September 12, 2024
         iii. ODP items have been ordered
         iv. Equipment being delivered on site
         v. Reviewing shop drawings
         vi. Contractor to mobilize in April

2. City Wastewater Projects

a. *Water Reclamation Facility*
   i. CPH designing the expansion of the new plant to 8 MGD
   ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 5.5 MGD
   iii. Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
   iv. Garney Construction Contract approved at the August 12, 2024 Commission meeting
      i. Ancillary improvements:
         i. Generator and diffused air panels are installed
         ii. Lakeside ditches clarifier gear box repairs being completed by Shaw (sole-source)
      ii. Phase 1 – CPH finalizing 100% plans
         i. Garney to provide GMP to City in December
         ii. Commission approved ODP packages
         iii. Grant encumbrance met ($9.25 million)
         iv. GMP Phase 1 received and under review; Commission approval set for February 10, 2025
      iii. Phase 2 – Awaiting 90% plans from CPH
         i. Constructability and VE meeting held August 27th
         ii. 60% Constructability meeting held October 16, 2024
         iii. 60% budget estimate received
         iv. 1 MGD of temporary capacity approved by City Commission; equipment included in Phase 1 ODP; installation will be included in Phase 2 GMP
         v. GMP anticipated in May
      iv. Phase 3
         i. 30% ROM estimate received
         ii. 60% plans from CPH due end of February

b. *Rapid Infiltration Basin (RIB) Site Expansion*
   i. KHA design contract to maximize the capacity of the RIB site approved at the November 11, 2024 City Commission meeting
   ii. Survey work is ongoing
   iii. Kickoff meeting held on December 10, 2024
   iv. Coordinating with Geotechnical consultant on borings

c. *Oxford Oaks/CR 209 Lift Station (Odor issues)*
    i. Technical Memorandum from KHA recommends implementation of bioxide chemicals
        i. Included in the FY 25 budget ($750K yearly cost)
        ii. Contractor has begun installing the chemical feed tanks at some lift stations
        iii. Initial data logs show promise in reducing H2S gases
    ii. Odor Control Unit
        iv. Design complete; construction ON HOLD pending results of bioxide chemical installation

d. *SR 44 Forcemain and CR 219 Lift Station Improvements*
    i. Funded by Sumter County BOCC (ARPA funds); awarded to Art Walker Construction
    ii. NTP issued on 4/1/2024
    iii. Construction progress – 75% Complete
    iv. Sumter County is issuing Change Order for the unsuitable materials

~~e. *Osceola Forcemain/St. Claire Lift Station Rehab (Huey Street Reroute)*~~
    ~~i. Lift Station upgrades being completed by Staff~~
        ~~i. Panels and pumps have been ordered~~
        ~~ii. FDEP permit received~~
        ~~iii. Generator purchase on the May 13, 2024 City Commission agenda; existing generator to be relocated to Industrial Drive station~~
        ~~iv. Pipeline portion (Art Walker) is complete~~
        ~~v. COMPLETE~~

f. *Millennium Park Reclaimed Water Line Extension*
    i. Pump Station at RIBS site
        i. Pre-bid meeting held December 11, 2024
        ii. Out to bid
        iii. Bid opening – January 23, 2025
    ii. Reclaimed line design – 80% complete
        i. Phase 1 (Millennium Park)
            i. Complete.
        ii. Phase 2: St. Claire Street
            i. Complete.
        iii. Phase 3: Broken Oak Drive
            i. Complete.
        iv. Phase 4: Assembly of God/Wolf Property
            i. Critical easement needed from C-466A to Broken Oak
            ii. Easement negotiations resumed with Assembly of God church for 15’ of western property boundary

v. Phase 5: Solamar
    i. Complete.
vi. Phase 6: Turkey Run Development and North
    i. Easement on The Villas property received
    ii. Coordinating easement D32-093 (Dixon – Cassablanca)
    iii. Coordinating route through Turkey Run/ Inspiration Drive; Easement negotiations resumed with owner of Lot 2 in Turkey Run; verbal approval received; awaiting signed agreement
        1. Project will be bid once easements obtained

g. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
    i. DB Civil - $3,434,899
        i. Construction Progress – 99%
        ii. Start up completed on December 10, 2024
        iii. FDEP Clearance received
        iv. Generating punch list

3. City Projects (Other)

a. *Wildwood Community Center Improvements:*
    i. ~~2nd Floor Office Installation:~~
        i. ~~Public Works Staff completing the installation of cubicles for Parks and Recreation Staff on 2nd Floor~~
        ii. ~~COMPLETE~~
    ii. HVAC System Replacement:
        i. City Commission awarded contract to Holiday Enterprise Heat and Air in the amount of $554,300 and KHA construction administration and commissioning at the November 11, 2024 commission meeting
        ii. Coordinating contract and construction schedule

b. *Millennium Park Phase 1 and II*
    i. Commission approved project to Kingdom Construction on January 6, 2025
    ii. Awaiting 30 day appeal period before finalizing contract documents

c. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
    i. OLC Design contract approved at the 5/22 City Commission meeting
    ii. Design progress – OLC preparing 60% design documents

d. *Public Works Annex – The Villages*
    i. Design work awarded to OLC at the July 8th City Commission meeting

ii. OLC has started conceptual design activities
iii. OLC design contract delayed until April due to funding

e. *Police Substation – The Villages*
   i. Design funded in FY 25
   ii. Commission approved Selection Committee rankings and authorized City Manager to begin contract negotiations with KP Studio Architects

f. *Downtown Master Plan Related*
   i. Coordinating with FDOT on Complete Streets Project
      i. Development Services Department working directly with FDOT on Complete Street application
         i. Included in FDOT's 5 Year Work Plan
      ii. Project may require a 50% match
      iii. Coordinating grant submission
   ii. CSX Coordination
      i. Meeting held CSX Real Estate team on July 15th
      ii. City reviewing conceptual screen layout proposed by KHA
   iii. Shared Compactor – Waste Management
      i. Working with Waste Management, and KHA on dumpster enclosure and consolidation for downtown businesses;
      ii. Compactor design approved; developing architectural design for City Commission consideration
      iii. City Commission workshop on February 3, 2025 to discuss staff preferred option
   iv. Christian Worship Center
      i. Commission moved to demolish the building and obtain an architect for conceptual design options
      ii. RFQ for design firm to be published in January 2025
   v. The Railyard
      i. Site plan approved; development permit issued
      ii. City attorney is coordinating the real estate and construction closing with financial institution and G3

4. City Stormwater Projects

a. *Oak Grove Village Drainage Improvement*
   i. Bid opening scheduled for January 21, 2025
   ii. Bids being tabulated; DB Civil is the apparent low bidder ($529,890)

b. *Powell Street Drainage Improvement*
   i. Real estate closing complete
   ii. City Commission approved design contract with Halff
   iii. Coordinating easement acquisition from the Campos property

c. *Osceola Stormwater Pond*
    i. Real estate closing completed
    ii. KHA design underway – 30% plans submitted to the City for review

5. City Road Projects

a. *FY 24 Pavement Activities*
    i. Updating Pavement Management Plan
        i. Negotiating contract with Mott McDonald

b. *Signature Drive and Clay Drain Road*
    i. PES adopted by the City Commission on October 11, 2021
    ii. FDOT permit comments received
    iii. SWFWMD permit obtained
    iv. Project to be broken out into phases (Signature Drive/SR 44 and Clay Drain Road/US 301); KHA Proposal for additional design, permitting, and bid administration services to be considered at the August 12, 2024 City Commission meeting
        i. Signature Drive Phase included in the FY 25 CIP
            i. Final plans received; preparing bid documents
        ii. Clay Drain Road Phase included in later years
            i. Meeting with KHA and City attorney held on July 18th to discuss process for property acquisition; awaiting City Attorney input on process

c. *Jackson Street (Utilities, Roadway, and Drainage)*
    i. DB Civil - $1,533,916
    ii. Pre-construction meeting on January 15, 2025
    iii. Coordinating construction schedule with the contractor

d. *Barwick Street Improvements:*
    i. Under design
    ii. Closed on the acquisition of the pond property on March 8th
    iii. KHA incorporating stormwater pond into design
    iv. City and KHA to discuss FDR design options
    v. Second pond (near Osceola Rd.)
        i. Property Swap Agreement for 602 Osceola approved at the September 9, 2024 City Commission meeting
        ii. City Attorney coordinating closing
        iii. City Attorney coordinating acquisition of 2nd property
    vi. Project included in FY 26 CIP

e. *Huey Street Improvements (Old Water Line, Roadway, Drainage)*
    i. Project awarded to Art Walker Construction - $2,412,015.51
    ii. Construction Progress – 82% complete
    iii. Water main construction complete
    iv. Storm structures installed
    v. Sod installation complete
    vi. Finalizing the driveway tie-ins
    vii. First lift of asphalt installed; coordinating testing of FDR with contractor before final lift of asphalt
    viii. Pay App. No 7 in the amount of $169,769.77 for consideration on the January 27, 2025 City Commission meeting agenda

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Grant Report**

REQUESTED ACTION: For Information Only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on various grant submissions.

Grant Update
January 21, 2025
Updates Shown in Red

1. **Florida Recreation Development Assistance Program (FRDAP)**
    a. Millennium Park Improvements
        i. Bike Trail
        ii. Soccer Fields
        iii. Picnic Pavilion
        iv. Baseball Fields
        v. Landscaping
        vi. Restrooms
        vii. Parking
    b. Submitted: August 2022
    c. Grant Request: $200,000
    d. Match Requirement: $200,000
    e. **Status:** Received Approval Notice May 2023.
    Commission approved agreement accepting funds during 11/27/23 commission meeting.
    f. Contracting RMPK to do contract administration.
    g. Commission moved to delay the project until April
    h. Project has been re-bid and proposals are being evaluated
    i. Project awarded to Kingdom Construction on January 6th.

2. **Florida Recreation Development Assistance Program (FRDAP)**
    a. MLK Splash Pad (Able to receive reimbursement for activities underway) & Renovation of basketball courts.
    b. Submitted: August 2022
    c. Grant Request: $50,000
    d. Match Requirement: $0
    e. **Status:** Received Approval Notice May 2023.
    Commission approved agreement accepting funds during 11/27/23 commission meeting. This is retroactive reimbursement for the installation of the SplashPad.
    f. Contracting RMPK to do contract administration.
    g. Invoices submitted to FDEP for reimbursement.

3. **Water Quality Improvement Grant**
    a. Wastewater Treatment Plant Project – AWT Components
    b. Submitted: September 2023
    c. Requested Amount: $9,250,000
    d. Match Requirement: $120,750,000 (referenced as local contribution - remainder of projected cost)
    e. **Status:** Received Approval Notice December 19, 2023. Value = $9,250,000.00

f. Coordinating with FDEP to develop funding agreement; tentatively scheduled for March 25, 2024 Commission adoption
g. Recently signed amendment to original agreement to allow for more flexibility in spending of grant funds.
h. Currently processing 2nd amendment to the grant agreement to allow for design and preconstruction activities as covered items. As soon as approved the first pay reimbursement request will be submitted.
i. 2nd Amendment processed and first reimbursement request submitted – Currently under review.

4. Local Government Cybersecurity Grant Program

a. For Cybersecurity software solutions city-wide
b. Submitted: March 2023
c. Requested Amount: N/A – Requested state-resourced services.
d. Match Requirement: - $0
e. **Status:** Received Approval Notice May 2023. Value = $155,749.23
Commission approved agreement accepting funds during 5/22/23 commission meeting.
f. Received notification the grant may be discontinued due to state funding issue
g. Status: Received notification that Year 2 funding has been awarded. Award value determined to be $188,017.64.

5. Florida Blue Wellness Grant

a. Approved in October 2023
b. Provides up to $10,000 to hold a health fair for City employees.
c. Health Fair held on Thursday, March 14th, 2024.
d. **Status:** Remaining funds being used as a fitness reimbursement program for employees.

6. Florida Recreation Development Assistance Program (FRDAP)

a. Lake Deaton Park to include boat access renovations, nature study boardwalks, park area, restrooms, and picnic facilities. (Able to receive reimbursement for activities underway)
b. Submitted August, 2023
c. Grant Request: $200,000
d. Match Requirement: $200,000
e. **Status:** Received notification March 2024 of award, awaiting Governor's approval of the budget to begin working with FDEP on grant agreement.
f. Commission approved Grant agreement on November 25, 2025

7. SECO Grant for Community Policing Initiatives.

a. To support the PD's "Saving More Lives" initiative.
b. Received notification of $50,000 award in April.
c. **Status:** PD is utilizing the funds for community programs.

8. Water Quality Improvement Grant

a. Wastewater Treatment Plant Project – AWT Components
b. Submitted: July 2024
c. Requested Amount: $6,000,000
d. Match Requirement: $6,000,000
e. **Status:** Under Review

9. Alternative Water Supply Grant

a. Wastewater Treatment Plant Project (Reuse Components)
b. Submitted July 2024
c. Requested Amount: $3,250,000
d. Match Requirement: $3,250,000
e. **Status:** Under Review

10. 2025 Legislative Appropriation Request

a. Wastewater Treatment Plant Project
b. Requested amount: $4,000,000
c. Commission to approve R2025-7 on January 27, 2025, authorizing submission of the request to the Florida Senate and House
d. Local Delegation meeting scheduled on January 29, 2025, has been postponed
e. Meeting in Tallahassee postponed until February 4, 2025

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Set Workshop for February 3, 2025, at 9:00 a.m.**

REQUESTED ACTION: City Manager requests the City Commission schedule the workshop.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager requests a workshop on February 3, 2025, at 9:00 a.m.