



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

July 28, 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.

1. Call to Order

2. Consent Agenda/Informational Items

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

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: JUNE 9, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: JUNE 23, 2025 REGULAR MEETING*

D. *A25-2351 VOSO UNIT 192 FINAL PLAT*

E. *A25-2275 VOSO UNIT 194 FINAL PLAT*

F. *A25-2276 MIDDLETON UNIT 9 FINAL PLAT*

3. **Presentations and/or Proclamations**

4. **Public Hearings - Timed - Legislative**

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. ***ORDINANCE NO. O2025-25 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.146 ACRES LOCATED ON CR 154A, APPROXIMATELY 0.15 MILES SOUTHWEST OF THE INTERSECTION OF CR 154 AND CR 154A, IN SECTION 8, 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.***

A25-1986 Bonnie Boyd Annexation

Parcel G08B043

The applicant and owner, Bonnie Norma Boyd, has submitted a voluntary annexation application for parcel G08B043. The property to be annexed totals 0.146 acres MOL and is located on the east side of CR 154A.

Staff recommends approval.

- C. ***ORDINANCE NO. O2025-29 - 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.***

A25-1948 Monarch Ranch North Phase 1 - SSCPA

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 General Commercial and Agricultural (Sumter County) to Industrial (City) for the portions of parcels listed above on 49.41 acres MOL. This request is accompanied by a rezoning request A25-1947.

The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

- D. ***ORDINANCE NO. O2025-31 - 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 2305-002 Summers - SSCPA

Parcel G15C017

The applicant seeks 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 (County) to Commercial (City) for the parcels listed above on 0.8 acres MOL. This request is accompanied by rezoning request RZ 2305-002 (O2025-32).

The Planning and Zoning Board/Special recommends approval and a favorable recommendation of Ordinance Number O2025-31 to be forwarded to the City Commission for further action.

- E. ***ORDINANCE NO. O2025-35 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A "FRANCHISEE", AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A"; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.***

West Sumter Franchisees Ordinance

Staff recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2025-21 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE***

Text Amendment to the City's Land Development Regulations

Staff is seeking approval from the City of Wildwood City Commission for the

proposed Text Amendments to the Land Development Regulations, made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan and amendments to the Florida Statutes.

The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan and amendments to the Florida Statutes.

- B. ***ORDINANCE NO. O2025-30 - 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.***

A25-1947 Monarch Ranch North Phase 1 - RZ

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1948 (O2025-29).

The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

- C. ***ORDINANCE NO. O2025-32 - 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 2305-002 Summers Rezoning

Parcel G15C017

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.

6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2025-27 - 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.***

A25-1988 - Bonnie Boyd- SSCPA

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 Urban Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.146 acres MOL.

Special Magistrate recommends approval of Ordinance O2025-27.

- B. ***ORDINANCE NO. O2025-28 - 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.***

A25-1989 - Bonnie Boyd Rezoning

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1989.

Special Magistrate recommends approval of Ordinance O2025-28.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-21 - 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 July 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. R2025-22** - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE PROPOSED FY2025-26 BUDGET OF THE WILDWOOD UTILITY DEPENDENT DISTRICT.

Wildwood Utility Dependent District FY25-26 Proposed Budget

Staff recommends approval.

- C. **RESOLUTION NO. R2025-23** - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA PERTAINING TO THE ADOPTION OF WATER METER INSTALLATION CHARGES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Water Meter Installation Charges

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. AGREEMENT TO AUTHORIZE THE TRANSFER OF TIE FEE CREDITS FROM GPU TO WSU
- B. UTILITY TERRITORY AGREEMENT WITH WSU AND WSWCA
- C. SCHOOL CROSSING GUARD AGREEMENT ADDENDUM
- D. SETTING THE FY26 MILLAGE RATE
- E. JACKSON STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION 5 IN THE AMOUNT OF \$102,937.25
- F. SOUTH OLD WIRE ROAD WATER MAIN PROJECT PAY APPLICATION NO. 3 FOR THE AMOUNT OF \$90,558.01
- G. AUTHORIZATION FOR ADDITIONAL ENGINEERING SERVICES WITH CPH FOR THE MILLENNIUM PARK PROJECT IN THE AMOUNT OF \$37,920
- H. MILLENNIUM PARK FORCE MAIN EXTENSION TO ST CLAIR GRAVITY SEWER SYSTEM FOR THE AMOUNT OF \$41,909.42
- I. AMENDMENT NO. 9 TO WA 18 WITH KIMLEY-HORN FOR BARWICK ST UTILITY IMPROVEMENTS IN THE AMOUNT OF \$52,000

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. HONORARY ROAD NAME DESIGNATION POLICY

B. *SET BUDGET WORKSHOP FOR AUGUST 4, 2025, AT 9:00 AM*

13. Other Department Reports

A. *INFORMATION TECHNOLOGY QUARTERLY REPORT - APRIL-JUNE 2025*

B. *UTILITY DEPARTMENT QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 31, 2025 - Picnic in the Park at the Wildwood Community Center from
10:00am to 12:00pm

August 9, 2025 - Cornhole Tournament at the Wildwood Community Center at
11:00am

August 11, 2025 - City Commission Meeting at City Hall at 9:00am

July 28, 2025 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 28 2025

07/23/2025
02:42 PM

Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 07/31/25

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	16,494,816.18	18,515,900.00	18,642,255.51	126,355.51	101
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	950,234.25	287,265.75-	77
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,393,938.14	4,870,300.00	3,663,057.07	1,207,242.93-	75
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,033,765.38	1,155,000.00	502,659.43	652,340.57-	44
001-313-1010	FRANCHISE TAX- SECO	1,569,065.65	1,760,000.00	1,410,367.94	349,632.06-	80
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	64,086.61	99,000.00	35,983.92	63,016.08-	36
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	203,009.73	192,990.27-	51
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	36,243.88	66,000.00	72,638.85	6,638.85	110
001-313-4180	LEESBURG GAS FRANCHISE FEE	82,407.67	82,500.00	106,279.27	23,779.27	129
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	26,015.18	15,000.00	25,074.28	10,074.28	167
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	618,297.40	965,000.00	472,436.57	492,563.43-	49
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	25,697.66	30,700.00	29,974.22	725.78-	98
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	11,311.94	58,600.00	67,373.72	8,773.72	115
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	240,819.28	242,000.00	192,096.65	49,903.35-	79
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	242,815.30	385,000.00	333,707.76	51,292.24-	87
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	877,029.52	896,500.00	445,517.85	450,982.15-	50
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,448,274.04	1,265,000.00	1,306,000.02	41,000.02	103
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	111,867.83	14,632.17-	88
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,890.68	275,000.00	145,890.70	129,109.30-	53
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	144,850.29	220,000.00	102,533.77	117,466.23-	47
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,321.81	18,700.00	9,755.33	8,944.67-	52
001-314-4030	FERRELLGAS LP	1,770.05	1,500.00	3,231.58	1,731.58	215
001-314-4040	CIRCLE K STORES	335.99	200.00	137.14	62.86-	69
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	56,228.53	60,500.00	32,837.00	27,663.00-	54

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 28 2025

07/23/2025
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4081	LEESBURG GAS UTILITY TAX	132,922.08	99,000.00	160,190.57	61,190.57	162
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	11,936.00	15,000.00	10,677.81	4,322.19-	71
001-314-4110	THOMPSON GAS SOUTHEAST	0.00	0.00	66.22	66.22	0
001-314-4140	PAR GAS	0.00	0.00	43.77	43.77	0
001-314-4150	CVS	398.98	300.00	231.39	68.61-	77
001-314-4151	AMERIGAS PROPANE	4,408.93	8,000.00	4,401.02	3,598.98-	55
001-314-4152	LOWE'S PROPANE TAX	1,789.94	2,500.00	1,084.97	1,415.03-	43
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	343.84	300.00	215.03	84.97-	72
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	406,313.53	396,000.00	317,493.11	78,506.89-	80
001-314-4162	GAS SOUTH UTILITY TAX	778.50	440.00	557.60	117.60	127
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	180,650.74	187,000.00	136,427.41	50,572.59-	73
001-314-4191	PUBLIX UTILITY TAX	875.89	1,000.00	635.14	364.86-	64
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	9,960.05	4,960.05	199
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	3,640.08	20,000.00	21,380.68	1,380.68	107
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	718,526.76	189,473.24-	79
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	703,981.94	376,818.06-	65
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	11,455.86	5,044.14-	69
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,948.01	1,448.01	119
001-335-1800	1/2 CENT SALES TAX	2,198,674.74	2,255,570.00	1,666,552.82	589,017.18-	74
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,622.04	3,000.00	4,358.96	1,358.96	145
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	602,723.47	156,276.53-	79
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	505.56	5.56	101
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	69,967.93	32.07-	100
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	15,286.16	15,286.16	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5304	COMMUNITY CENTER STAFF FEES	0.00	0.00	1,865.07	1,865.07	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	14,306.76	4,306.76	143
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	585.29	914.71-	39
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	917.30	817.30	917
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	8,351.07	7,551.07	***
001-350-1000	FINES	85,329.42	30,000.00	51,660.43	21,660.43	172
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	3,761.61	2,261.61	251
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	4,288.12	1,788.12	172
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	156,011.21	56,011.21	156
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	18,418.38	13,418.38	368
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	23,594.51	4,744.51	125
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.94	18,900.00	9,494.50	9,405.50-	50
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	42,020.60	42,020.60	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	1,959.13	1,959.13	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	2,419.51	2,119.51	806
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	450.00-	950.00-	90-
001-369-0792	PROGRAM REGISTRATION FEES	39,301.28	30,000.00	29,100.00	900.00-	97
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	29,102.00	14,102.00	194
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	3,970.86	470.86	113
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	17,519.89	10,000.00	10,386.88	386.88	104
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	21,489.96	0.00	198,591.37	198,591.37	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	10,000.00	0.00	100

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 28 2025

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	412,800.00	0.00	100
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FL	0.00	8,200,000.00	0.00	8,200,000.00-	0
GENERAL FUND Revenue Totals		35,925,427.85	47,461,560.00	34,365,761.18	13,095,798.82-	72

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	43,068.90	10,372.10	81
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	3,295.00	853.00	79
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	25,095.79	6,264.21	80
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	237.50	237.50-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	469.84	469.84-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,365.00	6,000.00	1,293.75	4,706.25	22
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	2,300.54	4,699.46	33
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	986.07	1,013.93	49
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	3,351.52	4,868.48	41
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	1,364.30	435.70	76
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	632.71	1,867.29	25
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	6,591.00	9.00	100
001-511-30-5500	TRAINING	2,050.00	2,800.00	600.00	2,200.00	21
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	89,390.85	87,528.15	51
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

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001-512-10-1200	SALARIES	433,738.97	581,477.00	362,799.80	218,677.20	62
001-512-10-1500	SICK LEAVE	11,907.39	0.00	11,003.54	11,003.54-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	33,736.29	33,736.29-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	17,784.47	17,784.47-	0
001-512-10-2100	FICA EXPENSE	36,864.65	44,830.00	30,806.99	14,023.01	69
001-512-10-2200	RETIREMENT	135,161.07	157,341.00	114,230.06	43,110.94	73
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	94.50	94.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	39,950.89	14,049.11	74
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	939.60	60.40	94
001-512-30-3100	PROFESSIONAL SERVICES	366,713.91	277,602.50	142,504.37	135,098.13	51
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	49.00	701.00	7
001-512-30-4000	TRAVEL & PER DIEM	9,629.30	13,300.00	5,676.83	7,623.17	43
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	2,795.43	2,204.57	56
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	21,524.16	2,615.84	89
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	863.78	3,136.22	22
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	168.02	831.98	17
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	3,649.69	2,150.31	63
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	938.71	1,561.29	38
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	1,044.58	1,055.42	50
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	1,109.69	6,140.31	15
001-512-30-5250	FUEL EXPENSE	160.37	500.00	71.25	428.75	14
001-512-30-5400	SUBSCRIPTIONS/DUES	3,844.66	6,300.00	3,923.50	2,376.50	62
001-512-30-5500	TRAINING	5,620.72	13,700.00	2,888.00	10,812.00	21
	512 EXECUTIVE- CITY MANAGER:	1,128,714.88	1,202,590.50	798,553.15	404,037.35	66
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	293,510.92	472,893.00	274,909.09	197,983.91	58

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001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123
001-513-10-1500	SICK LEAVE	10,033.94	0.00	10,050.95	10,050.95-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	21,883.02	21,883.02-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	12,497.86	12,497.86-	0
001-513-10-2100	FICA EXPENSE	25,450.95	36,654.00	24,476.35	12,177.65	67
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	48,056.90	21,944.10	69
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	90.00	90.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	48,908.34	26,691.66	65
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	1,879.28	120.72	94
001-513-30-3100	PROFESSIONAL SERVICES	1,955.00	13,380.00	5,047.50	8,332.50	38
001-513-30-3200	ACCOUNTING/AUDITING FEE	22,500.00	35,000.00	25,125.00	9,875.00	72
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,546.15	27,710.00	20,215.56	7,494.44	73
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	671.51	3,208.49	17
001-513-30-4100	TELEPHONE EXPENSE	5,487.11	7,500.00	4,979.06	2,520.94	66
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	48,654.81	16,595.19	75
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	148.48	1,451.52	9
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	2,799.33	5,050.67	36
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	15,211.70	14,788.30	51
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	998.78	6,501.22	13
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	364,728.50	85,271.50	81
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	11,092.44	18,907.56	37
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	4,080.37	1,919.63	68
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	2,249.54	4,600.46	33
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	4,699.64	3,500.36	57
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	1,653.50	446.50	79

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001-513-30-5500	TRAINING	2,291.00	10,050.00	1,235.00	8,815.00	12
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	58,756.60	59,483.40	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	8,457.18	7,742.82	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	235,452.36	241,640.00	120,035.65	121,604.35	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	25,769.70	24,210.30	52
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	339,576.44	345,960.00	345,956.20	3.80	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	76,602.96	27.04	100
	513 CLERK/FINANCE DEPARTMENT:	1,811,448.80	2,219,668.00	1,592,533.87	627,134.13	72
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	631,805.35	962,068.00	517,119.72	444,948.28	54
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	22,360.23	22,360.23-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	37,879.12	37,879.12-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	23,834.03	23,834.03-	0
001-516-10-2100	FICA EXPENSE	54,147.63	72,604.00	46,413.36	26,190.64	64
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	95,614.73	60,586.27	61
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	180.00	180.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	84,658.00	61,142.00	58
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	2,818.88	181.12	94
001-516-30-3100	PROFESSIONAL SERVICES	961,993.72	846,175.00	414,916.23	431,258.77	49
001-516-30-3450	CLOTHING AND UNIFORMS	0.00	2,500.00	80.49	2,419.51	3
001-516-30-4000	TRAVEL & PER DIEM	4,996.02	13,000.00	2,884.52	10,115.48	22
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	8,356.00	644.00	93
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	54,728.05	14,291.95	79
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	27,687.98	7,512.02	79
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	891.64	1,108.36	45

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001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	1,914.87	3,085.13	38
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	255.37	4,744.63	5
001-516-30-4950	CODE ENFORCEMENT	18,694.67	40,000.00	3,323.80	36,676.20	8
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	1,578.94	5,421.06	23
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	1,059.66	5,940.34	15
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	364.33	1,435.67	20
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	2,661.55	1,338.45	67
001-516-30-5500	TRAINING	6,929.09	25,000.00	4,539.60	20,460.40	18
516 DEVELOPMENT SERVICES:		2,110,589.65	2,412,368.00	1,356,262.45	1,056,105.55	56
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	212,735.02	274,463.00	180,431.94	94,031.06	66
001-518-10-1500	SICK LEAVE	6,178.18	0.00	13,157.57	13,157.57-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	9,551.90	9,551.90-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	6,724.91	6,724.91-	0
001-518-10-2100	FICA EXPENSE	17,894.14	21,274.00	15,878.86	5,395.14	75
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	28,692.73	8,718.27	77
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	31,727.20	11,472.80	73
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	497.23	2.77	99
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	1,823.34	9,176.66	17
001-518-30-4000	TRAVEL & PER DIEM	2,295.56	7,500.00	1,754.56	5,745.44	23
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	6,415.75	2,084.25	75
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	15,184.92	11,125.08	58
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	129.91	2,370.09	5

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001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	583.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	746.44	1,200.00	148.05	1,051.95	12
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	912.90	6,587.10	12
001-518-30-5250	FUEL EXPENSE	0.00	0.00	38.79	38.79-	0
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	1,449.00	12,000.00	1,236.42	10,763.58	10
001-518-30-5550	LICENSING	13,457.69	50,000.00	7,386.03	42,613.97	15
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMENT	396,421.21	553,908.00	329,683.59	224,224.41	60
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	161,529.54	216,128.00	151,366.45	64,761.55	70
001-519-10-1500	SICK LEAVE	6,062.51	0.00	2,177.87	2,177.87-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	8,818.99	8,818.99-	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	7,073.78	7,073.78-	0
001-519-10-2100	FICA EXPENSE	13,918.15	16,751.00	12,962.00	3,789.00	77
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	23,163.93	6,296.07	79
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	90.00	90.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	23,677.63	8,722.37	73
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	301.49	48.51	86
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	4,271.52	2,378.48	64
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	1,841.18	6,658.82	22
001-519-30-4100	TELEPHONE EXPENSE	5,300.79	5,000.00	4,120.30	879.70	82
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	21,962.13	38,437.87	36
001-519-30-4150	ADVERTISING/RECRUITING	9,023.88	8,500.00	3,919.75	4,580.25	46
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	213.09	286.91	43

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001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	1,212.62	1,087.38	53
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	4,384.64	1,115.36	80
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	18,276.32	463.68	98
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	636.76	363.24	64
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	789.98	710.02	53
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	2,173.35	2,776.65	44
001-519-30-5250	FUEL EXPENSE	262.89	600.00	179.06	420.94	30
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	2,059.00	1.00	100
001-519-30-5500	TRAINING	3,676.73	5,330.00	4,160.53	1,169.47	78
001-519-30-5501	STAFF TRAINING PROGRAMS	1,233.93	6,650.00	26.51	6,623.49	0
519 HUMAN RESOURCE DEPARTMENT:		355,282.11	448,269.00	299,858.88	148,410.12	67
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,006,269.68	4,992,735.00	2,744,231.21	2,248,503.79	55
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	14,520.00	7,045.00	67
001-521-10-1250	ON CALL	11,550.00	13,000.00	10,000.00	3,000.00	77
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	13,079.34	7,020.66	65
001-521-10-1300	OVERTIME	147,305.59	160,000.00	129,010.29	30,989.71	81
001-521-10-1500	SICK LEAVE	68,753.71	0.00	82,766.05	82,766.05-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	119,319.58	119,319.58-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	23,540.00	32,460.00	42
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	117,873.41	117,873.41-	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	185,509.68	85,509.68-	186
001-521-10-2100	FICA EXPENSE	278,422.76	378,514.00	263,739.67	114,774.33	70
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	1,046,877.10	516,738.90	67
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	697.50	697.50-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	426,659.04	329,340.96	56

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001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	112,755.19	7,244.81	94
001-521-30-3100	PROFESSIONAL SERVICES	48,179.45	52,000.00	21,385.51	30,614.49	41
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	38,845.97	53,154.03	42
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	9,648.12	15,351.88	39
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	9,987.20	7,012.80	59
001-521-30-4000	TRAVEL & PER DIEM	13,720.41	15,000.00	12,833.75	2,166.25	86
001-521-30-4100	TELEPHONE EXPENSE	68,555.66	107,000.00	63,729.78	43,270.22	60
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	73,940.79	179,889.21	29
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	309.41	1,690.59	15
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	48,756.14	16,243.86	75
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	1,801.19	3,198.81	36
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	43,456.85	46,543.15	48
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	2,039.20	8,960.80	19
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	1,764.83	3,235.17	35
001-521-30-5200	OPERATING SUPPLIES	51,989.82	85,000.00	60,523.07	24,476.93	71
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	120,023.70	79,976.30	60
001-521-30-5400	SUBSCRIPTIONS/DUES	1,678.55	4,500.00	4,301.67	198.33	96
001-521-30-5500	TRAINING	14,045.20	40,000.00	26,869.87	13,130.13	67
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	530,245.09	466,400.00	385,093.40	81,306.60	83
521 POLICE DEPARTMENT:		6,954,039.99	9,721,260.00	6,215,888.51	3,505,371.49	64
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,282,196.57	1,618,584.00	996,229.93	622,354.07	62
001-541-10-1250	ON CALL	6,400.00	6,500.00	5,250.00	1,250.00	81
001-541-10-1300	OVERTIME	22,268.31	12,000.00	15,340.13	3,340.13-	128
001-541-10-1500	SICK LEAVE	52,339.30	0.00	46,209.76	46,209.76-	0

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001-541-10-1600	VACATION PAY	77,708.85	0.00	64,798.75	64,798.75-	0
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	46,106.65	46,106.65-	0
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	48,123.53	48,123.53-	0
001-541-10-2100	FICA EXPENSE	114,024.95	125,526.00	93,187.63	32,338.37	74
001-541-10-2200	RETIREMENT	236,602.74	250,928.00	194,242.13	56,685.87	77
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	85.50	85.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	286,200.00	193,020.50	93,179.50	67
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	37,585.09	2,414.91	94
001-541-30-3100	PROFESSIONAL SERVICES	201,498.54	393,321.23	133,126.55	260,194.68	34
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	186,356.81	181,743.19	51
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	289,744.71	161,055.29	64
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	5,416.37	2,583.63	68
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	683.01	1,816.99	27
001-541-30-4100	TELEPHONE EXPENSE	25,622.35	24,600.00	19,519.56	5,080.44	79
001-541-30-4110	IT LICENSING / EQUIPMENT	58,906.96	92,430.00	45,656.79	46,773.21	49
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	67.09	150.00	89.01	60.99	59
001-541-30-4300	UTILITIES EXPENSE	30,672.03	26,200.00	22,002.11	4,197.89	84
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	1,248,731.38	83,668.62	94
001-541-30-4400	RENTAL & LEASING	24,472.05	22,580.00	15,018.89	7,561.11	67
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	51,574.06	74.06-	100
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	3,126.69	16,873.31	16
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,501,709.06	1,431,381.67	70,327.39	95
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	6,390.78	390.78-	107
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	2,261.48	1,768.52	56
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	1,868.28	1,131.72	62
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	67,728.65	2,271.35	97

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001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	21,027.16	13,972.84	60
001-541-30-5400	SUBSCRIPTIONS/DUES	6,866.51	11,350.00	6,805.13	4,544.87	60
001-541-30-5500	TRAINING	12,335.76	31,100.00	9,748.62	21,351.38	31
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	67,369.44	6,130.56	92
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.		5,435,095.81	6,871,008.29	5,375,806.75	1,495,201.54	78
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	238,915.58	297,335.00	201,537.12	95,797.88	68
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	3,359.35	3,359.35-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	16,154.90	16,154.90-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	8,823.63	8,823.63-	0
001-549-10-2100	FICA EXPENSE	21,082.21	23,048.00	17,585.89	5,462.11	76
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	31,426.77	9,103.23	78
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	45.00	45.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	40,100.28	13,899.72	74
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	14,094.39	905.61	94
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	4,487.72	5,712.28	44
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	1,737.62	1,762.38	50
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	1,698.73	1,801.27	49

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001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	20,734.19	31,845.81	39
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,372.77	7,000.00	3,451.86	3,548.14	49
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	1,678.78	821.22	67
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	1,077.84	3,922.16	22
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	196.33	1,303.67	13
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	57,159.28	22,840.72	71
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	2,283.55	1,716.45	57
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	323.00	477.00	40
001-549-30-5500	TRAINING	575.00	2,500.00	1,699.00	801.00	68
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	28,196.44	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	507,032.92	605,993.00	429,830.23	176,162.77	71
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	662,626.42	1,056,402.00	641,190.64	415,211.36	61
001-572-10-1250	ON CALL	5,900.00	6,500.00	5,250.00	1,250.00	81
001-572-10-1300	OVERTIME	11,799.47	2,000.00	11,910.08	9,910.08-	596
001-572-10-1500	SICK LEAVE	14,672.97	0.00	13,271.28	13,271.28-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	25,338.11	25,338.11-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	27,294.90	27,294.90-	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	45.48	45.48-	0
001-572-10-2100	FICA EXPENSE	58,247.79	76,642.00	56,555.04	20,086.96	74
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	96,428.69	74,680.31	56
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	126.00	126.00-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	135,220.07	80,779.93	63

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001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	12,215.11	784.89	94
001-572-30-3100	PROFESSIONAL SERVICES	7,134.60	14,000.00	7,005.89	6,994.11	50
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	158,935.35	45,964.65	78
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	8,966.73	1,183.27	88
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	22.36	4,527.64	0
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	26,072.37	2,427.63	91
001-572-30-4110	IT LICENSING / EQUIPMENT	43,658.29	44,000.00	22,930.70	21,069.30	52
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,109.30	25,000.00	19,945.32	5,054.68	80
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	11.25	150.00	3.45	146.55	2
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	31,791.41	8,208.59	79
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	3,385.60	3,514.40	49
001-572-30-4600	REPAIR & MAINTENANCE	68,872.93	100,750.00	47,095.98	53,654.02	47
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	5,335.65	32,664.35	14
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	1,283.18	8,716.82	13
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	2,846.14	2,453.86	54
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,886.54	12,000.00	10,204.90	1,795.10	85
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	88.26-	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	136,448.14	170,000.00	162,541.41	7,458.59	96
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	103,364.43	6,035.57	94
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	20,031.09	32,468.91	38
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	1,366.71	1,083.29	56
001-572-30-5100	OFFICE SUPPLIES	2,908.67	4,500.00	1,692.35	2,807.65	38
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	81,671.60	6,828.40	92
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	11,524.10	13,475.90	46
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	27,005.42	34,994.58	44
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	1,256.80	1,953.20	39
001-572-30-5500	TRAINING	7,536.23	8,500.00	4,222.29	4,277.71	50

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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
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	121,352.04	10,747.96	92
	572 PARKS & RECREATION:	2,008,650.58	2,749,013.00	1,906,698.67	842,314.33	69
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	75,050.33	129,843.00	65,968.29	63,874.71	51
001-575-10-1300	OVERTIME	225.00	0.00	212.39	212.39-	0
001-575-10-1500	SICK LEAVE	0.00	0.00	43.67	43.67-	0
001-575-10-1600	VACATION PAY	0.00	0.00	322.99	322.99-	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	530.92	530.92-	0
001-575-10-2100	FICA EXPENSE	5,774.00	10,070.00	3,982.89	6,087.11	40
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	9,195.59	8,504.41	52
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	1,063.30-	1,063.30	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	16,396.00	1,396.00-	109
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	0.69	149.31	0
001-575-30-4300	UTILITIES EXPENSE	56,441.03	45,000.00	42,225.07	2,774.93	94
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	1,244.75	3,255.25	28
001-575-30-4600	REPAIR & MAINTENANCE	49,583.59	50,000.00	12,683.25	37,316.75	25
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	19,502.41	497.59	98
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	100.00	0.00	100
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	43,000.03	56,900.70	56,958.03	57.33-	100
	575 COMMUNITY CENTER:	282,324.99	361,143.70	228,843.64	132,300.06	63

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001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	3,917,539.51	0.00	3,917,539.51	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	215,690.00	231,880.00	247,524.97	15,644.97 -	107
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	3,000,000.00	6,000,000.00	6,000,000.00	0.00	100
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	10,000,000.00	0.00	100
581 Total		18,915,690.00	16,231,880.00	16,247,524.97	15,644.97 -	100
GENERAL FUND Expenditure Totals		40,014,816.99	47,471,560.00	34,870,875.56	12,600,684.44	73

001 GENERAL FUND	Prior	YTD
Revenues:	35,925,427.85	34,365,761.18
Expenditures:	40,014,816.99	34,870,875.56
Net Income:	4,089,389.14 -	505,114.38 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	162.56	37.44-	81
101-366-1350	CONTRIBUTIONS/DUES	1,450.00	2,000.00	1,325.00	675.00-	66
101-366-1360	GRAVE OPENING PERMITS	900.00	600.00	1,200.00	600.00	200
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
CEMETERY FUND Revenue Totals		2,605.76	66,800.00	2,687.56	64,112.44-	4

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	7.53	192.47	4
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		0.00	800.00	7.53	792.47	1
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	7.53	66,792.47	0

101 CEMETERY FUND	Prior	YTD
Revenues:	2,605.76	2,687.56
Expenditures:	0.00	7.53
Net Income:	2,605.76	2,680.03

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	15,465.31	10,465.31	309
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	395,695.00	405,500.00	427,869.00	22,369.00	106
104-382-0010	TRANSFER FROM GENERAL	215,690.00	231,880.00	247,524.97	15,644.97	107
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	690,859.28	1,915,520.72-	26

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	35,912.55	37,980.45	49
104-550-10-1500	SICK LEAVE	773.95	0.00	2,136.30	2,136.30-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	5,437.63	5,437.63-	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	1,718.12	1,718.12-	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	3,458.16	2,200.84	61
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	15,548.39	9,961.61	61
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	3,362.40	525.60	86
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	2,180.00	37,820.00	5
104-550-60-6390	OTHER MISC PROJECTS	0.00	500,000.00	775,334.90	275,334.90-	155
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	845,088.45	168,688.45-	125
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	845,088.45	1,761,291.55	32

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	690,859.28
Expenditures:	91,771.18	845,088.45
Net Income:	536,923.61	154,229.17 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	28.56	71.44-	29
105-369-0058	DONATIONS	27,072.00	15,000.00	23,745.00	8,745.00	158
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	23,773.56	68,126.44-	25

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	3,010.24	2,110.24-	334
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	3,010.24	88,889.76	3

105 BAKER HOUSE	Prior	YTD
Revenues:	27,085.58	23,773.56
Expenditures:	79.09	3,010.24
Net Income:	27,006.49	20,763.32

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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	175,429.54	124,570.46-	58
107-361-0000	INTEREST	10,584.59	2,000.00	9,036.61	7,036.61	452
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	184,466.15	1,090,033.85-	14

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	184,466.15
Expenditures:	0.00	0.00
Net Income:	311,780.93	184,466.15

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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	968,955.36	271,044.64-	78
108-361-0000	INTEREST	207.47	0.00	155.17	155.17	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	969,110.53	2,196,189.47-	30

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	268.78	268.78-	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	412,800.00	0.00	100
521 LAW ENFORCEMENT IMPACT FEES:		1,034,678.76	812,800.00	413,068.78	399,731.22	51
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	413,068.78	2,752,231.22	13

108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	1,064,753.05	969,110.53
Expenditures:	1,034,678.76	413,068.78
Net Income:	30,074.29	556,041.75

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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	111,494.31	101,494.31	***
301-382-0010	TRANSFER FROM GENERAL FUND	15,700,000.00	10,000,000.00	10,000,000.00	0.00	100
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,598,500.00	0.00	14,598,500.00-	0
CAPITAL IMPROVEMENT FUND Revenue Totals		15,874,366.58	25,933,500.00	10,111,494.31	15,822,005.69-	38

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	13,237.23	311,762.77	4
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
516 Total		855,907.58	325,000.00	13,237.23	311,762.77	4

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	203,085.14	311,334.86	39
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	377,429.51	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	29,468.20	55,000.00	0.00	55,000.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	36,220.00	949,650.00	38,637.47	911,012.53	4
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	755,367.00	62,733.00	692,634.00	8

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	45,389.72	1,028,500.00	584,240.79	444,259.21	57
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,629,505.55	1,344,576.12	284,929.43	83
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	267,558.74	66,093.85	80
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		10,028,236.17	5,366,095.14	2,500,831.26	2,865,263.88	47
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	224,705.60	1,884.50	222,821.10	1
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,514,797.00	3,909,455.87	9,605,341.13	29
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	8,500.00	491,500.00	2
572 Total		815,478.02	14,289,502.60	3,919,840.37	10,369,662.23	27
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	119,439.59	684,560.41	15
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	125,232.62	778,767.38	14
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	48,902.26	0.00	48,902.26	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	5,000,000.00	5,000,000.00	5,000,000.00	0.00	100
CAPITAL IMPROVEMENT FUN Expenditure To		16,788,121.60	25,933,500.00	11,559,141.48	14,374,358.52	45
301 CAPITAL IMPROVEMENT FUND		Prior	YTD			
Revenues:		15,874,366.58	10,111,494.31			

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Expenditures:	<u>16,788,121.60</u>	<u>11,559,141.48</u>
Net Income:	913,755.02-	1,447,647.17-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,094,206.34	4,859,723.00	3,338,566.98	1,521,156.02-	69
401-343-3150	BULK WATER SALES	0.00	0.00	7.38	7.38	0
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	195,054.04	67,945.96-	74
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	29,920.00	80.00-	100
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	19,766.24	9,766.24	198
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	15.00	15.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,906,353.18	9,614,212.00	5,996,254.23	3,617,957.77-	62
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	873.00	11,127.00-	7
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	14,180.34	15,000.00	13,225.00	1,775.00-	88
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	626,309.51	373,690.49-	63
401-343-6100	REUSE WATER OPERATIONS	125,915.18	130,295.00	55,058.94	75,236.06-	42
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	52,792.98	27,792.98	211
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	0.00	0.00	5,001.00	5,001.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FL	854,220.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	537,114.58	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	2,248,717.40	0.00	0.00	0.00	0
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		16,069,965.45	26,069,230.00	10,332,844.30	15,736,385.70-	39

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	123,616.25	194,926.00	128,572.63	66,353.37	66
401-530-10-1500	SICK LEAVE	9,675.56	0.00	5,245.30	5,245.30-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	6,933.91	6,933.91-	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	5,849.46	5,849.46-	0
401-530-10-2100	FICA EXPENSE	13,775.56	15,111.00	11,189.26	3,921.74	74

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	20,041.06	6,528.94	75
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	45.00	45.00-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	37,217.56	43,200.00	30,277.86	12,922.14	70
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	1,503.44	96.56	94
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	3,017.50	17.50-	101
401-530-30-3200	ACCOUNTING & AUDITING FEES	22,500.00	35,000.00	25,125.00	9,875.00	72
401-530-30-3400	OTHER CONTRACTUAL SERVICES	31,354.14	35,750.00	28,292.74	7,457.26	79
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,094.77	5,400.00	4,148.19	1,251.81	77
401-530-30-4110	IT LICENSING / EQUIPMENT	35,983.74	45,520.00	29,052.96	16,467.04	64
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	21,816.07	10,983.93	67
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	12,419.05	7,580.95	62
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	1,116.04	2,633.96	30
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	364,728.50	85,271.50	81
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	8,269.76	23,680.24	26
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	14,718.47	16,200.00	12,385.42	3,814.58	76
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	224.00	776.00	22
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	4,499.80	1,000.20	82
401-530-30-5400	SUBSCRIPTIONS/DUES	409.86	500.00	37.50	462.50	8
401-530-30-5500	TRAINING	760.00	2,000.00	760.00	1,240.00	38
	530 PHYSICAL ENVIRONMENT/ADMIN:	738,712.11	970,277.00	725,550.45	244,726.55	75
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	773,366.29	1,275,655.00	685,598.69	590,056.31	54
401-533-10-1250	ON CALL	12,800.00	14,000.00	10,000.00	4,000.00	71
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	16,473.01	1,473.01-	110

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1500	SICK LEAVE	26,918.54	0.00	24,336.70	24,336.70-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	30,805.16	30,805.16-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	2,100.00	2,100.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	28,192.53	28,192.53-	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	12,296.55	7,296.55-	246
401-533-10-2100	FICA EXPENSE	68,973.85	95,952.00	62,401.20	33,550.80	65
401-533-10-2200	RETIREMENT	262,851.08	189,426.00	111,323.47	78,102.53	59
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	72.00	72.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	249,470.00	132,601.14	116,868.86	53
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	23,960.46	1,539.54	94
401-533-30-3100	PROFESSIONAL SERVICES	132,674.52	193,675.66	53,282.52	140,393.14	28
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	124,036.61	180,479.39	41
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	6,588.34	4,411.66	60
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	5,645.84	2,354.16	71
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	29,071.48	928.52	97
401-533-30-4110	IT LICENSING / EQUIPMENT	46,137.96	57,110.00	21,854.74	35,255.26	38
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	583.96	2,916.04	17
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	154,390.06	4,390.06-	103
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	2,520.10	6,479.90	28
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	131,168.27	28,831.73	82
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	1,870.70	1,979.30	49
401-533-30-5100	OFFICE SUPPLIES	3,794.37	6,500.00	1,104.95	5,395.05	17
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	91,098.76	139,901.24	39
401-533-30-5220	WATER METERS	9,455.12-	449,853.19	200,951.03	248,902.16	45
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	28,277.48	16,722.52	63
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	410,569.69	60,569.69-	117

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	23,876.00	21,124.00	53
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	2,148.55	6,851.45	24
401-533-30-5500	TRAINING	8,512.18	7,600.00	6,650.85	949.15	88
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	11,573.85	853,000.00	129,312.05	723,687.95	15
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	85,001.40	134,998.60	39
401-533-60-6350	LOOP/UPGRADE WATER MAINS	222,690.90	1,021,554.60	364,851.96	656,702.64	36
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	342,112.00	333,003.24	9,108.76	97
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	19,970.00	19,960.34	9.66	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	1,702.38	1,640.00	1,638.07	1.93	100
533 WATER DEPARTMENT:		3,197,122.29	6,414,084.45	3,369,720.40	3,044,364.05	53
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,114,543.54	1,784,364.00	1,149,678.01	634,685.99	64
401-535-10-1250	ON CALL	18,700.00	19,500.00	15,875.00	3,625.00	81
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	37,393.30	17,893.30-	192
401-535-10-1500	SICK LEAVE	47,850.49	0.00	42,657.53	42,657.53-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	59,652.24	59,652.24-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	4,300.00	4,300.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	45,807.77	45,807.77-	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	34,539.60	22,539.60-	288
401-535-10-2100	FICA EXPENSE	101,798.45	130,601.00	106,287.61	24,313.39	81
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	189,222.53	93,168.47	67
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	441.00	441.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	210,536.75	110,203.25	66
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	782.88	782.88-	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	47,733.00	3,067.00	94

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-3100	PROFESSIONAL SERVICES	153,804.49	190,000.00	44,560.46	145,439.54	23
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	1,059,000.00	507,503.99	551,496.01	48
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	8,599.02	5,400.98	61
401-535-30-4000	TRAVEL & PER DIEM	6,841.37	8,000.00	12,156.80	4,156.80-	152
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	22,818.77	181.23	99
401-535-30-4110	IT LICENSING / EQUIPMENT	40,258.57	55,250.00	21,853.79	33,396.21	40
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	755.53	2,244.47	25
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	369,331.78	80,668.22	82
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	22,941.56	52,058.44	31
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	460,089.23	239,910.77	66
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	440.36	14,559.64	3
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	122,779.27	57,220.73	68
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	2,063.61	3,036.39	40
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	4,992.83	507.17	91
401-535-30-5200	OPERATING SUPPLIES	260,523.82	330,000.00	191,588.07	138,411.93	58
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	68,150.66	3,150.66-	105
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	219,602.77	8,397.23	96
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	240,244.00	59,756.00	80
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	1,696.59	3,303.41	34
401-535-30-5500	TRAINING	8,923.94	10,000.00	6,764.65	3,235.35	68
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	52,471.02	47,528.98	52
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	418,359.16	486,057.26	46
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	0.12	0.00	0.00	0.00	0
401-535-60-6330	CR 209 LS UPGRADES	0.26-	100,583.88	100,583.88	0.00	100
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMENT	0.00	230,687.50	161,036.45	69,651.05	70
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	48,631.33	477,064.43	453,817.80	23,246.63	95

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	71,295.38	645,000.00	407,531.62	237,468.38	63
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	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	0.21-	237,141.53	237,141.52	0.01	100
535 WASTEWATER DEPARTMENT:		4,654,358.98	9,319,839.76	6,104,782.41	3,215,057.35	66
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	8,680,478.79	0.00	8,680,478.79	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	2,768,017.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	34,150.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	355,210.00	176,686.32	178,523.68	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	0.00	113,380.00	113,378.97	1.03	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,068.64	24,710.00	23,528.65	1,181.35	95
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	22,659.73	21,240.00	10,978.54	10,261.46	52
582 DEBT SERVICE:		2,855,895.37	684,540.00	494,572.48	189,967.52	72
UTILITY FUND Expenditure Totals		11,446,088.75	26,069,220.00	10,694,625.74	15,374,594.26	41

401 UTILITY FUND	Prior	YTD
Revenues:	16,069,965.45	10,332,844.30
Expenditures:	11,446,088.75	10,694,625.74
Net Income:	4,623,876.70	361,781.44-

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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	2,565,475.94	6,684,524.06-	28
402-361-0000	INTEREST	38,836.54	0.00	76,171.99	76,171.99	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	6,000,000.00	6,000,000.00	0.00	100
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FUND	5,000,000.00	5,000,000.00	5,000,000.00	0.00	100
402-382-4090	TRANSFER FROM WW SDC FUND	1,000,000.00	15,000,000.00	10,000,000.00	5,000,000.00-	67
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 Total		9,038,836.54	145,750,000.00	23,641,647.93	122,108,352.07-	16

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
402-536-60-6913	MILLENNIUM PARK PROJECT	0.00	4,270,000.00	7,725.00	4,262,275.00	0
402-536-70-7353	WWTP PROJECT	0.49-	64,441,700.00	6,806,866.32	57,634,833.68	11
536 Total		0.49-	68,711,700.00	6,814,591.32	61,897,108.68	10
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	77,038,300.00	0.00	77,038,300.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	854,220.00	0.00	0.00	0.00	0
CAPITAL PROJECTS (LOAN/GRANT) Expenditure Total		854,219.51	145,750,000.00	6,814,591.32	138,935,408.68	5

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	9,038,836.54	23,641,647.93
Expenditures:	854,219.51	6,814,591.32

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Net Income:	8,184,617.03	16,827,056.61
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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	109.74	130.26-	46
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	109.74	53,730.26-	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
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
552 INDUSTRIAL PARK:		6,607.00	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	10,000.00	0.00	100
INDUSTRIAL FUND Expenditure Totals		16,607.00	53,840.00	10,000.00	43,840.00	19

403 INDUSTRIAL FUND	Prior	YTD
Revenues:	265.69	109.74
Expenditures:	16,607.00	10,000.00
Net Income:	16,341.31-	9,890.26-

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
404-361-0000	INTEREST	18.29	0.00	5.28	5.28	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	5.28	51,094.72-	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
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	240.00	240.00-	0
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
404-581-90-9101	TRANSFER TO W/S FUND	231,325.00	0.00	0.00	0.00	0
WATER CONNECTION FEES Expenditure Tota		231,685.76	51,100.00	240.00	50,860.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	18.29	5.28
Expenditures:	231,685.76	240.00
Net Income:	231,667.47-	234.72-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	20.49	20.49	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00-	0
WASTEWATER CONNECTION FEES Revenue		15.50	154,500.00	20.49	154,479.51 -	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	241.24	241.24-	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	154,500.00	0.00	154,500.00	0
WASTEWATER CONNECTION F Expenditure 1		360.19	154,500.00	241.24	154,258.76	0

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	15.50	20.49
Expenditures:	360.19	241.24
Net Income:	344.69 -	220.75 -

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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	762,157.98	2,674,842.02-	22
408-361-0000	INTEREST EARNED	528.97	200.00	388.07	188.07	194
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	762,546.05	8,024,653.95-	8
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	1,070,000.00	1,069,023.04	976.96	100
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	389.15	0.00	263.58	263.58-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	50,000.00	29,948.00	20,052.00	60
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.50-	5,564,547.50	1,260,765.84	4,303,781.66	23
533 Total		388.65	6,684,547.50	2,360,000.46	4,324,547.04	35
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	1,846,622.50	0.00	1,846,622.50	0
408-581-90-9101	TRANSFER TO W/S FUND	537,114.58	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	224,930.00	224,927.97	2.03	100
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	31,101.63	1.63-	100
582 Total		33,068.02	256,030.00	256,029.60	0.40	100
WATER SDC FEES Expenditure Totals		570,571.25	8,787,200.00	2,616,030.06	6,171,169.94	30

408 WATER SDC FEES	Prior	YTD
Revenues:	1,991,424.19	762,546.05
Expenditures:	570,571.25	2,616,030.06

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Net Income:	1,420,852.94	1,853,484.01 -
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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	1,982,193.65	5,167,806.35-	28
409-361-0000	INTEREST EARNED	1,268.48	500.00	907.37	407.37	181
409-389-5013	CASH FORWARD	0.00	12,472,660.00	0.00	12,472,660.00-	0
WASTEWATER SDC FEES Revenue Totals		5,727,604.88	19,623,160.00	1,983,101.02	17,640,058.98-	10
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	262.95	237.05	53
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	0.01-	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	113,504.11	1,666,490.95	1,638,699.16	27,791.79	98
409-535-70-7355	BRIDGE CROSSING PROJECT	0.22	0.00	0.00	0.00	0
535 Total		290,425.23	3,666,990.95	1,638,962.11	2,028,028.84	45
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	880,539.05	0.00	880,539.05	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	1,000,000.00	15,000,000.00	10,000,000.00	5,000,000.00	67
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	2,017,392.40	0.00	0.00	0.00	0
581 Total		3,017,392.40	15,000,000.00	10,000,000.00	5,000,000.00	67
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,540.00	2,222.86	2,317.14	49
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,830.00	69,830.18	0.18-	100
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	288.62	1.38	100
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMA	1,002.05	970.00	510.25	459.75	53
582 Total		1,311.62	75,630.00	72,851.91	2,778.09	96
WASTEWATER SDC FEES Expenditure Totals		3,309,129.25	19,623,160.00	11,711,814.02	7,911,345.98	60

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409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	5,727,604.88	1,983,101.02
Expenditures:	3,309,129.25	11,711,814.02
Net Income:	2,418,475.63	9,728,713.00-

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 28 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	85.74	14.26-	86
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	85.74	51,859.26-	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	85.74
Expenditures:	0.00	0.00
Net Income:	137.58	85.74

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 28 2025

07/23/2025
02:42 PM

Grand Totals	Prior	YTD
Revenues:	86,662,982.66	83,068,513.12
Expenditures:	74,358,129.33	79,538,734.42
Net Income:	12,304,853.33	3,529,778.70

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 9, 2025 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Courtney Kellem	Parks & Recreation Director	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present
Steve Watson	Fleet Services Director	Present
Melissa Tuck	HR Director	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

Motion by Commissioner Elliott, seconded by Commissioner Flores, to amend the agenda to move item 10C (Political Parties and Organizations at City Events) to immediately after the Consent Agenda, and to allow public comments on that item at that time. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - L were approved. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the consent agenda as presented. The motion carried unanimously.

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

- A. Expenditure Report
- B. Minutes for Approval: March 24, 2025 Regular Meeting
- C. Minutes for Approval: April 14, 2025 Regular Meeting
- D. Minutes for Approval: April 21, 2025 Commission Workshop
- E. SP 2405-001 Circle K US 301 & CR 462
- F. PLAT 2410-004 Boulder Square Improvement Plan
- G. PLAT 2411-008 Boulder Square (Avondale) Replat
- H. A25-1348 VOSO Unit 288 Final Plat
- I. Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 157, 158, 171, 173, and 179
- J. Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 178, 181, 182, 188, and 289
- K. Right-of-Way Deed for Middleton Unit No. 7
- L. Right-of-Way Deed for Middleton Unit No. 8
- C. Political Parties and Organizations at City Events
AMENDED ORDER IN AGENDA - ORIGINALLY 10.C.

In an effort to maintain political neutrality, the Parks and Recreation Department recommended that the city refrain from hosting political groups or organizations of any affiliation at the city's

special events. Several members of the public spoke regarding the recommendation.

Avery Youngblood spoke in support of allowing political groups to participate in events like the upcoming Happy Birthday America celebration, stating it was a bipartisan issue and that excluding groups would limit freedom of assembly. Virginia Dohn recounted the history of Francis Scott Key writing the Star Spangled Banner and urged the commission to allow political groups to participate in the Independence Day event. Gerald Loomer asked that all points of view be allowed to be expressed at city events. Judy Holleren, representing the Republican Executive Committee, stated they had participated in past events without incident and requested the decision be reversed. Rich Langford said freedom of expression enables dialogue and builds understanding, and that political participation should be allowed as long as it remains positive and non-confrontational. Samantha Scott, chair of the Sumter County Republican Party, urged reversing the decision, stating political participation brings awareness to newcomers and that both parties believe in constitutional rights. Bryan Kenady, Robert Berg, Bob Greene, Diana Hammond, Pat Connell, and Rick Mitchell made similar comments in support of allowing political groups to participate in city events.

Parks and Recreation Director Courtney Kellem read a memo explaining the recommendation to exclude political groups from city events in order to maintain neutrality and avoid isolating any groups within the community. A brief discussion was held by the commission. Motion by Commissioner Elliott, seconded by Commissioner Flores, to deny the recommendation from Parks and Recreation to exclude political groups from city events. Motion carried 3-2.

RESULT:	Passed (Staff Recommendation Denied)
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores
NAYES:	Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Green

3. Presentations and/or Proclamations

A. Recognizing Commissioner Pamala Harrison-Bivins for 25 Years of Service

City Manager McHugh recognized Commissioner Pamala Harrison-Bivins for 25 years of service to the City of Wildwood. The recognition included a framed resolution from the Florida League of Cities.

B. Team Impact Award January–March / Sgt. James Bowen

Chief Parmer presented the Team Impact Award to Sergeant James Bowen for his work leading the department's training program.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

5. Public Hearings - Timed - Quasi-Judicial

A. A25-1233 Monarch Ranch North Phase 1

Development Services Director Strickland presented the ordinance for voluntary annexation of approximately 49.406 acres located north of the Turnpike, south of SR 44, and 0.5 miles west of US 301. Motion by Commissioner Flores, seconded by Commissioner Green, to adopt Ordinance No. O2025-20 on its second and final reading. Motion carried unanimously.

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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. A25-1153 CP Mills Property

Development Services Director Strickland presented the ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G22A1825 on 0.479 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	June 23, 2025
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B. A25-1154 RZ Mills Property

Development Services Director Strickland presented the ordinance for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for parcel G22A1825 on 0.479 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	June 23, 2025
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8. Resolutions for Approval

A. Resolution to Rename the Portion of C-470 East of the Central Parkway Roundabout to Marsh Bend Trail

City Manager McHugh presented the resolution. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Resolution No. R2025-17 renaming the section of CR-470 east of the Central Parkway roundabout to Marsh Bend Trail to "Old CR-470". Motion carried unanimously.

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

B. Surplus Vehicles & Equipment June 2025

Fleet Services Director Watson presented the resolution. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Resolution No. R2025-18 declaring certain vehicles and equipment as surplus to be disposed of through online auction or donation. Motion carried unanimously.

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

9. Financial & Contracts & Agreements

A. Owner Direct Purchase of Electrical Gear Package for the Water Reclamation Facility (WRF) Project for the Total Amount of \$1,323,300.00

Utilities Deputy Director Martin presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the owner direct purchase of an electrical gear package for the Water Reclamation Facility project for \$1,323,300. Motion carried unanimously.

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

B. Owner Direct Purchase of Additional Diffusers for the Water Reclamation Facility (WRF) Project for the Total Amount of \$77,700.00

Utilities Deputy Director Martin presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the owner direct purchase of additional diffusers for the Water Reclamation Facility project for \$77,700. Motion carried unanimously.

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

C. CR 501 WTP Iron Filter Project Pay Application No. 4 to SGS Contracting Services, Inc for the Amount of \$99,961.49

Utilities Deputy Director Martin presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve payment application #4 to SGS Contracting Services for \$99,961.49 for the CR 501 Water Treatment Plant Iron Filter project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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- D. Millennium Park Phase 1 & 2 Project - Payment Application 4 in the Amount of \$582,531.96
Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Bivins, to approve payment application #4 for \$582,531.96 for the Millennium Park Phase 1 & 2 project. Motion carried unanimously.

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

- E. Approval to Award RFP #2025-08 Bicycle & Pedestrian Pathway Master Plan
Parks & Recreation Director Kellem presented the item. Motion by Commissioner Elliott, seconded by Commissioner Green, to award RFP #2025-08 for the Bicycle & Pedestrian Pathway Master Plan to Kimley-Horn and Associates. Motion carried unanimously.

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

- F. Approval to Award RFP #2025-07 Benefits Brokerage Services
City Manager McHugh explained that the item needed to be tabled due to a protest by one of the respondents. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to table RFP #2025-07 for benefits brokerage services. Motion carried unanimously.

RESULT:	Passed (Item Tabled)
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- G. Memorandum of Understanding (MOU) between Turkey Run, LLC and the City of Wildwood for the Construction of Inspiration Drive
Development Services Director Strickland presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the Memorandum of Understanding with Turkey Run, LLC for construction of Inspiration Drive. Motion carried unanimously.

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

H. Developer's Agreement between City of Wildwood and SoLiv Wildwood, LLC

Development Services Director Strickland presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the Developer's Agreement with Soliv Wildwood, LLC. Motion carried unanimously.

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

10. General Items for Consideration/Discussion and Other Business

A. PLAT 2312-003 SoLiv Wildwood Replat

Development Services Director Strickland presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Plat 2312-003 Soliv Wildwood Replat. Motion carried unanimously.

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

B. Code Enforcement Lien Release - 116 Woodlane Avenue

Development Services Director Strickland presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the release of a code enforcement lien for 116 Woodlane Avenue. Motion carried unanimously.

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

11. Appointments

None.

12. City Manager Reports

A. Letter to FDOT District 5 Secretary John Tyler Regarding the Recent U.S. Highway 301 Rail Work Closure

City Manager McHugh presented a draft letter to FDOT regarding issues with the recent US 301 rail work closure. The Commission agreed to have the letter sent jointly from the City Manager and Mayor.

B. Local Construction Projects Update

13. Other Department Reports

None.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:23 a.m.

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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 23, 2025 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Absent
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Absent
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Courtney Kellem	Parks & Recreation Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present

Mayor Wolf called the meeting to order at 7 p.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - P were approved. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the consent agenda as presented. The motion carried unanimously.

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

- A. Expenditure Report
- B. Minutes for Approval: April 28, 2025 Regular Meeting
- C. PLAT 2408-008 Matteo Oaks Improvement Plan
- D. A25-1276 VOSO Unit 153 Final Plat
- E. A25-1465 VOSO Unit 159 Final Plat
- F. A25-1217 VOSO Unit 160 Final Plat
- G. A25-1347 VOSO Unit 165 Final Plat
- H. A25-1470 VOSO Unit 169 Final Plat
- I. A25-1317 VOSO Unit 170 Final Plat
- J. A25-0035 Densan Park Phase 2 Final Plat
- K. A25-0036 Twisted Oaks Commercial Final Plat
- L. SP 2310-004 Wildwood Self Storage
- M. SP 2404-007 All County Collision
- N. SP 2407-005 Wildwood Oaks Master Plan - Mass Grading
- O. SP 2407-007 Discount Tire - Turkey Run Lot 6
- P. A25-1127 VOSO Shanty Creek Villas Master Plan

3. Presentations and/or Proclamations

- A. Proclaim the Month of July 2025 as National Park and Recreation Month
Mayor Wolf read aloud a proclamation declaring July 2025 as National Park and Recreation Month in the City of Wildwood. Motion by Commissioner Flores, seconded by Commissioner Green to approve the proclamation. The motion carried unanimously. The proclamation was accepted by representatives of the Parks and Recreation Department.

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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

B. A25-1153 CP Mills Property

Development Services Director Strickland presented Ordinance No. O2025-18, proposing a small-scale future land use map amendment for the Mills property from Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G22A1825 on 0.479 acres. Motion by Commissioner Green to adopt Ordinance No. O2025-18 on second and final reading, seconded by Commissioner Bivins. The motion passed unanimously.

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

5. Public Hearings - Timed - Quasi-Judicial

A. A25-1154 RZ Mills Property

Development Services Director Strickland presented Ordinance No. O2025-19, proposing a zoning map amendment for the Mills property from R6M (County) to MHP (City) for parcel G22A1825 on 0.479 acres. Motion by Commissioner Green to adopt Ordinance No. O2025-19 on second and final reading, seconded by Commissioner Bivins. The motion passed unanimously.

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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)

Development Services Director Strickland presented Ordinance No. O2025-22 for first reading, proposing a small-scale future land use map amendment from Rural Residential (Sumter County)

to Residential Mixed Use (City) for parcel G15A132 on 0.14 acres. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 14, 2025
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B. A25-1714 Parcel # G15A132 RZ (6454 C-44A, Wildwood, FL 34785)

Development Services Director Strickland presented Ordinance No. O2025-23 for first reading, proposing a zoning map amendment from R6M (Sumter County) to RMU-10 (City) for parcel G15A132 on 0.14 acres. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 14, 2025
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C. A25-1983 - Annexation - St. Vincent De Paul Church Expansion

Development Services Director Strickland presented Ordinance No. O2025-26 for first reading, providing for the voluntary annexation of approximately 35.44 acres for the St. Vincent De Paul Church expansion. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 14, 2025
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8. Resolutions for Approval

A. Resolution to Adopt a Wastewater Facility Plan for the Implementation of Water Reclamation Facility Improvements

City Manager McHugh presented Resolution No. R2025-19 to adopt the wastewater facility plan for water reclamation facility improvements. Motion by Commissioner Bivins to approve Resolution No. R2025-19, seconded by Commissioner Elliott. The motion passed unanimously.

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

9. Financial & Contracts & Agreements

A. Approval to Award Invitation to Bid (ITB) #2025-09 for Missouri Avenue Drainage Improvements in the Amount of \$109,415.00

Public Works Director Hockenbury presented the bid award for Missouri Avenue drainage improvements to Paquette for \$109,415.00. Motion by Commissioner Flores to approve the bid award, seconded by Commissioner Bivins. The motion passed unanimously.

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

- B. Approval to Award Invitation to Bid (ITB) #2025-11 for Signature Drive Improvements in the Amount of \$428,515.50

Public Works Director Hockenbury presented the bid award for Signature Drive improvements to CW Roberts Contracting for \$428,515.50. Motion by Commissioner Green to approve the bid award, seconded by Commissioner Bivins. The motion passed unanimously.

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

- C. Pay Application No. 3 for Phase One of the Water Reclamation Facility Project in the Amount of \$717,530.93

Utilities Deputy Director Martin presented pay application #3 for the water reclamation facility project in the amount of \$717,530.93. Motion by Commissioner Elliott to approve the pay application, seconded by Commissioner Flores. The motion passed unanimously.

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

- D. South Old Wire Road Water Main Project Pay Application No. 2 for the Amount of \$205,255.17

Utilities Deputy Director Martin presented pay application #2 for the South Old Wire Road water main project in the amount of \$205,255.17. Motion by Commissioner Green to approve the pay application, seconded by Commissioner Bivins. The motion passed unanimously.

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

- E. Oxford Water Treatment Plant Degasifier Cleaning for the Amount of \$57,785.00

Utilities Deputy Director Martin presented a proposal for degasifier cleaning at the Oxford Water Treatment Plant for \$57,785.00. Motion by Commissioner Green to approve the proposal, seconded by Commissioner Flores. The motion passed unanimously.

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

- F. Millennium Park Phase 1 & 2 Project - Owner Direct Purchase (ODP) Keystone Ridge Equipment for the Amount of \$94,055.30

Parks & Recreation Director Kellem presented a proposal to purchase Keystone Ridge equipment for Millennium Park for \$94,055.30. Motion by Commissioner Flores to approve the purchase, seconded by Commissioner Elliott. The motion passed unanimously.

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

- G. Work Authorization #25 for Oxford Park Design Services in the Amount of \$71,200.00

Parks & Recreation Director Kellem presented a work authorization for Oxford Park design services for \$71,200.00. Motion by Commissioner Bivins to approve the work authorization, seconded by Commissioner Green. The motion passed unanimously.

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

- H. Approval to Award Request for Qualifications (RFQ) #2025-05 City Site Redevelopment Plan

Development Services Director Strickland presented the rankings for RFQ #2025-05 for the City Site Redevelopment Plan, with Gator Sketch ranked as the top firm. Motion by Commissioner Green to approve the rankings and authorize staff to negotiate with the top-ranked firm, seconded by Commissioner Flores. The motion passed unanimously.

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

10. General Items for Consideration/Discussion and Other Business

- A. Road Name Change Request

City Manager McHugh presented a request from the Jacobs family to change the name of Clay Drain Road to Mike Jacobs Sr. Road. Charlie Jacobs spoke on behalf of the family and provided background on the family's long history in the area. Commissioner Bivins recused herself from the discussion and voting as she is a relative of the Jacobs family and is part of the Jacobs Family Trust. After discussion, Commissioner Elliott moved to proceed with the road name change process, seconded by Commissioner Green. The motion passed 3-1, with Mayor Wolf opposing.

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

11. Appointments

None.

12. City Manager Reports

A. APWA Accreditation Letter of Confirmation

City Manager McHugh reported on the Public Works Department receiving APWA accreditation. He congratulated the department on their hard work.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott reported on recent Charter Review Committee meetings and his appointment to the Heartland League of Cities executive committee.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:37 p.m.

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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-2351 VOSO Unit 192 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

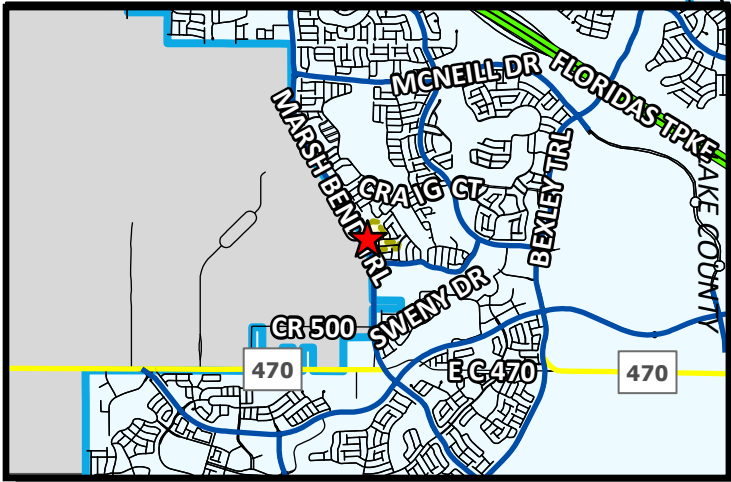
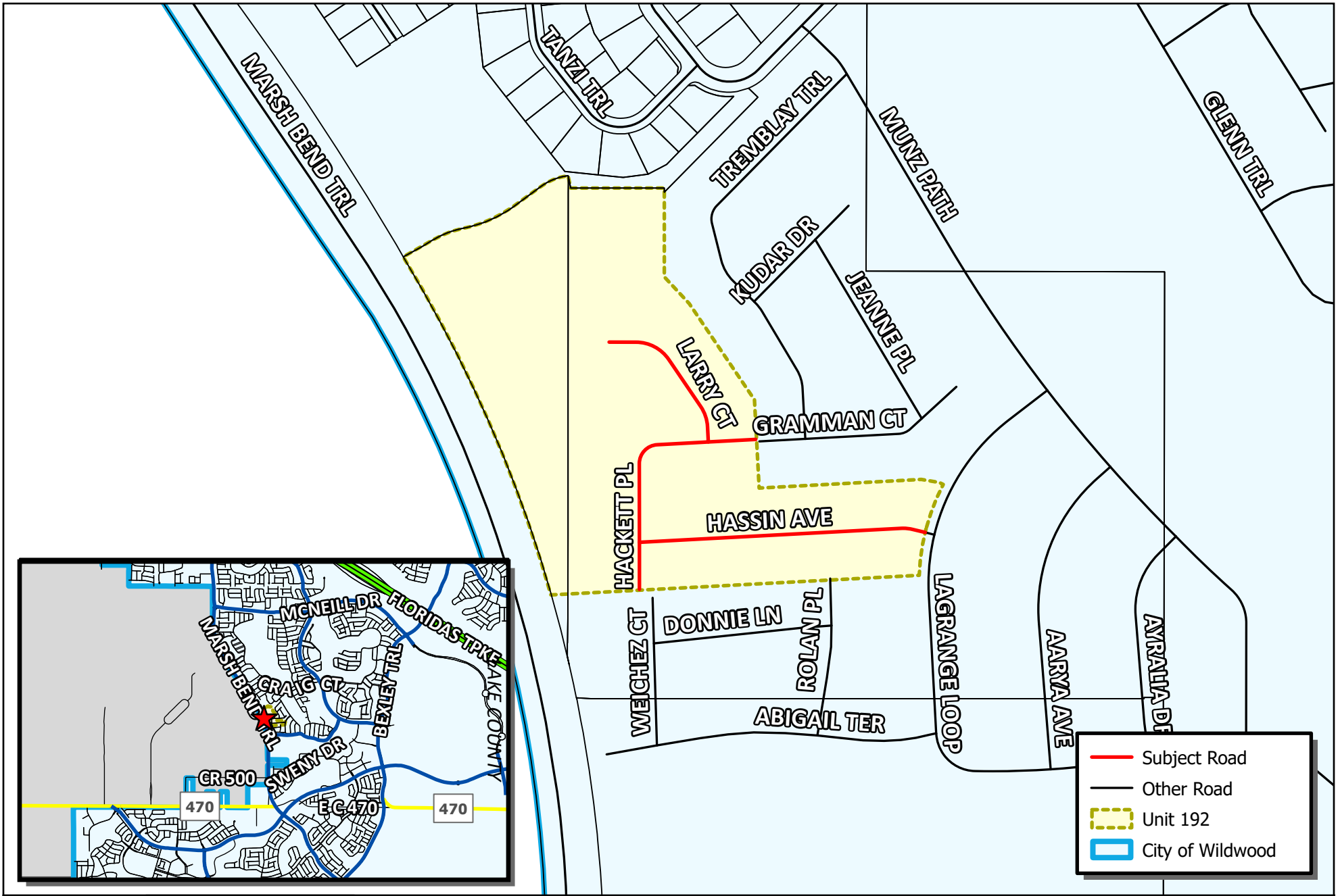
Case Number	A25-2351 VOSO Unit 192 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	13.06 +/-
Property Location	The subject property is generally located on the east side of Marsh Bend Trail, approximately 0.80 miles north of the intersection of Central Parkway and Marsh Bend Trail.
Parcel(s)	K10-002, Poriton of Parcel K11-001
Date	July 21, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 192 Final Plat, a subdivision consisting of 39 lots and 6 tracts, per the attached plans.

A25-2351 meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



McKenna Page
Planner I, Development Services



- Subject Road
- Other Road
- Unit 192
- City of Wildwood

CONVEYANCE, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF THE SUBDIVISION
ARE SHOWN ON THE PLAT BOOK
OF SUMTER COUNTY, FLORIDA,
PAGE _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 192

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 5

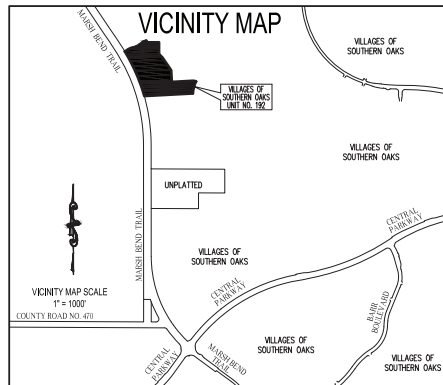
PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "D", VILLAGES OF SOUTHERN OAKS
UNIT NO. 190, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22,
PAGES 21, 21A THROUGH 21G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE
ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING EIGHT (8) COURSES: RUN
N89°53'27"E, 73.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE
SOUTHERLY, HAVING A RADIUS OF 214.00 FEET AND A CHORD BEARING AND DISTANCE OF
N89°27'59"E, 68.97 FEET TO WHICH A RADIAL LINE BEARS N30°48'24"W; THENCE
EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°32'46",
AN ARC DISTANCE OF 69.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 301.33 FEET AND A CHORD BEARING
AND DISTANCE OF N67°25'54"E, 124.71 FEET TO WHICH A RADIAL LINE BEARS S03°37'32"E;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE
OF 27°53'07", AN ARC DISTANCE OF 125.62 FEET; THENCE ALONG A NON-TANGENT LINE
RUN N52°22'27"E, 75.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE
CONCAVE SOUTHERLY, HAVING A RADIUS OF 157.64 FEET AND A CHORD BEARING
AND DISTANCE OF N67°30'48"E, 68.89 FEET TO WHICH A RADIAL LINE BEARS N0°58'46"W;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
28°59'07", AN ARC DISTANCE OF 69.63 FEET; THENCE ALONG A NON-TANGENT LINE RUN
S12°19'33"E, 28.60 FEET; THENCE N89°58'09"E, 210.00 FEET; THENCE S00°19'19"E, 9.32
FEET; THENCE DEPARTING BOUNDARY LINE OF SAID PLAT RUN S00°19'19"E, 190.84 FEET;
THENCE S04°42'11"E, 84.74 FEET; THENCE S34°11'19"E, 261.27 FEET; THENCE S03°37'32"E,
198.91 FEET; THENCE N86°56'07"E, 364.66 FEET; THENCE S80°24'27"E, 41.00 FEET;
THENCE S83°33'17"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE
CONCAVE EASTERLY, HAVING A RADIUS OF 462.50 FEET AND A CHORD BEARING
AND DISTANCE OF S14°48'27"W, 211.53 FEET TO WHICH A RADIAL LINE BEARS N62°33'17"W;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
25°16'32", AN ARC DISTANCE OF 212.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN
S86°56'07"W, 828.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE
SOUTHWESTERLY, HAVING A RADIUS OF 3,080.00 FEET AND A CHORD BEARING AND
DISTANCE OF N23°34'00"W, 829.36 FEET TO WHICH A RADIAL LINE BEARS N74°10'16"E;
SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL
(FORMERLY COUNTY ROAD NO. 501 FOR SUMTER COUNTY RIGHT OF WAY MAP); THENCE
ALONG SAID EASTERLY RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF
SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'33", AN ARC DISTANCE OF 831.89
FEET TO THE POINT OF BEGINNING.

CONTAINING 13.06 ACRES, MORE OR LESS.



39 LOTS - 6 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPERT
OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SURREPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTHEASTERLY BOUNDARY LINE OF TRACT "D" VILLAGES OF SOUTHERN OAKS UNIT NO. 190 AS RECORDED
IN PLAT BOOK 22, PAGES 21, 21A THROUGH 21G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING N89°53'22"E.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT
SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR
OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE
EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES.
- 8.) TRACTS "C" AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- 9.) TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR
EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10.) TRACTS "D" AND "E" ARE RESERVED BY THE DEVELOPER.
- 11.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND
REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION,
OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS,
TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED
BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C)
MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT
MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS; OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND
REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND
REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT F OF THE SUBDIVISION; AND
(F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS A
AND B OF THE SUBDIVISION.
- 12.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE
PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES
AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER;
PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD
VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4807
WIDE SURVEYING, INC. REGISTRATION NO. _____

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 192 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN
TRACTS "A", "B", "C" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF
SOUTHERN OAKS UNIT NO. 192, HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER 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, UNDEVELOPED AREAS,
FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART
AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN
BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND
CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT
LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE
BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER,
ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREIN FOR THE PURPOSE OF MAINTAINING
DRAINAGE FACILITIES LOCATED THEREON.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE
AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED
THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PORTENTIALLY, AND
MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS
AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES: THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

SIGNATURE _____
PRINT NAME _____
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

BY: MARTIN L. DZIRO, MANAGER

SIGNATURE _____
PRINT NAME _____
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZIRO,
AS MANAGER OF AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO
DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS
CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.

MELANIE D. STROGLAND
DEVELOPMENT SERVICES DIRECTOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____
DAY OF _____, 20____.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS
_____ DAY OF _____, 20____.

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROGLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT
COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN
OAKS UNIT NO. 192, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS
SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND
DEDICATES TRACTS "A", "B", "C" AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO.
15.

WITNESSES: THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

(1) SIGNATURE _____
PRINT NAME _____
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

(2) SIGNATURE _____
PRINT NAME _____
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

BY: MARTIN L. DZIRO, MANAGER

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

(1) SIGNATURE _____
PRINT NAME _____
7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

(2) SIGNATURE _____
PRINT NAME _____
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS _____

BY: ELIZABETH RODRIGUEZ, CHAIR

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZIRO,
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, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME
AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY
ELIZABETH RODRIGUEZ, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15, ON
BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 192, WAS
PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE
MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER
177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
LICENSED BUSINESS NO. 8498

SEAL

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH
ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON
_____ DAY OF _____, 20____, AT _____ FILE NUMBER _____

PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____
DEPUTY CLERK

SIGNATURE _____
DEPUTY CLERK

SEAL

PREPARED BY:

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(850) 764-0181 (LBR)

VILLAGES OF SOUTHERN OAKS UNIT NO. 192

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

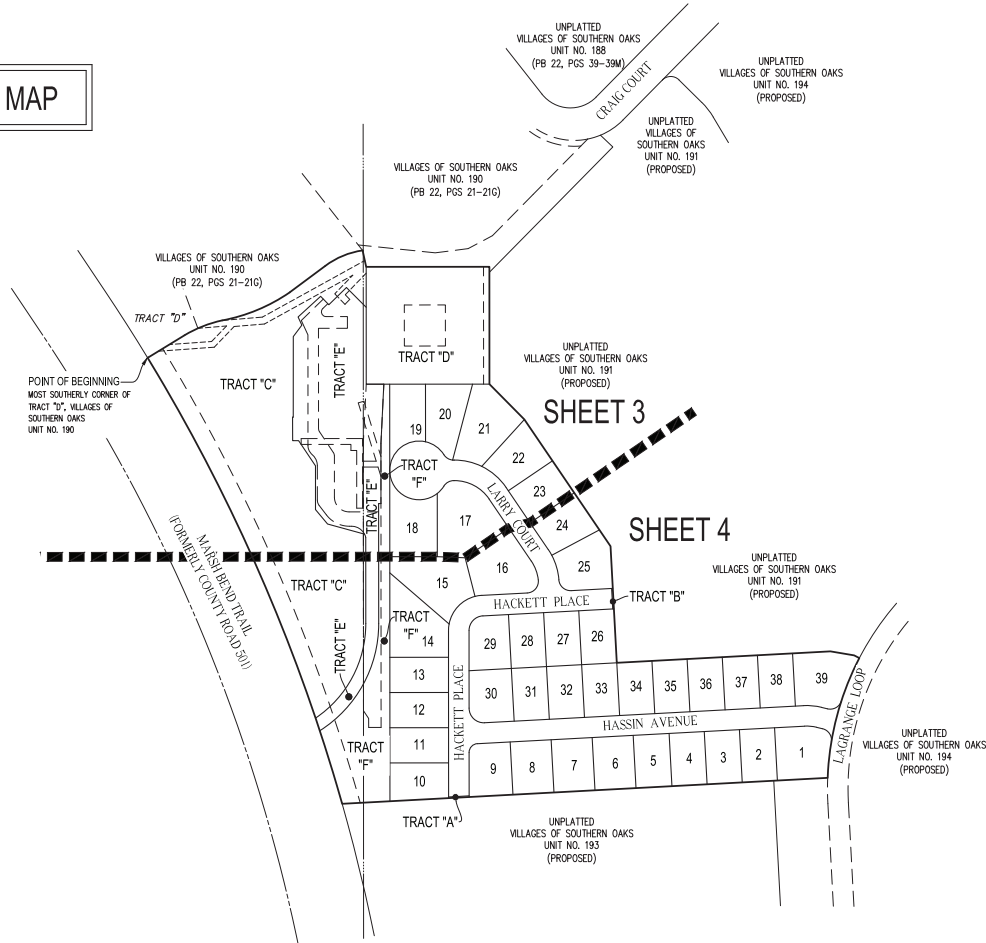
SHEET 2 OF 5

PLAT BOOK _____
PAGE _____

KEY MAP



TRACT	SQ. FT.	ACREAGE
A	70	0.002
B	70	0.002
C	119,995	2.755
D	42,000	0.964
E	56,752	1.303
F	27,833	0.639



LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET BY BARR
- INDICATES P.A. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) IS BARR TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)
- CH INDICATES CURVE NUMBER IN CURVE TABLE
- LP INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- ORH INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POL INDICATES POINT ON CURVE
- S INDICATES RADIAL LENGTH
- (R) INDICATES RADIAL LINE
- PC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PRESS.
- OFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING A.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SPECIAL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SEWAGE.
- EE INDICATES EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR UNDERGROUND ELECTRIC TRANSMISSION FACILITIES, TOGETHER WITH ABOVE-GROUND APPURTENANCES.
- LB INDICATES LICENSED BUSINESS
- NAL INDICATES NUMBER
- PA INDICATES PLAT BOOK
- PS INDICATES PAGES
- PS INDICATES SQUARE FEET
- SW INDICATES RIGHT-OF-WAY

PREPARED BY:



VILLAGES OF SOUTHERN OAKS UNIT NO. 192

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

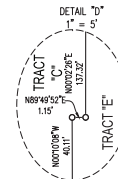
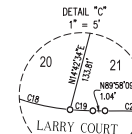
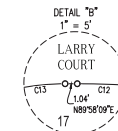
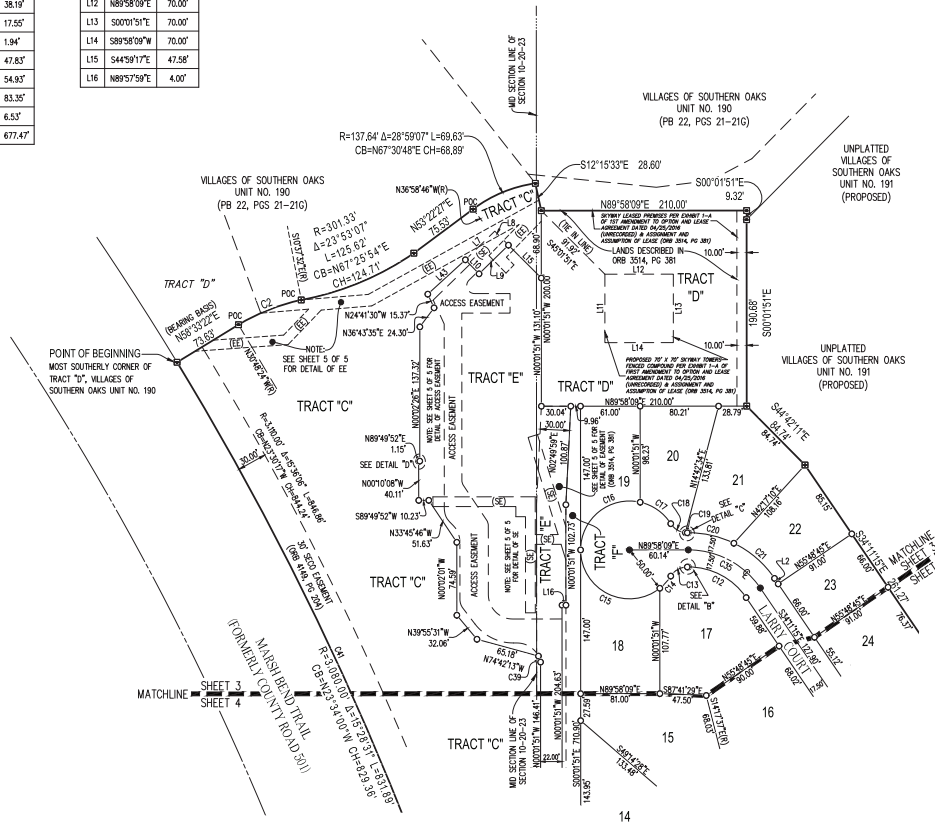
SHEET 3 OF 5

PLAT BOOK _____
PAGE _____

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C2	214.00'	18°32'46"	69.27'	N68°27'59"E 68.97'
C12	71.50'	55°50'35"	69.69'	N62°06'33"W 66.96'
C13	20.00'	57°36'27"	20.11'	S61°09'55"W 19.27'
C14	50.00'	19°17'29"	16.84'	N42°00'26"E 16.76'
C15	50.00'	128°18'58"	111.98'	S64°11'20"E 90.00'
C16	50.00'	102°42'33"	89.63'	S51°19'25"W 78.10'
C17	50.00'	44°53'55"	39.18'	N54°52'21"W 38.19'
C18	20.00'	52°02'29"	18.17'	S58°26'38"E 17.55'
C19	20.00'	53°58'	1.94'	S87°14'52"E 1.94'
C20	106.50'	25°57'20"	48.25'	N77°03'11"W 47.83'
C21	106.50'	29°53'15"	55.55'	N49°07'53"W 54.93'
C35	89.00'	55°50'35"	86.74'	N62°06'33"W 83.35'
C39	24.50'	15°18'57"	6.55'	N19°17'22"W 6.53'
C41	3080.00'	12°37'42"	678.85'	N24°59'24"W 677.47'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L2	S34°11'51"E	6.78'
L7	N45°42'51"E	42.00'
L8	S44°17'09"E	20.00'
L9	S45°42'51"W	42.00'
L10	N44°17'09"W	20.00'
L11	N00°01'51"W	70.00'
L12	N89°58'09"E	70.00'
L13	S00°01'51"E	70.00'
L14	S89°58'09"W	70.00'
L15	S44°59'17"E	47.58'
L16	N89°57'59"E	4.00'

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	70	0.002
B	70	0.002
C	119,995	2.755
D	42,000	0.964
E	56,752	1.303
F	27,833	0.639



LEGEND

■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.		
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #408.		
●	INDICATES P.A. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #408 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.		
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES. (SEE NOTE #5)		
CN	INDICATES CURVE NUMBER IN CURVE TABLE		
L#	INDICATES LINE NUMBER IN LINE TABLE		
Δ	INDICATES CENTERLINE		
CA	INDICATES CHORD BEARING	LB	INDICATES LOCKED BOOK
CA	INDICATES CHORD DISTANCE	LB	INDICATES LINE BOOK
CB	INDICATES CHORD BEARING	PL	INDICATES PLAT BOOK
CB	INDICATES CHORD DISTANCE	PG	INDICATES PAGE
DB	INDICATES CHORD BEARING	PG	INDICATES SQUARE FOOT
DB	INDICATES CHORD DISTANCE	P/W	INDICATES RIGHT-OF-WAY
PC	INDICATES POINT OF CURVATURE		
POC	INDICATES POINT ON CURVE		
R	INDICATES RADIUS LENGTH		
(R)	INDICATES RADIAL LINE		
PC	INDICATES POINT OF COMPOUND CURVATURE		
PRC	INDICATES POINT OF REVERSE CURVATURE		
PT	INDICATES POINT OF TANGENCY		
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONTAINING PIPES		
EFE	INDICATES EASEMENT FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)		
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING A.L.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.		
SME	INDICATES SIDE MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.		
EE	INDICATES EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR UNDERGROUND ELECTRIC TRANSMISSION FACILITIES, TOGETHER WITH ABOVE-GROUND APPURTENANCES.		

PREPARED BY: **CFB SURVEYING**
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 743-0100

VILLAGES OF SOUTHERN OAKS UNIT NO. 192

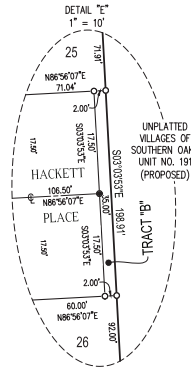
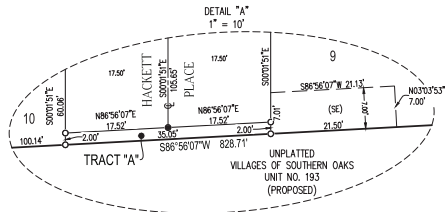
SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 5

PLAT BOOK _____
PAGE _____



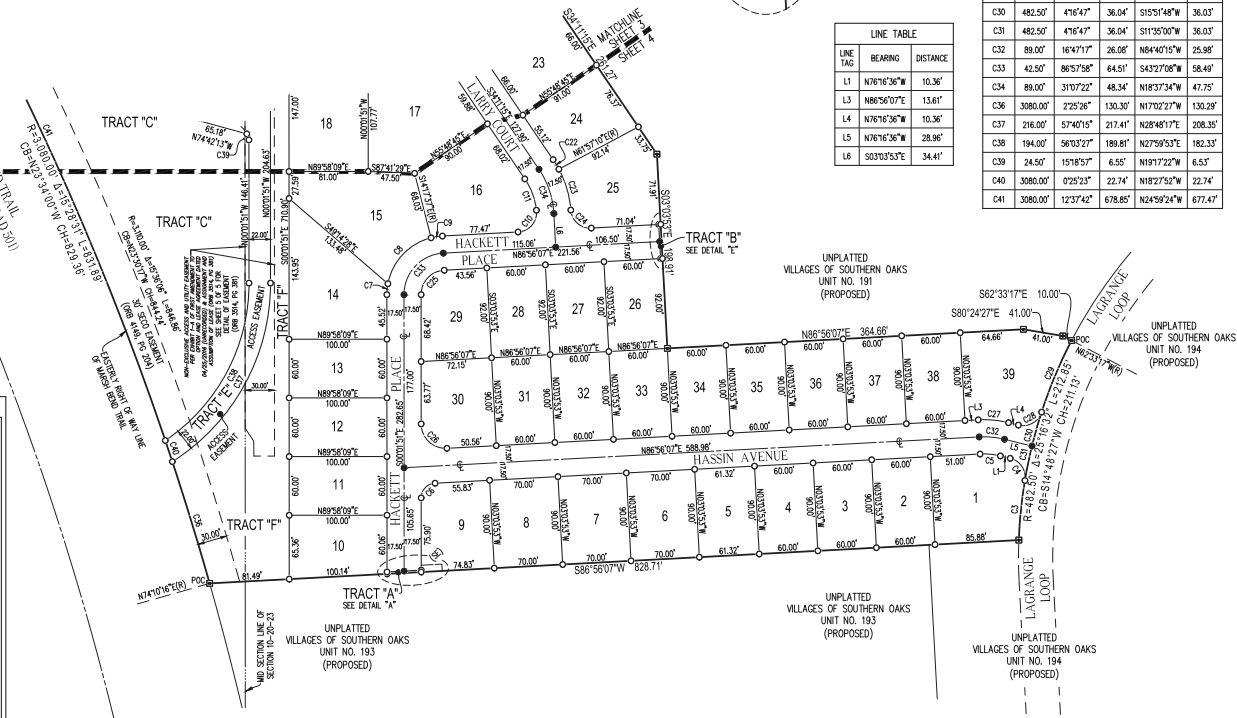
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	70	0.002
B	70	0.002
C	119,995	2.755
D	42,000	0.964
E	56,752	1.303
F	27,833	0.639



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	482.50'	71°26'	61.25'	S05°48'24"W	61.21'
C4	20.00'	85°43'13"	29.92'	N33°25'00"W	27.21'
C5	71.50'	16°47'17"	20.95'	N84°40'15"W	30.88'
C6	15.00'	86°57'58"	22.77'	S43°27'08"W	20.64'
C7	60.00'	10°47'23"	11.30'	S05°21'50"W	11.28'
C8	60.00'	64°56'51"	66.01'	S43°33'57"W	64.43'
C9	60.00'	11°13'44"	11.76'	S81°19'15"W	11.74'
C10	20.00'	93°26'05"	32.61'	N40°13'04"E	28.12'
C11	71.50'	27°41'17"	34.55'	N20°20'37"W	34.22'
C22	106.50'	6°08'26"	11.41'	N31°07'03"W	11.41'
C23	106.50'	23°35'05"	43.84'	N16°15'17"W	43.53'
C24	20.00'	88°36'08"	30.93'	S48°45'49"E	27.94'
C25	25.00'	86°57'58"	37.95'	S43°27'08"W	34.41'
C26	25.00'	93°02'02"	40.59'	S46°32'50"E	36.38'
C27	106.50'	16°47'17"	31.21'	N84°40'15"W	31.09'
C28	20.00'	85°43'13"	29.92'	N60°51'48"E	27.21'
C29	482.50'	9°26'32"	79.51'	S22°43'27"W	79.42'
C30	482.50'	4°16'47"	36.04'	S15°51'48"W	36.03'
C31	482.50'	4°16'47"	36.04'	S11°35'00"W	36.03'
C32	89.00'	16°47'17"	26.08'	N84°40'15"W	25.98'
C33	42.50'	86°57'58"	64.51'	S43°27'08"W	58.49'
L1	N76°16'36"W	10.36'			
L3	N86°56'07"E	13.61'			
C36	3080.00'	2°25'26"	130.30'	N17°02'27"W	130.29'
C37	216.00'	57°40'15"	217.41'	N28°48'17"E	208.35'
C38	194.00'	56°03'27"	189.81'	N27°59'53"E	182.33'
C39	24.50'	15°18'57"	6.55'	N19°17'22"W	6.53'
C40	3080.00'	0°25'23"	22.74'	N19°27'52"W	22.74'
C41	3080.00'	12°37'42"	678.85'	N24°59'24"W	677.47'

LINE TABLE	
LINE TAG	DISTANCE
L1	N76°16'36"W 10.36'
L3	N86°56'07"E 13.61'
C36	3080.00' 2°25'26" 130.30'
C37	216.00' 57°40'15" 217.41'
C38	194.00' 56°03'27" 189.81'
C39	24.50' 15°18'57" 6.55'
C40	3080.00' 0°25'23" 22.74'
C41	3080.00' 12°37'42" 678.85'

- LEGEND**
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
 - INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #408.
 - INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #408 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
 - INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
 - (SEE NOTE #5)
 - C9 INDICATES CURVE NUMBER IN CURVE TABLE
 - L9 INDICATES LINE NUMBER IN LINE TABLE
 - INDICATES CENTERLINE
 - INDICATES DELTA (CENTRAL ANGLE OF CURVE)
 - C3 INDICATES CHORD BEARING
 - CH INDICATES CHORD DISTANCE
 - L INDICATES ARC LENGTH
 - NO INDICATES NUMBER
 - PS INDICATES PLAT BOOK
 - PO INDICATES OFFICIAL RECORDS BOOK
 - PC INDICATES POINT OF CURVATURE
 - PS INDICATES PAGE
 - POC INDICATES POINT ON CURVE
 - SO FT INDICATES SQUARE FEET
 - R INDICATES RADIUS LENGTH
 - R/W INDICATES RIGHT-OF-WAY
 - (C) INDICATES RADIAL LINE
 - CC INDICATES POINT OF COMPOUND CURVATURE
 - PRC INDICATES POINT OF REVERSE CURVATURE
 - INDICATES POINT OF TANGENCY
 - DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
 - DEF INDICATES DEFACILITIES EXEMPTED (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
 - SE INDICATES SPECIAL EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTINGENTLY PUTTING A.I.A.C. AND SIMILAR EQUIPMENT WITHIN THE EXEMPTION AREA, UTILITY PROVIDERS UTILIZING SUCH EXEMPTION AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EXEMPTION, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EXEMPTION AREA.
 - SME INDICATES SIGN MAINTENANCE EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
 - EE INDICATES EXEMPTION RESERVED BY DEVELOPER AND ITS ASSIGNS FOR UNDERGROUND ELECTRIC TRANSMISSION FACILITIES, TOGETHER WITH ABOVE-GROUND APPURTENANCES.



PREPARED BY: **CFB SURVEYING**
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VILLAGES OF SOUTHERN OAKS UNIT NO. 192

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 5

PLAT BOOK _____
PAGE _____

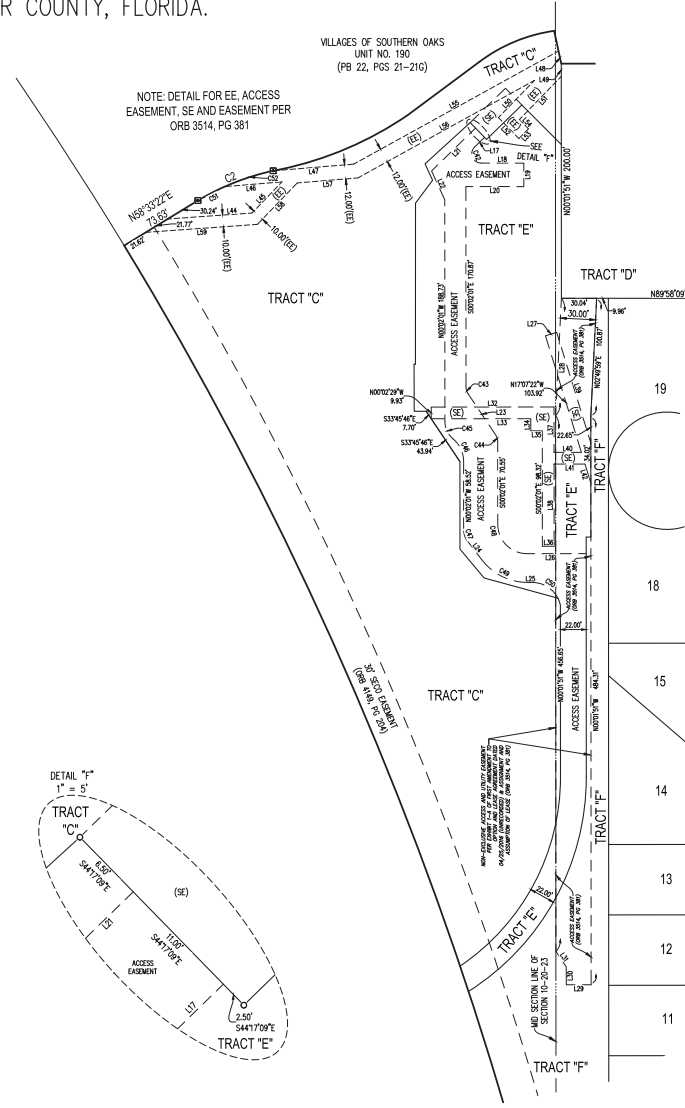


TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	70	0.002
B	70	0.002
C	119,995	2.755
D	42,000	0.964
E	56,752	1.303
F	27,833	0.639

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	8.00'	135°47'03"	18.95'	S22°07'41"E	14.83'
C43	10.00'	33°43'44"	5.89'	S16°53'53"E	5.80'
C44	10.00'	33°43'44"	5.89'	N16°53'53"W	5.80'
C45	20.00'	49°45'31"	17.37'	S24°54'47"E	16.83'
C46	25.00'	49°45'31"	21.71'	N24°54'47"W	21.04'
C47	15.00'	37°22'37"	9.79'	S18°43'20"E	9.61'
C48	25.00'	90°01'08"	39.28'	S45°02'35"E	35.36'
C49	49.50'	52°38'30"	45.48'	S63°43'54"E	43.90'
C50	24.50'	63°06'19"	26.98'	N58°30'00"W	25.64'
C51	214.00'	6°55'03"	25.84'	S62°39'08"W	25.82'
C52	214.00'	11°37'43"	43.43'	S71°55'31"W	43.36'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L17	S45°42'59"W	11.80'
L18	S89°58'12"E	36.34'
L19	S00°01'40"W	20.00'
L20	N89°58'20"W	49.35'
L21	N45°42'59"E	52.32'
L22	N24°41'30"W	26.95'
L23	S33°45'46"E	42.56'
L24	N37°24'38"W	20.24'
L25	S89°56'51"W	3.68'
L26	N89°56'51"E	50.33'
L27	N72°52'38"E	10.00'
L28	N02°49'59"E	100.07'
L29	S89°58'09"W	21.11'
L30	N00°27'14"W	15.35'
L31	N33°49'12"W	15.78'
L32	N89°57'03"E	104.64'
L33	N89°59'55"E	84.83'
L34	S00°02'01"E	10.34'
L35	N89°57'59"E	9.82'
L36	N89°00'00"E	10.00'
L37	S00°02'01"E	38.65'
L38	S00°02'01"E	70.03'
L39	S17°07'22"E	98.77'
L40	N89°58'05"E	23.29'
L41	N89°58'05"E	26.37'
L42	S17°07'22"E	16.92'
L43	N47°35'11"E	52.08'
L44	N85°54'05"E	72.15'
L45	N43°52'03"E	36.79'
L46	N85°15'36"E	48.89'
L47	N85°15'36"E	68.82'
L48	S12°15'33"E	11.04'
L49	S00°01'51"E	10.62'
L50	N44°06'42"E	44.18'
L51	N44°06'42"E	51.22'
L52	N44°10'33"W	25.01'
L53	N44°56'42"E	11.67'
L54	S44°07'33"E	11.00'
L55	S61°05'09"W	199.43'
L56	S61°05'09"W	172.02'
L57	N85°15'36"E	51.84'
L58	S43°52'03"W	48.95'
L59	N85°54'05"E	95.33'

NOTE: DETAIL FOR EE, ACCESS
EASEMENT, SE AND EASEMENT PER
ORB 3514, PG 381



LEGEND

- INDICATES 4" x 4" x 1/4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 1/4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #4488.
- INDICATES P.S. WALL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4488 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1)(F) FLORIDA STATUTES. (SEE NOTE #5)
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES POINT OF CURVATURE
- INDICATES POINT ON CURVE
- INDICATES RADIUS LENGTH
- INDICATES RADIAL LINE
- INDICATES POINT OF COMPOUND CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- INDICATES POINT OF TANGENCY
- INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTINGUATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA, UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
- INDICATES EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR UNDERGROUND ELECTRIC TRANSMISSION FACILITIES, TOGETHER WITH ABOVE-GROUND APPURTENANCES.
- INDICATES LICENSED BUSINESS
- INDICATES NUMBER
- INDICATES PLAT BOOK
- INDICATES PAGE
- INDICATES SQUARE FEET
- INDICATES RIGHT-OF-WAY

PREPARED BY:



CFB CLYMER
FARMER
BARLEY
SURVEYING
7413 ALFORD AVENUE - MOBILE, AL 36688
(205) 708-2121 - 20449

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-2275 VOSO Unit 194 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

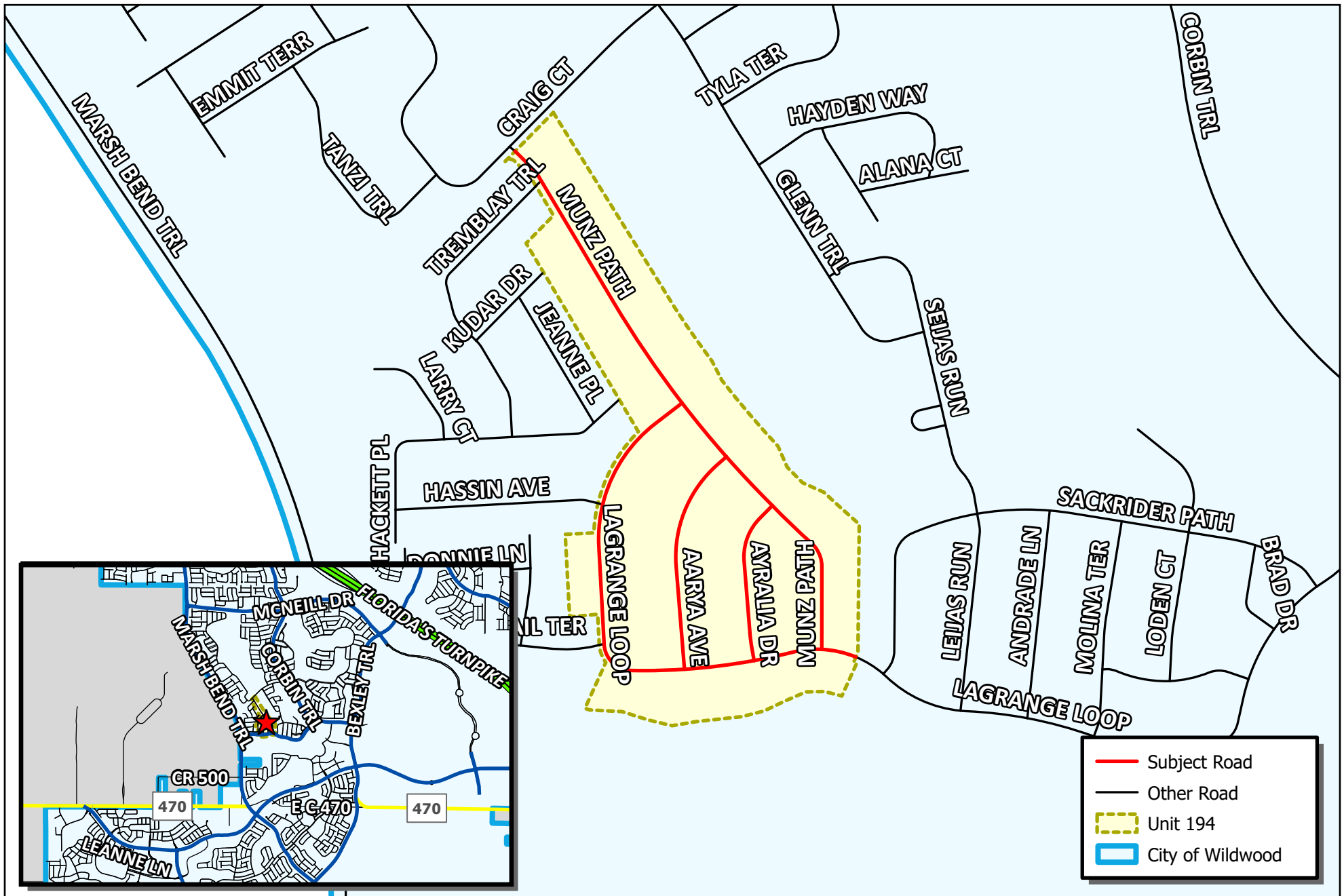
Case Number	A25-2275 VOSO Unit 194 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	22.97 +/-
Property Location	The subject property is generally located south on Craig Court, approximately 0.43 miles west of the intersection of Corbin Trail and Craig Court.
Parcel(s)	K10-002, K10-010, K11-001
Date	July 21, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 194 Final Plat, a subdivision consisting of 104 lots and 1 tract, per the attached plans.

A25-2275 meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



VILLAGES OF SOUTHERN OAKS UNIT NO. 194

SHEET 2 OF 5

PLAT BOOK
PAGE

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	3,105	0.07

LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #4RB
●	INDICATES P.C. WALL AND DISK PERMANENT CONTROL POINT (C.P.) LB BRASS TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/16" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.08(9) FLORIDA STATUTES. (SEE NOTE #5.)
CN	INDICATES CURVE NUMBER IN CURVE TABLE
LN	INDICATES LINE NUMBER IN LINE TABLE
Δ	INDICATES CHORD BEARING
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD DISTANCE
CH	INDICATES CHORD BEARING
NO	INDICATES NEEDED BUSINESS
NO	INDICATES NEEDED
OR	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
PC	INDICATES POINT ON CURVE
PC	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
R	INDICATES RADIUS
R/W	INDICATES RIGHT-OF-WAY
PC	INDICATES POINT OF COMPOUND CURVATURE
PC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONVEYANCES PUTTING H.V.A.C. AND SWIMMING EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

PREPARED BY: **CFB SURVEYING**
4450 NE 65TH ROAD - WILDMAN, FL 34715
(352) 746-5108 LB#048

VILLAGES OF SOUTHERN OAKS UNIT NO. 194

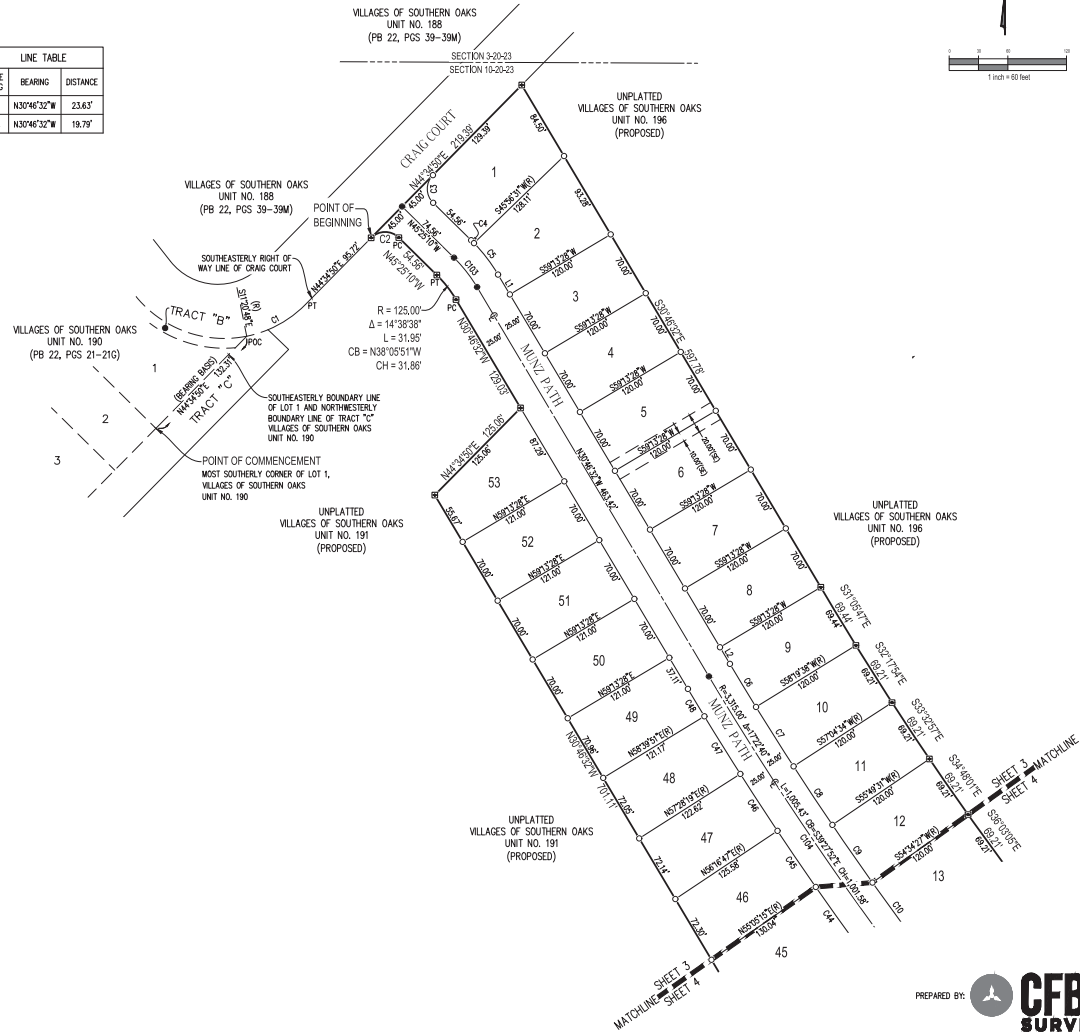
SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 5

PLAT BOOK _____
PAGE _____

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	116.50'	34°54'22"	69.28'	N11°37'01"E
C2	20.00'	90°00'00"	31.42'	S89°34'50"W
C3	20.00'	90°00'00"	31.42'	S00°25'10"E
C4	175.00'	1°21'41"	4.16'	N44°44'20"W
C5	175.00'	1°21'41"	4.16'	N37°25'00"W
C6	3290.00'	0°53'50"	51.53'	S31°15'27"E
C7	3290.00'	1°50'04"	71.83'	S32°17'54"E
C8	3290.00'	1°50'04"	71.83'	S33°32'57"E
C9	3290.00'	1°50'04"	71.83'	S34°48'01"E
C10	3290.00'	1°50'04"	71.83'	S36°03'05"E
C14	3340.00'	1°06'28"	64.54'	S35°27'58"E
C45	3340.00'	1°11'32"	69.50'	S37°01'27"E
C46	3340.00'	1°11'32"	69.50'	S37°01'27"E
C47	3340.00'	1°11'32"	69.50'	S37°01'27"E
C48	3340.00'	0°53'57"	32.67'	S31°03'20"E
C103	150.00'	14°38'38"	38.34'	N38°05'51"W
C104	3315.00'	6°47'22"	392.82'	S34°10'15"E

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N30°46'32"W	23.63'
L2	N30°46'32"W	19.79'



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB. #8488
- INDICATES P.S. NAIL AND O.S. PERMANENT CONTROL POINT (P.C.P.) LB. #8488 TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- SEE NOTE #5.
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
 INDICATES CENTERLINE | INDICATES DELTA (CENTRAL ANGLE OF CURVE) | INDICATES CHORD BEARING | LB INDICATES LICENSED BUSINESS | INDICATES CHORD BEARING | NO INDICATES NUMBER | INDICATES ARC LENGTH | PB INDICATES PLAT BOOK | INDICATES OFFICIAL RECORDS BOOK | PS INDICATES PAGE | INDICATES POINT OF CURVATURE | PC INDICATES POINT ON CURVE | SO FT INDICATES SQUARE FEET | INDICATES RADIUS LENGTH | R/W INDICATES RIGHT-OF-WAY | INDICATES RADIAL LINE | INDICATES POINT OF COMPOUND CURVATURE | INDICATES POINT OF REVERSE CURVATURE | INDICATES POINT OF TANGENCY | INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES | INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS) | INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA CONSENT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR REMOVE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. | INDICATES SOIL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SOILAGE. |

PREPARED BY:



4400 NE 83RD ROAD - WILDWOOD, FL 34705
(904) 745-0100 - LBB#88

VILLAGES OF SOUTHERN OAKS UNIT NO. 194

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 5

PLAT BOOK _____
PAGE _____

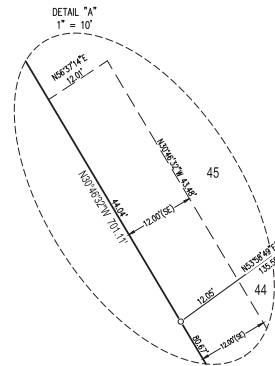
TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	3,105	0.07

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L4	N62°26'06"E	17.74'
L5	S09°40'18"W	3.74'
L6	S09°40'18"W	21.76'
L7	S03°38'39"E	13.98'
L9	S44°52'13"W	12.07'
L10	S44°52'13"W	12.07'
L13	N48°35'01"E	38.45'
L14	S44°52'13"W	56.86'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	3290.00'	175°04'	71.83'	S34°48'01"E	71.83'
C10	3290.00'	175°04'	71.83'	S30°03'09"E	71.83'
C11	3290.00'	175°04'	71.83'	S37°18'08"E	71.83'
C12	3290.00'	175°04'	71.83'	S38°33'12"E	71.83'
C13	3290.00'	175°04'	71.83'	S39°48'16"E	71.83'
C14	3290.00'	175°04'	71.83'	S41°03'19"E	71.83'
C15	3290.00'	175°04'	71.83'	S42°18'23"E	71.83'
C16	3290.00'	175°04'	71.83'	S43°33'27"E	71.83'
C17	3290.00'	175°04'	71.83'	S44°48'30"E	71.83'
C18	3290.00'	175°04'	71.83'	S46°03'34"E	71.83'
C19	3290.00'	175°05'	71.85'	S47°18'38"E	71.85'
C40	482.50'	514°04'	44.08'	S00°26'51"E	44.07'
C41	482.50'	776°24'	61.25'	S48°47'54"W	61.21'
C42	20.00'	89°21'38"	31.19'	N07°45'16"E	28.13'
C43	3340.00'	054°21'	52.80'	S38°28'21"E	52.80'
C44	3340.00'	106°25'	64.54'	S35°27'58"E	64.53'
C45	3340.00'	171°32'	69.50'	S34°18'59"E	69.50'
C49	3340.00'	176°45'	74.57'	S38°50'38"E	74.57'
C50	20.00'	89°21'38"	31.19'	N02°53'05"E	28.13'
C51	447.50'	63°32'27"	51.22'	S49°09'23"W	51.19'
C52	447.50'	97°52'24"	72.69'	S41°13'28"E	72.61'
C53	447.50'	97°52'24"	72.69'	S31°50'03"E	72.61'
C54	447.50'	97°52'24"	72.69'	S22°36'39"W	72.61'
C55	447.50'	97°52'24"	72.69'	S13°18'14"E	72.61'
C56	447.50'	97°52'24"	72.69'	S03°59'50"W	72.61'
C57	447.50'	224°31'	18.81'	S01°51'38"E	18.81'
C63	410.50'	83°39'58"	62.09'	S05°19'46"W	62.03'
C64	410.50'	83°00'47"	57.41'	S13°40'09"W	57.36'
C65	410.50'	83°00'47"	57.41'	S21°40'56"W	57.36'
C66	410.50'	83°00'47"	57.41'	S29°41'42"W	57.36'
C67	410.50'	83°00'47"	57.41'	S37°42'28"W	57.36'
C68	410.50'	83°00'47"	57.41'	S45°43'16"W	57.36'
C69	20.00'	89°31'00"	30.90'	N03°28'50"E	27.92'
C70	3340.00'	117°39'	75.45'	S40°07'51"E	75.44'
C71	3340.00'	172°41'	70.62'	S42°39'46"E	70.62'
C72	20.00'	90°22'56"	31.55'	N07°14'53"E	28.38'
C73	375.50'	83°30'58"	56.70'	S43°14'05"W	56.65'
C74	375.50'	113°33'36"	75.76'	S33°07'43"W	75.63'
C75	375.50'	113°33'36"	75.76'	S21°34'07"W	75.63'
C76	375.50'	124°49'24"	84.04'	S09°22'37"W	83.86'
C85	192.50'	161°43'57"	54.59'	S11°30'54"W	54.41'
C86	192.50'	161°43'57"	54.59'	S27°45'51"W	54.41'
C87	192.50'	85°58'54"	30.18'	S40°22'46"W	30.15'
C88	20.00'	89°21'38"	31.19'	N00°11'24"E	28.13'
C89	3340.00'	173°19'	71.22'	S43°52'45"E	71.22'
C90	157.50'	31°33'50"	86.77'	S29°05'18"W	85.67'
C91	20.00'	89°21'38"	31.19'	S89°33'02"W	28.13'
C92	3340.00'	052°33'	51.06'	S46°12'25"E	51.06'
C104	3315.00'	6°47'22"	392.82'	S34°10'13"E	392.59'
C105	3315.00'	3°51'06"	222.85'	S39°29'36"E	222.80'
C108	3315.00'	3°42'47"	214.84'	S43°16'23"E	214.80'
C107	3315.00'	3°01'25"	174.93'	S46°38'29"E	174.91'
C116	465.00'	55°30'00"	450.43'	S24°41'07"W	453.02'
C117	393.00'	53°13'02"	365.02'	S21°58'30"W	352.04'
C118	175.00'	49°30'14"	151.20'	S20°07'06"W	146.54'

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 18" ABOVE GRADE TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- SEE NOTE #1
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LA INDICATES LINE NUMBER IN LINE TABLE
| Δ | INDICATES CENTERLINE | LB | INDICATES LICENSED BUSINESS |
| CB | INDICATES CHORD BEARING | NO | INDICATES NUMBER |
| CL | INDICATES CHORD LENGTH | PO | INDICATES PLAT BOOK |
| DB | INDICATES OFFICIAL RECORDS BOOK | PS | INDICATES PAGE |
| PC | INDICATES POINT OF CURVATURE | PS | INDICATES PAGES |
| POC | INDICATES POINT ON CURVE | SQ FT | INDICATES SQUARE FEET |
| R | INDICATES RADIUS | R/W | INDICATES RIGHT-OF-WAY |
| (R) | INDICATES RADIAL LINE | | |
| PC | INDICATES POINT OF COMPOUND CURVATURE | | |
| PRC | INDICATES POINT OF REVERSE CURVATURE | | |
| PT | INDICATES POINT OF TANGENCY | | |
| DRA | INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES | | |
| GTE | INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS) | | |
| SE | INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. | | |
| SNE | INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE. | | |



PREPARED BY: **CFB** | **OLYMPIA**
SURVEYING
4400 NE 83RD ROAD, WILDWOOD, FL 34785
(904) 745-0200, U.S.A.

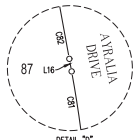
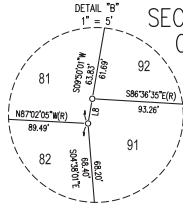
VILLAGES OF SOUTHERN OAKS

UNIT NO. 194

SHEET 5 OF 5

PLAT BOOK
PAGE

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	3290.00'	175°04'	71.83'	S44°48'30"E	71.83'
C18	3290.00'	175°04'	71.83'	S46°03'34"E	71.83'
C19	3290.00'	175°05'	71.85'	S47°18'38"E	71.85'
C20	3290.00'	071°01'	12.46'	S48°02'41"E	12.46'
C21	125.00'	215°37'42"	47.91'	N37°02'20"W	47.82'
C22	125.00'	250°11'19"	54.59'	N13°40'50"W	54.16'
C23	125.00'	143°54'	3.78'	N00°18'13"W	3.78'
C24	20.00'	80°03'35"	28.23'	S39°52'47"E	25.95'
C25	342.50'	125°42'36"	77.16'	N73°52'06"W	76.99'
C26	307.50'	154°41'44"	84.23'	N75°19'44"W	83.97'
C27	307.50'	173°39'57"	94.63'	S88°04'27"W	94.36'
C28	307.50'	320°12'	17.91'	S77°35'24"W	17.91'
C29	1967.50'	135°28'	54.64'	N76°43'02"E	54.63'
C30	1967.50'	201°12'	69.36'	N78°31'21"E	69.36'
C31	1967.50'	201°12'	69.36'	N80°32'33"E	69.36'
C32	1967.50'	201°12'	69.36'	N82°33'44"E	69.36'
C33	1967.50'	201°12'	69.36'	N84°34'56"E	69.36'
C34	1967.50'	201°12'	69.36'	N86°36'08"E	69.36'
C35	1967.50'	201°12'	69.36'	N88°37'19"E	69.36'
C36	1967.50'	133°04'	53.26'	S89°35'33"E	53.26'
C37	106.50'	72°57'45"	13.88'	S85°05'04"E	13.87'
C38	106.50'	324°47'45"	60.96'	S84°57'41"E	60.13'
C39	106.50'	11°40'21"	21.73'	S42°42'41"E	21.69'
C38	71.50'	85°45'08"	107.01'	S45°56'27"E	97.30'
C59	1932.50'	174°01'	41.61'	S89°26'02"E	41.61'
C60	1932.50'	237°48'	88.71'	N88°38'03"E	88.70'
C61	20.00'	91°53'10"	32.10'	N41°20'34"E	28.76'
C62	410.50'	53°37'48"	40.34'	S01°49'07"E	40.32'
C63	410.50'	83°39'59"	62.09'	S05°19'46"W	62.03'
C64	410.50'	83°07'47"	57.41'	S13°40'09"W	57.36'
C75	375.50'	113°33'36"	75.76'	S21°34'07"W	75.63'
C76	375.50'	124°49'24"	84.04'	S09°22'37"W	83.86'
C77	375.50'	73°56'36"	49.80'	S00°03'03"E	49.77'
C78	20.00'	90°17'40"	31.52'	S49°46'51"E	28.36'
C79	1932.50'	207°37'	71.92'	N84°00'21"E	71.92'
C80	1932.50'	214°23'	75.54'	N81°48'11"E	75.54'
C81	20.00'	91°07'25"	31.81'	N35°08'17"E	28.56'
C82	517.50'	444°03'	42.76'	S08°03'24"E	42.75'
C83	517.50'	103°21'	9.54'	S05°09'42"E	9.54'
C84	192.50'	80°26'58"	26.96'	S00°37'18"E	26.94'
C85	192.50'	167°43'47"	54.59'	S11°30'54"W	54.41'
C86	192.50'	167°43'47"	54.59'	S27°45'51"W	54.41'
C87	192.50'	85°54'	30.18'	S40°22'46"W	30.15'
C88	20.00'	89°21'38"	31.19'	N00°11'24"E	28.13'
C89	33.00'	173°19'	71.22'	S43°52'45"E	71.22'
C90	157.50'	313°50'	86.77'	S29°05'18"W	86.67'
C91	20.00'	89°21'38"	31.19'	S89°33'02"W	28.13'
C92	3340.00'	052°33'	51.06'	S46°12'25"E	51.06'
C93	3340.00'	170°25'	59.67'	S47°09'25"E	59.67'

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 193
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 193
(PROPOSED)

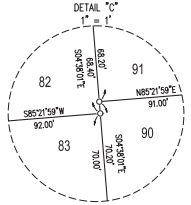
UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 193
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 197
(PROPOSED)

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C94	3340.00'	072°04'	28.24'	S47°54'39"E	28.24'
C95	75.00'	484°25'56"	63.77'	N23°47'44"W	61.88'
C96	20.00'	84°50'43"	29.62'	N42°59'06"E	26.98'
C97	342.50'	072°10'	56.70'	S80°39'53"W	56.64'
C98	1932.50'	071°13'	17.55'	N76°10'54"E	17.55'
C99	1932.50'	270°39'	67.83'	N77°26'51"E	67.82'
C100	20.00'	91°07'25"	31.81'	S55°59'07"E	28.56'
C101	482.50'	54°724'	48.76'	S07°31'43"E	48.74'
C102	157.50'	175°36'24"	49.32'	S04°02'11"W	49.11'
C106	3315.00'	342°47'	214.84'	S43°16'23"E	214.80'
C107	3315.00'	370°25'	174.83'	S48°38'29"E	174.91'
C108	100.00'	48°42'56"	85.02'	N23°47'44"W	82.49'
C109	325.00'	36°39'50"	207.87'	N85°44'47"W	204.44'
C110	325.00'	194°59'52"	112.49'	N77°19'48"W	111.93'

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C111	325.00'	16°49'58"	95.48'	S84°20'17"W	95.14'
C112	1950.00'	339°17'	124.39'	N77°44'56"E	124.37'
C113	1950.00'	6°36'11"	224.73'	N82°52'40"E	224.80'
C114	1950.00'	57°07'13"	170.29'	N88°40'52"E	170.23'
C115	89.00'	85°45'08"	133.20'	S45°56'27"E	121.11'
C117	393.00'	53°13'02"	365.02'	S21°56'30"W	352.04'
C118	175.00'	49°30'14"	151.20'	S20°07'06"W	146.54'
C119	500.00'	54°724'	50.53'	S07°31'43"E	50.51'

TRACT	SQ FT	ACREAGE
A	3,105	0.07



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) (ROUND AS NOTED)
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET IN 6" (P.C.P.) IRON PIPES TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES (SEE NOTE #6)
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES POINT OF CURVATURE
- INDICATES POINT ON CURVE
- INDICATES RADIAL LINE
- INDICATES POINT OF COMPOUND CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- INDICATES POINT OF TANGENCY
- INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- INDICATES DATE FACILITIES EXISTENCE OBSERVED BY THE DEVELOPER AND ITS ASSOCIATES
- INDICATES SPECIAL
- INDICATES SPECIAL FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANTS AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- INDICATES SOIL MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSOCIATES FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

LINE TAG	BEARING	DISTANCE
L3	N86°50'40"W	4.30'
L6	S09°40'18"W	21.76'
L7	S03°36'30"E	13.98'
L8	S09°50'01"W	2.14'
L9	S44°52'13"W	12.07'
L10	S44°52'13"W	12.07'
L11	S00°33'44"W	4.36'
L12	N04°38'01"W	22.65'
L14	S44°52'13"W	56.86'
L15	S10°25'25"E	38.09'
L16	S10°25'25"E	0.22'
L17	S10°25'25"E	0.22'

PREPARED BY:

CFB **OLYMPIAN PARTNER**
SURVEYING

4400 NE 83RD ROAD - WILDLAND, FL 34785
(904) 764-0210 - LBB#06

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-2276 Middleton Unit 9 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

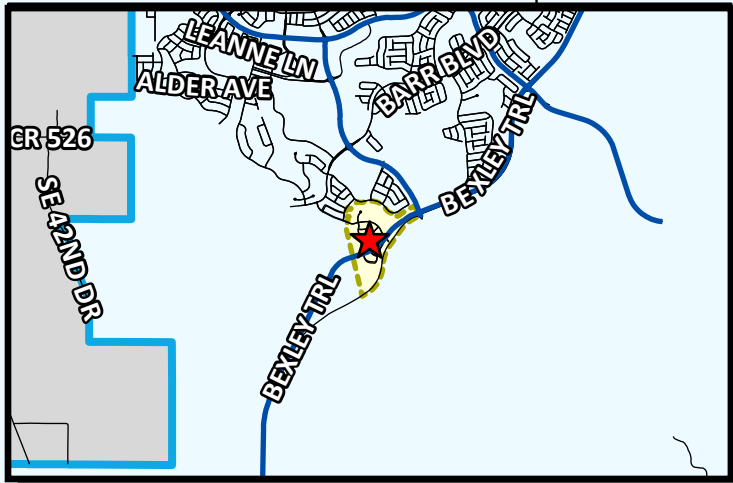
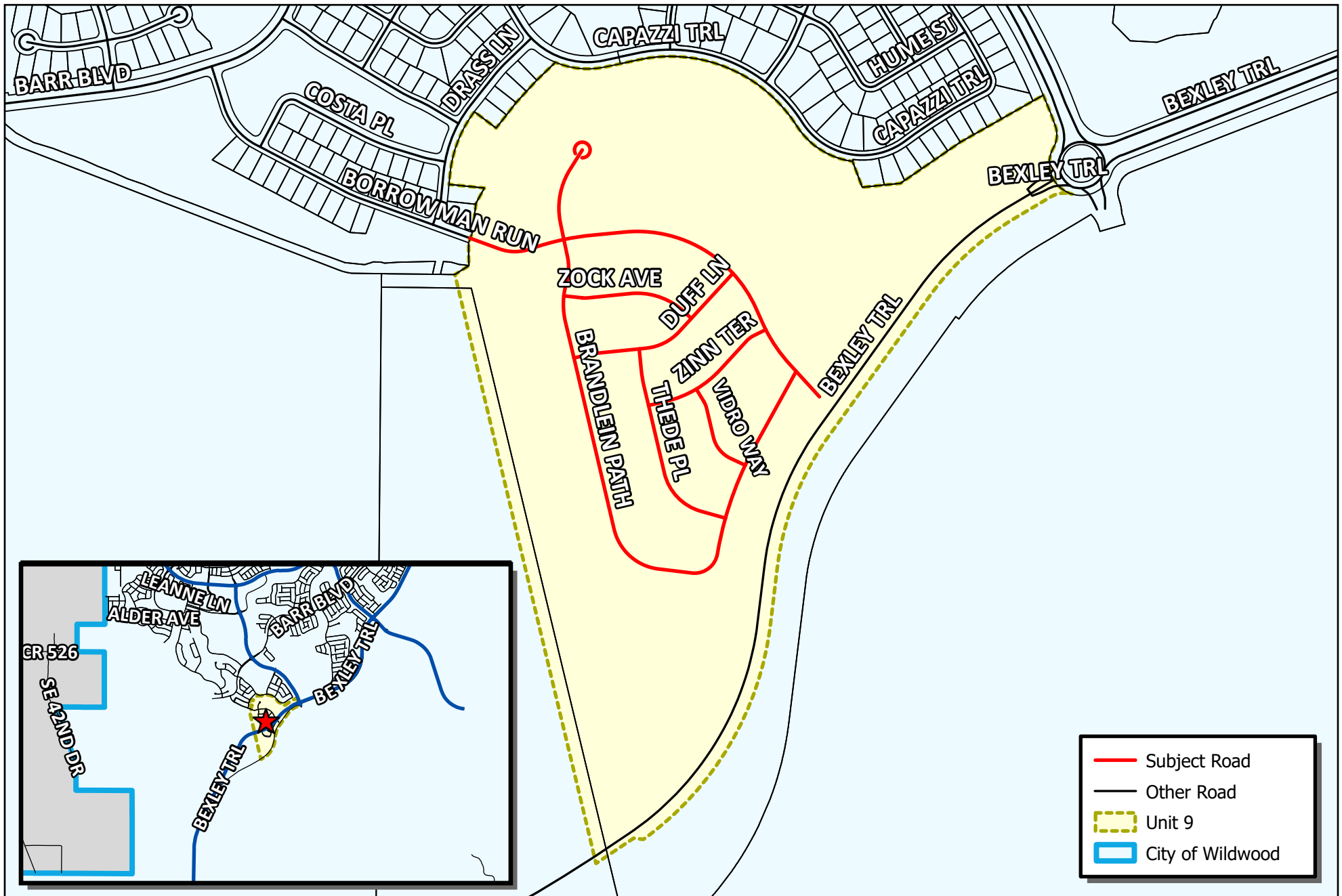
Case Number	A25-2276 Middleton Unit 9 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	83.67 +/-
Property Location	The subject property is generally located on the west side of the intersection of Landstone Boulevard and Bexley Trail.
Parcel(s)	Portion of Parcel K15-006
Date	July 21, 2025

The applicant is seeking approval from the City Commission for Middleton Unit 9 Final Plat, a subdivision consisting of 149 lots and 9 tracts, per the attached plans.

A25-2276 meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



CONVEYANCE, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF THE SUBDIVISION
ARE TO BE RECORDED IN THE PUBLIC
RECORDS OF SUMTER COUNTY, FLORIDA,
OF BOOK _____ PAGE _____

MIDDLETON UNIT NO. 9

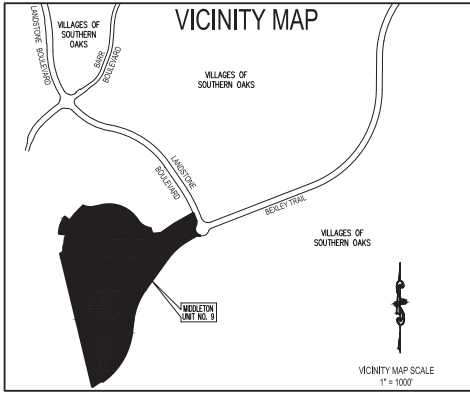
SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "7" PER PLAT OF MIDDLETON UNIT NO. 1 AS RECORDED IN PLAT BOOK 21, PAGES 6, 8A THROUGH 177, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD PER PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 202 AS RECORDED IN PLAT BOOK 20, PAGES 38, 38A THROUGH 38F, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE ARC OF A CURVE NORTHERLY AND HAVING A RADIUS OF 11,000.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°42'36"E, 311.35 FEET TO WHICH A RADIAL LINE BEARS S28°18'31"W, THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD: THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'20", A DISTANCE OF 312.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'04", A DISTANCE OF 1148.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LANDSTONE BOULEVARD PER PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 206 AS RECORDED IN PLAT BOOK 20, PAGES 54, 54A THROUGH 54C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD: RUN S34°34'32"E, 254.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,530.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'17", AN ARC DISTANCE OF 1,024.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'32", A DISTANCE OF 126.24 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°25'51", AN ARC DISTANCE OF 68.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°23'54", AN ARC DISTANCE OF 220.33 FEET TO A POINT OF CURVE ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S87°02'08"W, 82.16 FEET TO WHICH A RADIAL LINE BEARS N16°17'15"E; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S59°15'01"W, 158.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,006.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°50'24", AN ARC DISTANCE OF 446.64 FEET TO THE POINT OF TANGENCY; THENCE S55°46'37"W, 660.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,006.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'38", AN ARC DISTANCE OF 552.77 FEET TO THE POINT OF TANGENCY; THENCE S05°25'59"W, 216.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,106.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°21'07", AN ARC DISTANCE OF 988.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,174.50 FEET AND A CHORD BEARING AND DISTANCE OF N83°02'29"W, 27.80 FEET TO WHICH A RADIAL LINE BEARS S05°54'12"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'30", AN ARC DISTANCE OF 37.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,170.75 FEET AND A CHORD BEARING AND DISTANCE OF S50°50'12"W, 9.80 FEET TO WHICH A RADIAL LINE BEARS S34°24'11"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°09'44", AN ARC DISTANCE OF 8.80 FEET TO THE POINT OF TANGENCY; THENCE S66°04'36"W, 164.73 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF THOSE LINES DESCRIBED IN OFFICIAL RECORDS BOOK 4276, PAGE 403, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE RUN N13°30'30"W, 2,328.20 FEET TO A POINT ON THE BOUNDARY OF THE PLAT OF MIDDLETON UNIT NO. 7; THENCE ALONG SAID BOUNDARY LINE, 4.44 THROUGH 44H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY OF UNIT NO. 7 WITH THE FOLLOWING COURSES: RUN N07°25'06"E, 64.07 FEET; THENCE N02°26'27"W, 34.78 FEET; THENCE N00°03'17"E, 52.57 FEET; THENCE N19°50'57"E, 42.50 FEET; THENCE N06°55'09"E, 108.88 FEET; THENCE N10°04'03"E, 1.83 FEET; THENCE N28°58'19"E, 67.34 FEET; THENCE N84°17'27"W, 136.88 FEET; THENCE N05°42'33"E, 41.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°45'44", AN ARC DISTANCE OF 258.06 FEET; THENCE ALONG A RADIAL LINE RUN S53°26'42"E, 165.00 FEET; THENCE N89°16'17"E, 154.50 FEET; THENCE N42°29'47"E, 117.02 FEET; THENCE N46°10'36"E, 99.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°02'25"E, 184.44 FEET TO WHICH A RADIAL LINE BEARS S22°35'55"W; SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF CAPAZZI TRAIL PER APPROVED PLAT OF MIDDLETON UNIT NO. 7; THENCE ALONG SAID RIGHT OF WAY LINE PER PLAT OF UNIT NO. 7 AND PLAT OF MIDDLETON UNIT NO. 9 AS RECORDED IN PLAT BOOK 22, PAGES 50, 50A THROUGH 50E, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WITH THE FOLLOWING COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°48'39", AN ARC DISTANCE OF 107.46 FEET TO THE POINT OF TANGENCY; THENCE N77°47'16"E, 120.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 575.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°47'54", AN ARC DISTANCE OF 700.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°72'22", AN ARC DISTANCE OF 263.31 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE WITH A NON-TANGENT LINE RUN ALONG ADECCO BOUNDARY OF UNIT NO. 8 WITH THE FOLLOWING COURSES: RUN S20°34'28"E, 106.74 FEET; THENCE N83°49'42"E, 147.60 FEET; THENCE N05°24'57"E, 279.25 FEET; THENCE N60°28'53"E, 365.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.67 ACRES, MORE OR LESS.



149 LOTS - 9 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD PER VILLAGES OF SOUTHERN OAKS UNIT NO. 202 AS RECORDED IN PLAT BOOK 20, PAGES 38, 38A THROUGH 38F, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING SURVEYED.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. ALL DISTANCES SHOWN ARE IN FEET.
4. WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
5. LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
6. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
7. ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
8. TRACT "16" IS FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
9. TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
10. TRACT "16" IS RESERVED BY THE DEVELOPER.
11. THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF TRACTS CONVEYED TO THE DISTRICT (WHETHER BY THE PLAT OR OTHERWISE), TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREIN; (B) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY THE APPLICABLE UTILITY COMPANY SERVING THE SUBDIVISION, TOGETHER WITH THE COST OF CARBON, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC TO THE EXTENT SUCH COSTS ARE NOT PAID DIRECTLY BY THE RECORD OWNER OF A FEE SIMPLE TITLE TO ANY HOMESITE; (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM, INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY OTHER UTILITY PROVIDERS; OR THE CITY OF WILDWOOD, OR SUMTER COUNTY, FLORIDA; (E) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (F) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LOCATED ON OR ADJACENT TO: (1) BECKLEY TRAIL, OR (2) THE REAR LOT LINES OF HOMESITES NO. 20, 21, AND 38 THROUGH 40; AND (G) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT "1" OF THE SUBDIVISION.
12. THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.08, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4907
WIDE SURVEYING, INC. REGISTRATION NO.

SEAL

SHEET 1 OF 10

MIDDLETON UNIT NO. 9 CONVEYANCE AND GRANT OF EASEMENTS TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" AND THE ROADWAYS, EXCEPT BECKLEY TRAIL, SHOWN ON THIS PLAT OF MIDDLETON UNIT NO. 9, IS HEREBY SOLD, CONVEYED AND SET OVER TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, WHITE, 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, STORAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREON.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS (EXCEPT BECKLEY TRAIL AND ANY BRANCHED FEATURES LYING THEREIN) FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VOC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

WITNESSES

SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

STATE OF FLORIDA

COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY MARTIN L. DZURLO, AS MANAGER AND ON BEHALF OF VOC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.

MELANIE D. STROCKLAND
DEVELOPMENT SERVICES DIRECTOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS ____ DAY OF _____, 20____.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS ____ DAY OF _____, 20____.

PRINT NAME _____

CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR

MELANIE D. STROCKLAND

PRINT NAME _____

CITY OF WILDWOOD, ENGINEER

SIGNATURE _____

CITY OF WILDWOOD, ATTORNEY

PUBLIC WORKS DIRECTOR

JEREMY HOCKENBURY

SIGNATURE _____

CITY OF WILDWOOD, ENGINEER

PLAT BOOK _____ PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, MIDDLETON UNIT NO. 9, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS, EXCEPT BECKLEY TRAIL, SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A.

BECKLEY TRAIL WILL BE MAINTAINED BY THE OWNERS THEREOF OR THE OWNERS' ASSIGNS AND/OR DESIGNEES AND THE CITY OF WILDWOOD IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF SAME.

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

WITNESSES:

(1) SIGNATURE _____

PRINT NAME _____

7580 MIDDLETON DRIVE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

(2) SIGNATURE _____

PRINT NAME _____

7413 ALFORD AVENUE

MIDDLETON, FLORIDA 34762

MAILING ADDRESS _____

STATE OF FLORIDA

COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY MARTIN L. DZURLO, AS MANAGER AND ON BEHALF OF VOC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

STATE OF FLORIDA

COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY JOSEPH RICCARDI, JR., THE CHAIR OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF MIDDLETON UNIT NO. 9, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE ____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC

7413 ALFORD AVENUE

MIDDLETON, FLORIDA 34762

LICENSED BUSINESS NO. 8498

KAYE M. JAMESON

REGISTRATION NO. 5912

DATE _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON ____ DAY OF _____, 20____, AT _____ FILE NUMBER _____

PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____

DEPUTY CLERK

SIGNATURE _____

DEPUTY CLERK

SEAL

PREPARED BY:

CFB CLYMER FARNER BARLEY
SURVEYING

7413 ALFORD AVENUE - MIDDLETON, FL 34762

(850) 764-2829 15998

MIDDLETON UNIT NO. 9

SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 10

PLAT BOOK _____
PAGE _____



1 inch = 250 feet

KEY MAP

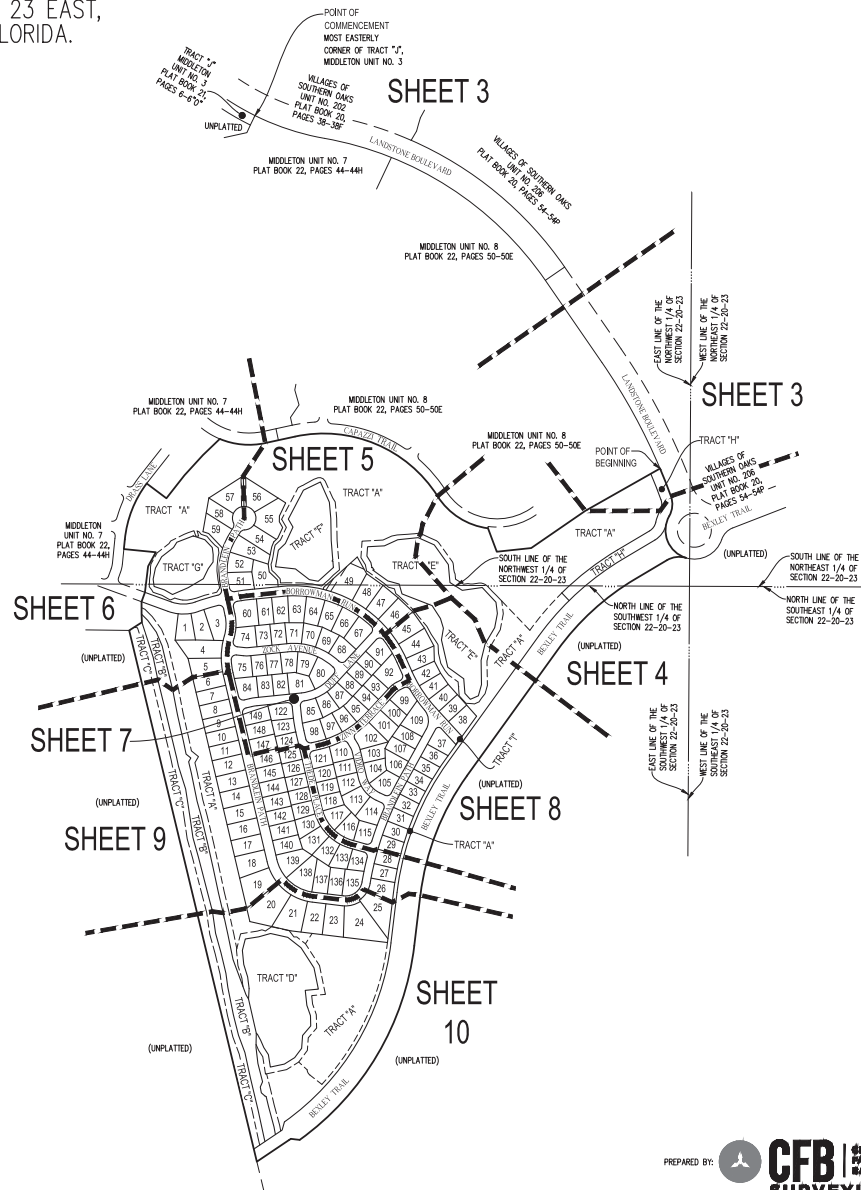
TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,194,697	27.426
B	113,497	2.606
C	141,251	3.243
D	125,070	2.871
E	146,470	3.362
F	66,513	1.527
G	42,354	0.972
H	34,013	0.781
I	87	0.002

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.A. BOOK 4778, PAGE 479. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.S.M.) FOUND AS NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.S.M.) OR 5/8" IRON PIN AND CAP SET LB. #8408
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB. #8408 TO BE SET WITHIN ONE YEAR OF THE DATE THE PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- (SEE NOTE #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LP INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CH INDICATES CHORD BEARING
- L INDICATES ARC LENGTH
- DBS INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- P INDICATES RADIIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PCC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR IMPAIR SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.



PREPARED BY: **CFB** **FLYNNER**
PARRISH
SURVEYING
7415 ALFORD AVENUE - MIDDLETON, FL 34702
(850) 784-0100 - US/MI

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,194,697	27.426
B	113,497	2.606
C	141,251	3.243
D	125,070	2.871
E	146,470	3.362
F	66,513	1.527
G	42,354	0.972
H	34,013	0.781
I	87	0.002



NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4778,
PAGE 479. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C192	123.00'	17°38'13"	37.86'	S20°36'00"W	37.71'
C194	2485.00'	2°44'16"	118.17'	N21°22'52"W	118.76'
C195	57.00'	49°25'51"	49.18'	N04°42'11"E	47.61'
C196	168.00'	17°38'13"	51.71'	S20°36'00"W	51.51'

[illegible]

PREPARED BY:



CFB | **CLYDE**
FARMER
BARLEY
SURVEYING

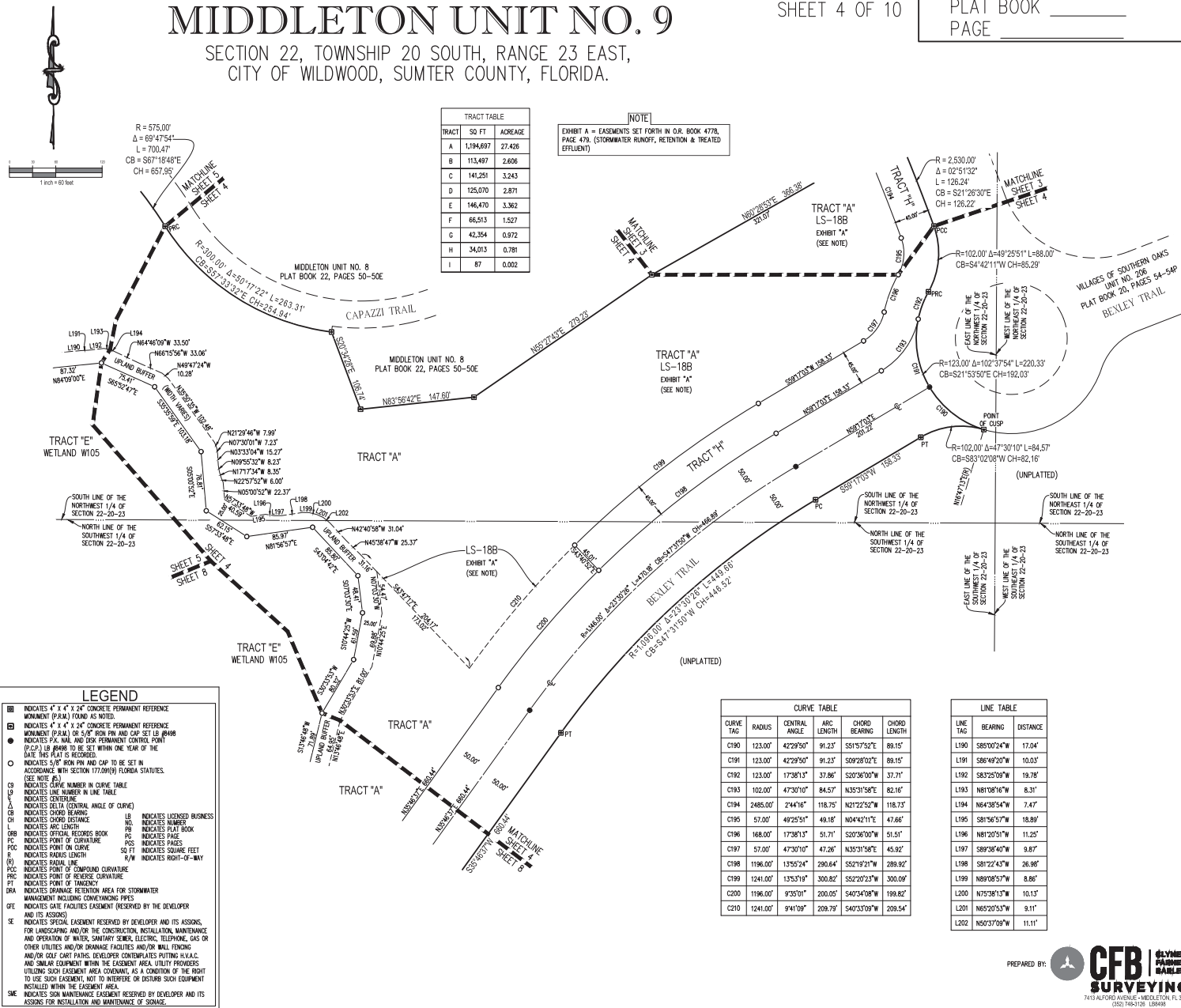
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MIDDLETON UNIT NO. 9

SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

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SHEET 5 OF 10

PLAT BOOK

SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LINE TAG	BEARING	DISTANCE
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CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	982.50	336°52'	32.35	S73°39'26"W	28.94
C5	20.00	92°40'47"	62.55	N58°01'51"E	62.54
C6	175.00	281°24'	86.17	N02°55'56"E	85.30
C7	525.00	72°18'	68.61	N35°09'09"E	68.57
C47	525.00	72°18'	68.61	N50°27'45"E	68.57
C48	525.00	72°18'	68.61	N57°40'03"E	68.57
C49	525.00	147°25'17"	132.55	N68°56'40"E	132.07
C50	525.00	19°20'07"	17.17	N85°02'42"E	17.33
C51	1026.00	4°16'18"	76.42	S22°10'05"E	76.40
C52	20.00	87°36'31"	30.70	S55°46'45"E	21.77
C53	262.50	10°04'00"	46.12	S06°48'27"E	46.06
C54	262.50	12°21'32"	48.72	S07°24'29"E	48.30
C55	262.50	14°37'13"	66.98	S24°54'01"E	66.80
C56	52.50	50°28'55"	24.21	S59°10'05"E	23.27
C57	50.00	51°42'58"	24.01	N61°48'48"E	23.65
C58	50.00	66°26'08"	57.98	N02°43'07"E	50.52
C59	50.00	60°41'25"	51.96	N05°04'17"E	54.78
C60	50.00	65°05'17"	56.80	S66°15'33"E	53.79
C61	50.00	46°39'31"	44.01	N01°32'08"E	39.87
C62	25.00	58°28'55"	21.20	N04°28'10"E	23.27
C63	297.50	132°37'39"	69.89	S25°28'48"E	69.13
C64	219.50	15°37'12"	58.29	N04°01'51"E	59.71
C65	20.00	93°15'58"	32.20	S34°16'32"E	28.83
C66	982.50	4°05'43"	70.25	S82°26'23"E	70.21
C67	482.50	22°59'38"	20.49	S85°42'15"E	20.49
C68	482.50	9°33'05"	80.43	N88°18'15"E	80.34
C69	482.50	9°33'05"	80.43	N78°46'11"E	80.34
C70	482.50	9°33'05"	80.43	N69°12'06"E	80.34
C71	482.50	9°33'05"	80.43	N59°39'01"E	80.34
C72	482.50	75°33'50"	66.86	N50°55'34"E	66.45
C73	20.00	89°33'01"	31.26	N02°27'09"E	28.17
C100	20.00	99°47'18"	34.83	N87°31'58"E	30.59
C101	482.50	87°09'10"	68.66	N33°32'44"E	68.60
C109	1000.00	74°33'38"	134.87	S74°17'44"E	134.67
C160	1000.00	61°42'	118.15	N81°19'24"E	118.01
C161	500.00	71°17°24"	62.02	N69°50'20"E	58.76

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L185	N44°05'28"E	25.74'
L186	N50°09'51"E	33.75'
L187	S58°12'14"E	10.77'
L188	N90°00'00"W	2.03'
L189	S62°10'57"W	20.05'
L190	S85°00'24"W	17.04'
L191	S86°49'20"W	10.03'
L192	S83°25'09"W	19.78'
L193	N81°08'16"E	8.31'
L194	N64°35'54"W	7.47'
L218	S49°56'00"E	9.70'
L219	S45°53'52"E	22.37'
L220	S52°12'39"E	16.77'
L221	S16°01'46"E	21.21'
L222	S74°38'44"E	26.24'
L223	S48°32'49"E	22.62'
L224	S53°46'57"E	24.09'
L225	S71°37'10"E	5.41'
L226	S116°26'10"E	27.94'
L227	S31°45'20"E	36.95'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C162	500.00'	52°48'14"	460.80'	N69°06'38"W	444.67'
C163	500.00'	18°29'09"	161.32'	N33°27'57"W	160.62'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,194,697	27.426
B	113,497	2.606
C	141,251	3.243
D	125,070	2.871
E	146,470	3.362
F	66,513	1.527
G	42,354	0.972
H	34,013	0.781
I	87	0.002

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C167	280.00'	44°03'06"	215.28'	S101°05'07"W	210.01'
C168	200.00'	28°12'43"	98.48'	N02°15'55"E	97.49'
C207	1025.00'	5°40'14"	101.45'	S73°16'02"W	101.40'
C208	20.00'	87°56'37"	30.70'	N32°07'51"E	27.77'
C209	297.50'	30°35'26"	158.84'	S03°27'16"W	156.96'
C213	525.00'	17°14'49"	11.88'	N75°43'44"W	11.88'
C214	525.00'	21°6'40"	20.87'	N75°44'30"W	20.87'



PREPARED BY:  **CFB** | **GLYNN
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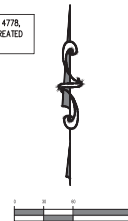
MIDDLETON UNIT NO. 9

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PAGE

SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

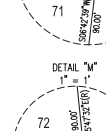
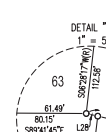
[NOTE]
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4778,
PAGE 479, (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S11°50'27"E	28.80'
L3	S24°13'22"E	3.49'
L4	N13°49'21"E	9.20'
L5	N84°29'14"E	15.99'
L6	S05°30'46"E	29.00'
L7	S45°54'49"E	49.21'
L9	N84°29'14"E	8.23'
L10	S11°50'27"E	20.24'
L24	S11°50'27"E	30.12'
L25	N84°29'14"E	12.08'
L26	N84°09'59"E	45.52'
L27	S89°41'45"E	18.66'
L28	S77°02'15"E	1.00'
L29	S77°02'15"E	20.66'
L30	S64°32'04"E	40.92'
L31	S56°58'41"E	21.36'
L32	S47°25'38"E	2.50'
L33	N83°52'27"W	29.40'
L34	N83°52'27"W	29.40'
L35	N84°09'59"E	3.43'
L36	N84°09'59"E	52.53'
L37	S75°30'02"E	7.16'
L38	N84°09'59"E	32.47'
L39	N84°09'59"E	9.79'
L40	S76°47'09"W	23.98'
L41	S70°23'46"W	25.77'
L42	S70°23'46"W	10.30'
L43	S70°23'46"W	15.47'
L44	N52°01'21"E	36.54'
L45	S52°01'21"W	20.24'
L46	S42°34'22"E	39.21'
L48	S42°34'22"E	43.19'
L49	N63°08'19"E	17.05'
L50	N42°34'22"E	6.42'
L51	N42°34'22"E	18.79'
L52	S76°47'09"W	30.18'
L53	N63°08'19"E	17.10'
L54	N30°51'57"W	21.08'
L61	N30°51'57"W	21.08'
L64	S76°47'09"W	30.18'
L68	S76°47'09"W	23.98'
L69	N47°25'38"E	40.00'
L70	S63°08'19"E	53.49'
L71	N30°51'57"W	57.03'
L73	N32°51'39"E	58.19'
L74	N32°51'39"E	126.80'
L102	S11°50'27"E	20.24'
L103	S76°48'49"E	38.33'
L153	N13°42'21"E	21.64'
L154	N11°21'10"W	33.11'
L176	S48°39'04"E	17.60'
L177	S09°55'59"E	6.36'
L178	S02°08'05"E	12.98'
L179	N88°17'34"E	24.34'
L180	S86°35'04"E	10.55'
L181	S81°28'31"E	15.33'
L182	S86°24'13"E	20.12'
L183	S76°51'30"E	40.76'
L184	N48°35'50"E	43.28'
L185	N44°05'28"E	25.74'
L186	N50°09'51"E	33.75'
L228	S47°25'38"E	2.50'

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C4	982.50'	3°39'52"	62.55'	S73°39'20"W
C5	20.00'	92°40'47"	32.35'	N58°01'51"W
C6	175.00'	28°12'43"	86.17'	N02°15'55"E
C7	325.00'	3°37'09"	20.53'	S14°33'42"W
C8	325.00'	1°31'39"	75.41'	S08°06'18"W
C9	325.00'	10°14'29"	58.09'	S05°39'46"E
C10	325.00'	2°25'50"	13.79'	S11°59'56"E
C41	575.00'	6°36'32"	66.32'	S27°31'38"E
C42	575.00'	6°36'32"	66.32'	S27°31'38"E
C43	525.00'	0°02'51"	0.43'	N04°14'48"W
C44	525.00'	7°29'18"	68.61'	N28°00'52"W
C45	525.00'	7°29'18"	68.61'	N35°30'09"W
C46	525.00'	7°29'18"	68.61'	N42°59'27"W
C47	525.00'	7°29'18"	68.61'	N50°28'46"W
C48	525.00'	7°29'18"	68.61'	N57°58'03"W
C49	525.00'	14°27'57"	132.55'	N68°56'40"W
C50	525.00'	19°20'21"	177.17'	N85°50'42"W
C51	1025.00'	4°16'18"	76.42'	S82°21'05"W
C52	20.00'	87°56'31"	30.70'	S55°48'45"E
C53	262.50'	10°04'00"	46.12'	S06°48'27"E
C54	217.50'	15°37'12"	59.29'	N04°01'51"W
C55	20.00'	90°13'58"	32.20'	S34°06'32"W
C56	982.50'	4°05'43"	70.23'	S82°26'23"W
C57	482.50'	2°25'58"	20.49'	S85°42'13"W
C58	482.50'	9°33'05"	80.43'	N88°18'15"W
C59	482.50'	9°33'05"	80.43'	N78°45'11"W
C60	482.50'	9°33'05"	80.43'	N69°12'06"W
C71	482.50'	9°33'05"	80.43'	N59°39'01"W
C72	482.50'	7°33'50"	66.50'	N50°55'34"W
C73	20.00'	89°33'01"	31.26'	N02°12'09"W
C74	20.00'	90°00'00"	31.42'	N87°34'22"E
C75	282.50'	10°51'21"	53.52'	N52°51'19"W
C76	282.50'	12°30'11"	61.65'	N43°32'04"W
C77	282.50'	12°30'11"	61.65'	N77°02'15"E
C78	282.50'	12°30'11"	61.65'	N88°32'27"W
C79	282.50'	0°02'29"	0.20'	S84°11'13"W
C80	102.50'	11°53'34"	21.40'	S89°51'47"E
C81	20.00'	96°12'48"	34.28'	S43°46'04"E
C82	282.50'	2°01'56"	10.02'	S15°21'18"W
C83	217.50'	12°35'32"	47.80'	N10°04'30"E
C84	282.50'	11°07'36"	54.86'	S07°39'03"E
C85	20.00'	96°12'48"	34.28'	S47°01'09"W
C86	137.50'	11°53'34"	28.70'	S89°51'47"E
C87	247.50'	10°06'29"	43.66'	S89°51'33"W
C88	247.50'	20°24'09"	86.13'	N75°31'28"W
C89	247.50'	1°35'45"	71.30'	N56°22'31"W
C90	20.00'	90°00'00"	31.42'	N02°25'38"W
C91	182.50'	22°38'20"	72.11'	N53°53'32"E
C92	182.50'	18°57'17"	60.37'	N74°41'20"E
C93	217.50'	7°22'48"	28.02'	S80°28'34"W
C94	20.00'	90°00'00"	31.42'	S58°12'51"E
C95	482.50'	3°32'53"	29.88'	S07°36'28"E
C96	20.00'	87°36'54"	30.58'	S73°58'25"W
C97	217.50'	12°49'36"	48.69'	N75°22'04"E
C98	217.50'	15°02'45"	57.12'	N67°25'53"E
C99	217.50'	11°20'09"	43.03'	N48°47'26"E
C100	20.00'	99°47'19"	34.83'	N87°31'59"W
C101	482.50'	8°09'10"	68.66'	N33°33'44"W
C102	482.50'	5°15'47"	44.32'	N26°51'16"W
C103	20.00'	87°21'41"	30.49'	N18°27'28"E
C104	106.50'	20°33'57"	38.23'	S52°51'20"W

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,194,697	27.426
B	113,497	2.606
C	141,251	3.243
D	125,070	2.871
E	146,470	3.362
F	66,513	1.527
G	42,354	0.972
H	34,013	0.781
I	87	0.002



CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C105	397.50'	7°33'49"	52.47'	N46°21'16"E
C106	397.50'	10°51'02"	75.28'	N55°33'42"E
C107	397.50'	10°51'02"	75.28'	N66°24'45"E
C108	397.50'	4°56'54"	34.33'	N74°18'43"E
C109	20.00'	90°00'00"	31.42'	S88°12'51"E
C110	482.50'	3°49'58"	32.27'	S11°17'35"E
C111	617.50'	5°11'39"	55.98'	S32°49'51"E
C112	20.00'	86°37'40"	30.24'	N73°32'32"W
C113	71.50'	20°33'57"	25.66'	S52°51'20"W
C114	432.50'	2°31'52"	19.11'	N43°50'18"E
C115	432.50'	9°16'30"	70.03'	N48°44'32"E
C116	20.00'	85°14'47"	29.76'	S11°45'26"W
C125	432.50'	7°38'54"	57.48'	N67°41'43"E
C126	20.00'	85°14'47"	29.76'	N73°29'20"W

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C138	20.00'	90°00'00"	31.42'	S31°47'09"W
C139	432.50'	5°16'59"	39.88'	N74°08'40"E
C140	20.00'	90°00'00"	31.42'	N50°50'01"W
C141	517.50'	0°33'01"	4.99'	S06°06'35"E
C142	517.50'	6°30'43"	58.82'	S09°38'30"E
C143	517.50'	0°18'59"	2.86'	S19°03'21"E
C156	20.00'	90°00'00"	31.42'	S31°47'09"W
C157	182.50'	7°22'49"	23.51'	S80°28'34"W
C159	1000.00'	7°43'38"	134.86'	S74°17'44"W
C160	1000.00'	6°19'42"	110.45'	S81°19'24"W
C161	500.00'	7°17'24"	62.12'	N69°52'04"W
C162	500.00'	5°24'41"	46.80'	N69°06'38"W
C163	500.00'	18°29'09"	161.32'	N32°27'57"W
C164	600.00'	18°14'44"	191.07'	S33°20'44"E
C165	600.00'	2°38'19"	27.63'	S25°32'32"E

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C168	200.00'	28°12'43"	98.48'	N02°15'55"E
C169	300.00'	29°35'57"	154.91'	S01°34'43"W
C170	300.00'	10°14'44"	53.65'	S11°45'44"W
C171	300.00'	19°20'23"	101.26'	S03°32'39"E
C178	200.00'	41°35'37"	145.19'	N63°22'10"E
C179	200.00'	7°22'48"	25.76'	S80°28'34"W
C180	120.00'	11°53'34"	25.05'	S89°51'47"E
C181	265.00'	48°24'23"	223.89'	N71°37'50"W
C182	400.00'	7°22'48"	64.41'	S09°31'26"E
C184	415.00'	34°12'47"	247.81'	N59°40'46"E
C185	415.00'	17°39'06"	127.85'	N87°51'36"E
C186	415.00'	16°33'41"	119.86'	N50°51'12"E
C187	89.00'	20°33'57"	31.95'	S52°51'20"W
C207	1025.00'	5°40'14"	101.45'	S73°16'02"W
C208	20.00'	87°56'37"	30.70'	N32°07'51"E
C213	525.00'	11°17'49"	11.88'	N75°31'44"W
C214	525.00'	2°16'40"	20.87'	N73°44'30"W

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MIDDLETON UNIT NO. 9

SHEET 8 OF 10

PLAT BOOK
PAGE

SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C24	1300.50'	247°38'	63.42'	S14°19'W
C25	1211.00'	246°13'	58.55'	S12°50'W
C26	1211.00'	246°29'	58.64'	S15°42'W
C27	1300.50'	247°38'	63.42'	S17°54'W
C28	1300.50'	247°38'	63.42'	S20°22'W
C29	1211.00'	246°45'	58.74'	S18°02'W
C30	1211.00'	247°01'	58.83'	S21°6'W
C31	1300.50'	247°38'	63.42'	S23°01'W
C32	1300.50'	247°38'	63.42'	S25°57'W
C33	1211.00'	247°17'	58.93'	S24°04'W
C34	1211.00'	246°49'	58.47'	S26°52'W
C35	1300.50'	130°22'	34.18'	S28°06'W
C36	1211.00'	250°22'	60.01'	S29°41'W
C37	1211.00'	250°42'	60.13'	S32°32'W
C38	1211.00'	149°03'	38.41'	S34°52'W
C39	15.00'	108°39'32"	28.45'	S83°11'W
C40	575.00'	43°10'	46.36'	S40°09'31"E
C41	575.00'	70°10'	70.42'	S34°20'25"E
C42	575.00'	67°38'	66.32'	S27°31'38"E
C43	535.00'	070°51'	0.43'	N24°14'46"W
C44	525.00'	72°51'	68.61'	N28°00'52"W
C45	525.00'	72°51'	68.61'	N35°30'09"W
C46	525.00'	72°51'	68.61'	N42°59'27"W
C47	482.50'	75°30'	66.50'	N50°55'34"W
C48	20.00'	89°33'01"	31.26'	N20°12'09"W
C49	20.00'	89°47'39"	34.83'	N87°31'34"W
C50	482.50'	87°01'	68.66'	N33°33'44"W
C51	482.50'	57°45'	44.32'	N26°51'18"W
C52	20.00'	87°21'41"	30.49'	N19°27'28"E
C53	106.50'	203°35'57"	38.23'	S52°51'20"W
C54	397.50'	73°35'49"	52.47'	N46°21'16"E
C55	397.50'	105°10'02"	75.28'	N55°33'42"E
C56	397.50'	105°10'02"	75.28'	N66°24'45"E
C57	397.50'	45°54'	34.33'	N74°18'43"E
C58	20.00'	90°00'00"	31.42'	S85°12'51"E
C59	617.50'	51°13'39"	55.98'	S34°49'51"E
C60	112.00'	86°33'40"	30.24'	N73°32'52"W
C61	71.50'	20°53'25"	25.66'	S52°51'20"W
C62	432.50'	23°52'	19.11'	N43°50'18"E
C63	432.50'	97°46'30"	70.03'	N49°44'32"E
C64	20.00'	85°14'47"	29.76'	S11°45'28"W
C65	106.50'	15°35'30"	28.89'	N23°04'12"W
C66	106.50'	270°33'	3.83'	N14°14'39"W
C67	102.50'	175°39'38"	32.18'	S22°23'42"E
C68	102.50'	33°37'39"	60.16'	S48°07'08"E
C69	20.00'	88°24'35"	30.86'	N70°57'38"E
C70	1335.50'	206°30'	49.27'	S27°48'37"W
C71	71.50'	69°00'01"	86.11'	N05°37'59"W
C72	617.50'	43°27'48"	50.71'	S37°46'50"E
C73	432.50'	73°36'	57.48'	N67°41'43"E
C74	20.00'	85°14'47"	29.76'	N73°29'20"W
C75	71.50'	17°39'06"	22.03'	N22°02'24"W
C76	137.50'	147°42'	34.11'	S20°19'12"E
C77	137.50'	245°59'13"	59.96'	S39°50'10"E
C78	137.50'	122°50'	29.80'	S58°37'21"E
C79	20.00'	88°24'35"	30.86'	N20°37'29"W
C80	1335.50'	31°44'43"	75.64'	S21°57'36"W
C81	1335.50'	31°44'43"	75.64'	S21°57'36"W
C82	1335.50'	31°44'43"	75.64'	S21°57'36"W
C83	1335.50'	31°44'43"	75.64'	S21°57'36"W
C84	20.00'	88°24'35"	30.86'	N61°30'47"E
C85	182.50'	274°23'	88.36'	S60°24'35"E
C86	182.50'	303°30'28"	97.11'	S31°17'09"E
C87	182.50'	249°05'	8.98'	S14°37'23"E
C88	20.00'	90°00'00"	31.42'	S31°47'09"W
C89	432.50'	57°45'59"	39.88'	N74°08'40"E
C90	217.50'	344°28'	14.20'	S19°05'05"E

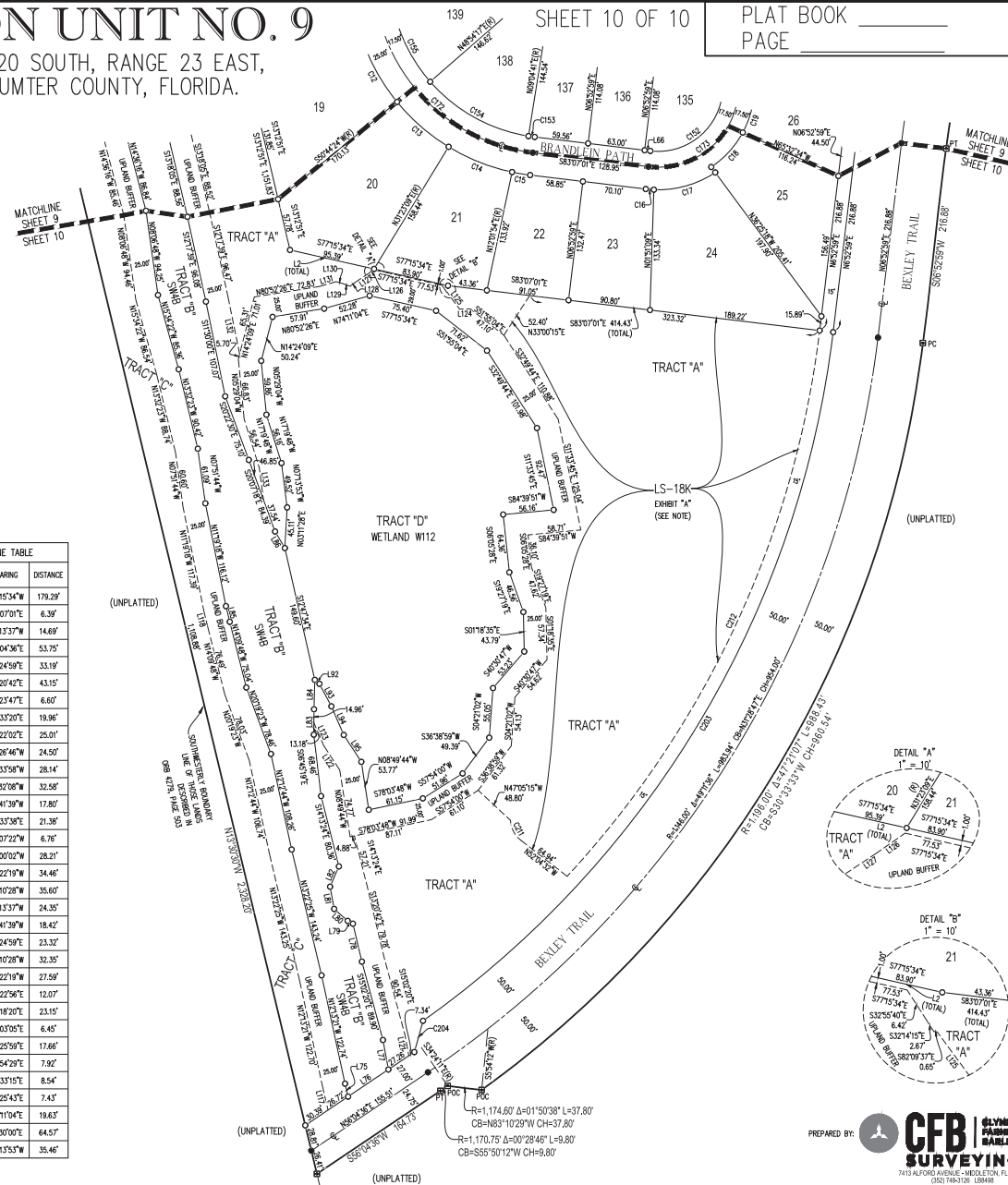
CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C145	217.50'	150°24'55"	57.12'	S24°28'42"E
C146	217.50'	150°24'55"	57.12'	S39°31'27"E
C147	217.50'	150°24'55"	57.12'	S54°34'11"E
C148	217.50'	121°11'37"	46.26'	S68°11'07"E
C149	20.00'	86°24'53"	30.86'	N30°04'20"W
C150	1335.50'	23°33'38"	59.68'	S12°51'18"W
C151	500.00'	71°17'24"	62.21'	N59°52'04"W
C152	500.00'	182°09'08"	161.32'	N33°27'57"W
C153	600.00'	161°44'44"	191.07'	S33°20'44"E
C154	600.00'	238°19'	27.63'	S25°32'32"E
C155	600.00'	153°25'	163.43'	S34°39'54"E
C156	1318.00'	191°08'	443.25'	S19°13'58"W
C157	1318.00'	67°20'	140.83'	S12°39'34"W
C158	1318.00'	92°51'	217.33'	S20°26'39"W
C159	1318.00'	341°57'	85.08'	S27°10'03"W
C160	200.00'	61°03'58"	213.16'	S43°44'49"E
C161	415.00'	341°72'	247.81'	N59°40'46"E
C162	415.00'	173°06'	127.85'	N67°57'36"E
C163	415.00'	163°31'	119.96'	N50°57'12"E
C164	89.00'	203°35'57"	31.95'	S52°51'20"W
C165	89.00'	173°06'08"	27.42'	N22°02'24"W
C166	120.00'	51°37'05"	108.11'	S39°03'23"E
C167	1196.00'	285°35'38"	603.14'	S21°19'48"W
C168	1211.00'	285°35'38"	610.70'	S21°19'48"W

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,194,897	27.426
B	113,497	2.606
C	141,251	3.243
D	125,070	2.871
E	146,470	3.362
F	66,513	1.527
G	42,354	0.972
H	34,013	0.781
I	87	0.002

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L210	S10°45'11"W	5.03'
L211	S46°32'35"E	2.00'
L212	S04°29'43"E	18.77'
L213	S30°13'35"E	34.17'
L214	S02°46'19"E	15.91'
L215	S03°28'25"E	19.52'
L216	S21°41'33"E	5.26'
L217	S37°25'44"E	14.99'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L3	S24°13'22"E	3.49'
L49	N63°08'19"E	17.00'
L50	N42°34'22"E	6.42'
L51	N42°34'22"E	18.79'
L52	S76°47'09"W	30.18'
L53	N63°08'19"E	17.10'
L54	N30°51'57"W	21.08'
L55	S26°16'34"W	31.86'
L56	S26°16'34"W	31.86'
L57	S35°09'32"W	25.53'
L58	S26°16'34"W	34.66'
L59	S13°12'51"E	22.12'
L60	S64°49'55"E	25.20'
L61	N30°51'57"W	21.08'
L62	S64°49'55"E	25.20'
L63	S74°16'46"E	5.48'
L64	S76°47'09"W	30.18'
L65	S74°16'46"E	11.42'
L70	S63°08'19"E	53.49'
L71	N30°51'57"W	57.03'
L72	N64°49'55"E	62.18'
L73	S19°45'53"W	49.41'
L74	S66°11'16"W	37.37'
L75	N42°28'06"W	34.27'
L76	S21°57'36"W	62.64'
L77	N37°54'04"E	25.90'
L78	N37°27'33"E	17.40'
L79	N66°11'16"E	21.88'
L80	S79°47'38"E	4.13'
L81	S85°21'19"E	19.93'
L82	S88°34'22"E	11.46'
L83	S04°29'43"E	34.56'



PLAT BOOK _____
PAGE _____

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Swear in City Staff and Public Speakers

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1986 Bonnie Boyd Annexation

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

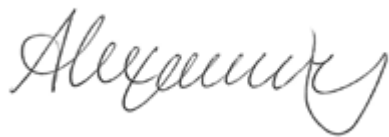
PARCEL NUMBER: G08B043

The applicant and owner, Bonnie Norma Boyd, has submitted a voluntary annexation application for parcel G08B043. The property to be annexed totals 0.146 acres MOL and is located on the east side of CR 154A.

Annexation into the City is appropriate because the property is contiguous to the City limits and 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".

City water and sewer are not available to the subject property. The applicant would like to construct a mobile home on the property. Should the existing well and septic system fail, and utilities become available, the applicant will work with the city Utilities department to connect to water and sewer services.

Staff recommends approval of Ordinance O2025-25.

A handwritten signature in cursive script, appearing to read 'Alex Lammers', written in dark ink.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2025-25

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.146 ACRES LOCATED ON CR 154A, APPROXIMATELY 0.15 MILES SOUTHWEST OF THE INTERSECTION OF CR 154 AND CR 154A, IN SECTION 8, 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 CR 154A, approximately 0.15 miles southwest of the intersection of CR 154 and CR 154A, 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 Bonnie Norma Boyd., is more particularly described as follows:

Parcels G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION

LOT 13, BLOCK 4, KERL AND MILLER'S FIRST ADDITION TO WILDWOOD, ACCORDING TO THE MAP OR PLAT THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinances 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: _____

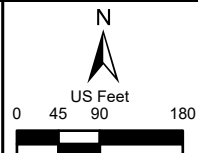
Approved as to form:

City Attorney

EXHIBIT A

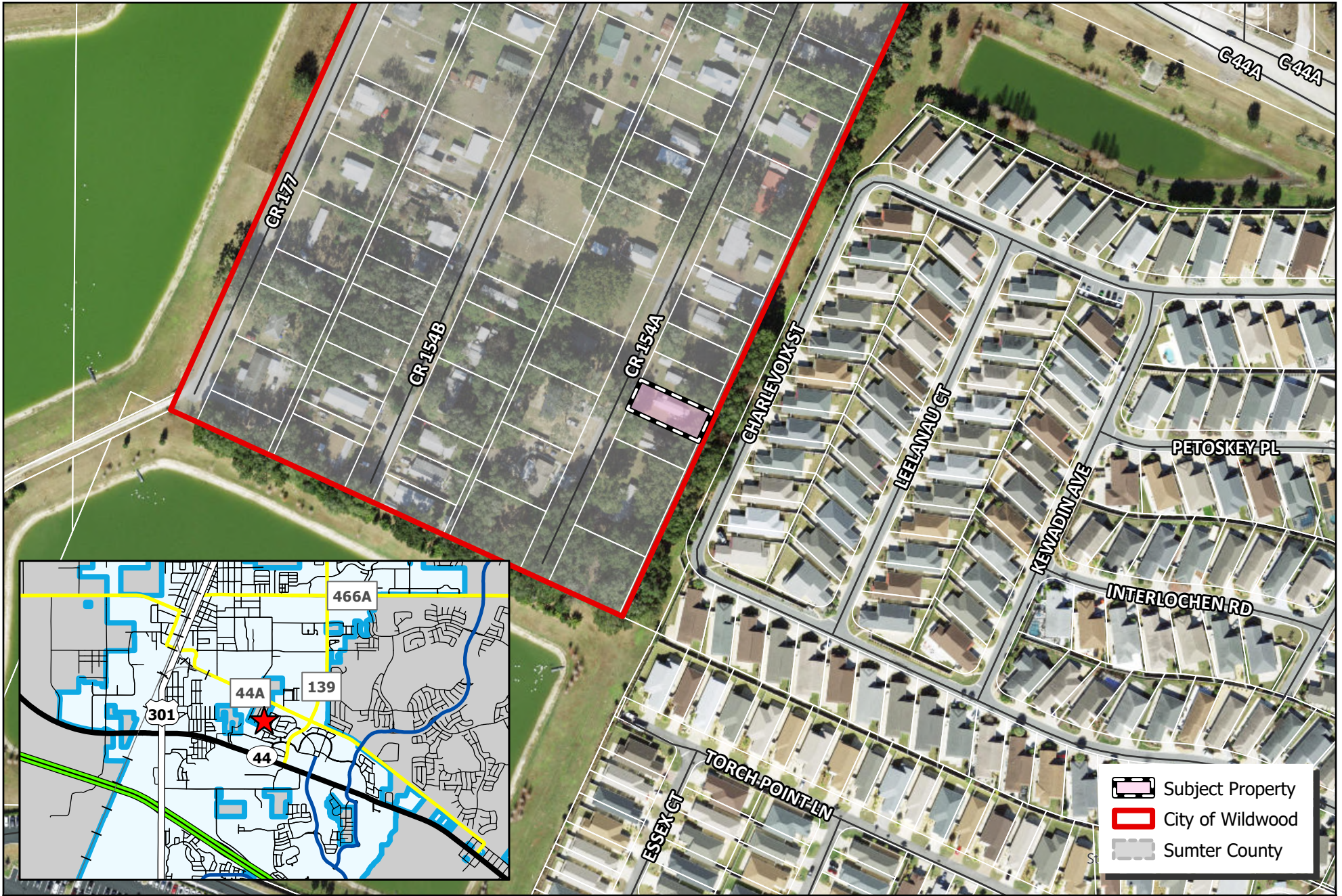


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

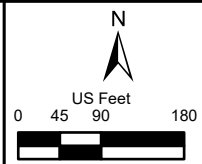


#A25-1986
BONNIE BOYD
 PARCEL G08B043

MAP 1A
LOCATION
MAP
JUN 2025



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



#A25-1986
BONNIE BOYD
 PARCEL G08B043

MAP 1B
LOCATION
MAP
JUN 2025



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: O2025-25

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

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

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



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

June 10, 2025

PALAZZOLO JOANNA LYNN
PO BOX 461
WILDWOOD, FL 34785

Your Parcel Number(s): G08B048

**THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.
NO CHANGES WILL BE MADE TO YOUR PROPERTY.**

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT: Bonnie Boyd
OWNERS: Bonnie Boyd
CASE NUMBER: A25-1986
PARCEL NUMBERS: G08B043

The subject property is generally located 0.15 miles southwest of the intersection of CR 154 and CR 154A.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **July 14th at 9am** and a final reading to be held on **July 28th at 7pm**.

O2025-25 proposes a voluntary annexation of the above-listed parcel.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) _____

To Whom it may concern,

I do not support this at all.

Most of the homes that started this sub division are actual wood framed homes. The county let all the Mobil homes in. Now you want to classify us all as a Mobil home park! That is terrible for us and what it will do to our property value! Ms. Boyd should have looked into her title better when purchasing her Mobil home for resale purposes. I understand the title was for salvage only.

My other concerns are if we start annexing to the city, are you gonna drop the county fire /rescue tax you put on our homes last year. I realize it will only apply to new buyers. And are you gonna run water and sewer thru here?

It seems you have let the Villages ruin our quiet small town atmosphere. The city and county should be providing us with better road flows, especially when the snow people come back every year.

I DO NOT SUPPORT THIS AND DO NOT WANT TO BE CLASSIFIED AS A MOBIL HOME PARK!

Sincerely,
Joanna Palazzolo

A handwritten signature in cursive script that reads "Joanna Palazzolo".



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

June 10, 2025

BNEY CHARLENE D & COPELAND D
.46 CR 154B
WILDWOOD, FL 34785

Parcel Number(s): G08B068

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT: Bonnie Boyd
OWNERS: Bonnie Boyd
CASE NUMBER: A25-1986
PARCEL NUMBERS: G08B043

The subject property is generally located 0.15 miles southwest of the intersection of CR 154 and CR 154A.

The first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on July 14th at 9am and a final reading to be held on July 28th at 7pm.

2025-25 proposes a voluntary annexation of the above-listed parcel.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions could be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.
☐ I do not object to this request.
☒ I do not support this request for the following reason(s)

*Stay Sumter County
Not City & No Rezoning!
Charlene Copeland*



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

RECEIVED

JUL 08 2025

City Of Wildwood
Development Services Dept

June 10, 2025

DYSON JAMES N III
1926 RAINBOW CT
WOODBIDGE, VA 22192

Your Parcel Number(s): G08B039

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT: Bonnie Boyd
OWNERS: Bonnie Boyd
CASE NUMBER: A25-1986
PARCEL NUMBERS: G08B043

The subject property is generally located 0.15 miles southwest of the intersection of CR 154 and CR 154A.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **July 14th at 9am** and a final reading to be held on **July 28th at 7pm**.

O2025-25 proposes a voluntary annexation of the above-listed parcel.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s)

We don't want our
Subdivision subdivided any more.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-1948 Monarch Ranch North Phase 1 - SSCPA

REQUESTED ACTION: The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1948 Monarch Ranch North Phase 1 - SSCPA
Ordinance Number	O2025-29
Owner(s)	75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC
Applicant(s)	75 Turnpike VDC, LLC
Property Location	The subject project is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.
Parcel(s)	A portion of F12-033 and a portion of F13-005
Date	7/22/2025

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 General Commercial and Agricultural (Sumter County) to Industrial (City) for the portions of parcels listed above on 49.41 acres MOL. This request is accompanied by a rezoning request A25-1947 (O2025-30).

ANALYSIS:

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 General Commercial and Agricultural (Sumter County) to Industrial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction of multiple industrial buildings on 49.41 acres MOL. Policy 1.1.1.c. accommodates a wide range of industrial uses.

(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 General Commercial and Agricultural (Sumter County) to Industrial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a wide range of industrial uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 70% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 1,076,149.8 square feet.

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

The amendment is not considered urban sprawl and does not exemplify an energy-inefficient land use pattern. The subject property is generally located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301. There is currently no wastewater capacity available at this location. Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits will cover the entirety of the proposed Monarch's Ranch development. 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 primarily Industrial (IND) and Commercial (COM), the proposed land use change would align 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 proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was conducted by Breedlove, Dennis, and Associates, Inc. in May 2025. According to the survey, no listed species were observed on the site; however, if gopher tortoises and/or their burrows are observed, they will need to be relocated in accordance with FWC permitting guidelines.

(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 E SR 44. The Traffic Impact Analysis (TIA) for the subject project has been reviewed and approved by Sumter County's Public Works Department. The subject TIA states that the traffic generated by the maximum build-out under the City's Industrial land use would be less than the maximum build-out under the County's General Commercial and Agricultural land use.

Potable Water & Sewer: Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits cover the entirety of the proposed Monarch's Ranch development. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve the new development no later than the date on which the City anticipates issuing a certificate of occupancy." Adoption of the transfer agreement will verify the City's ability to serve the subject property in accordance with Florida Law.

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

The applicant seeks approval of Ordinance Number O2025-29 by the City Commission.

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

McKenna Page, Planner I, Development Services

ORDINANCE NO. O2025-29

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:

Portions of parcels F12-033 and F13-005
75 TURNPIKE BDC, LLC
49.406 +/-

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET; THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY

AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.

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

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

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

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

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

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

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

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

DONE AND ORDAINED this ____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

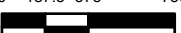
Second Reading: _____

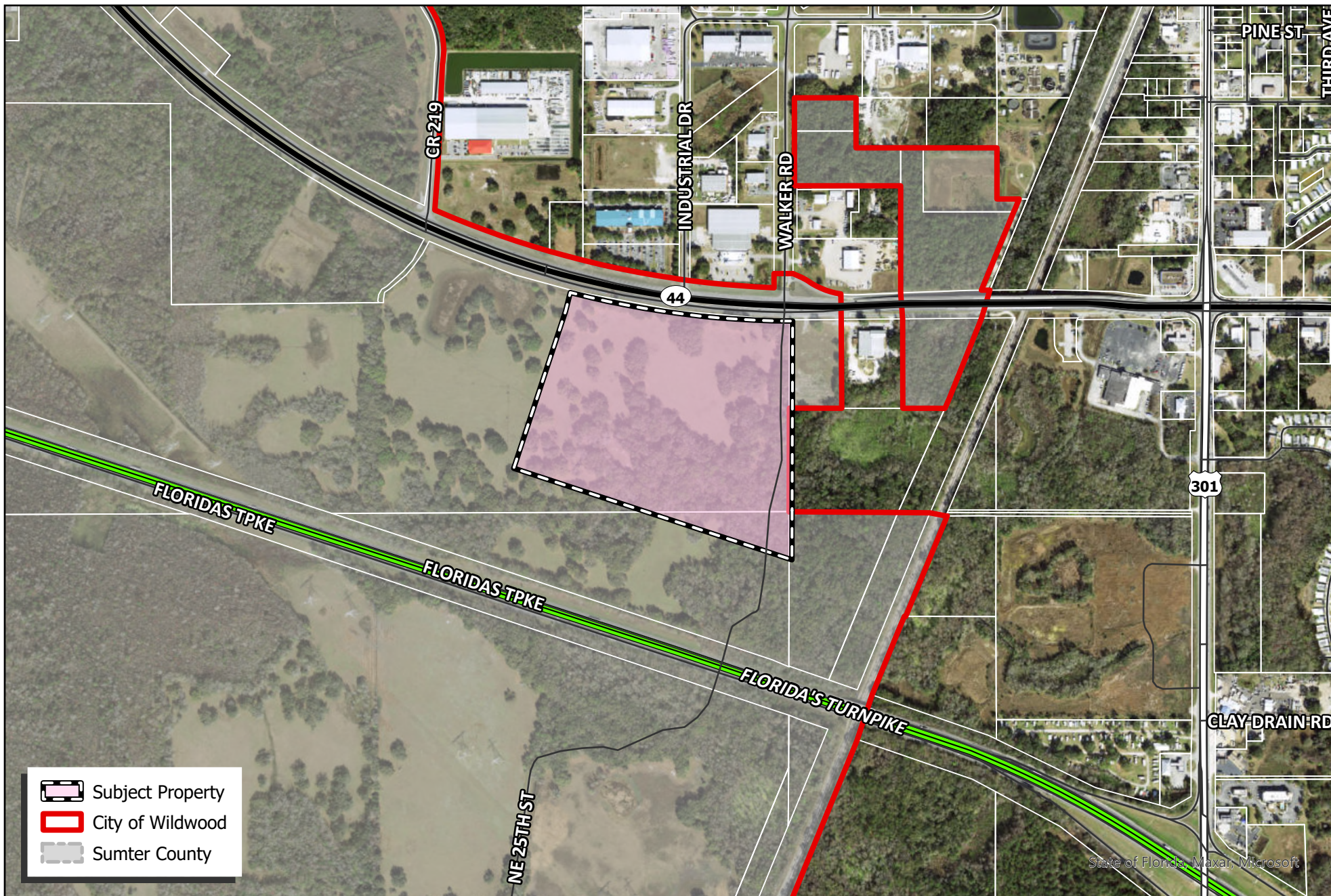
Approved as to form:

City Attorney

EXHIBIT A



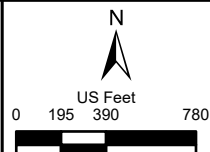
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750 	PJ #A25-1948 MONARCH RANCH NORTH PHASE 1 PARCELS F12-033 & F13-005	MAP 1A LOCATION MAP MAY 2025
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- Subject Property
- City of Wildwood
- Sumter County

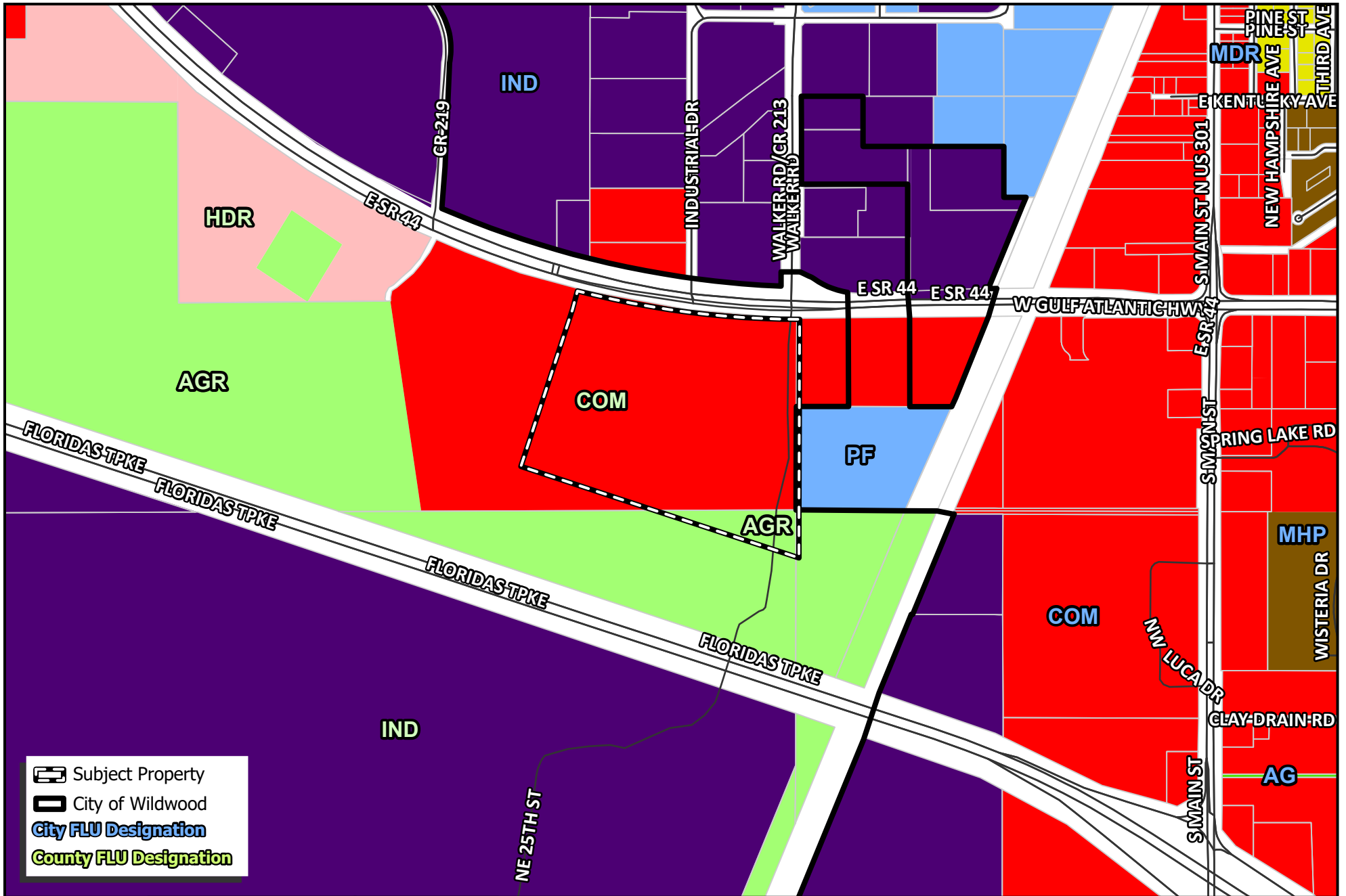


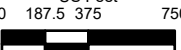
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

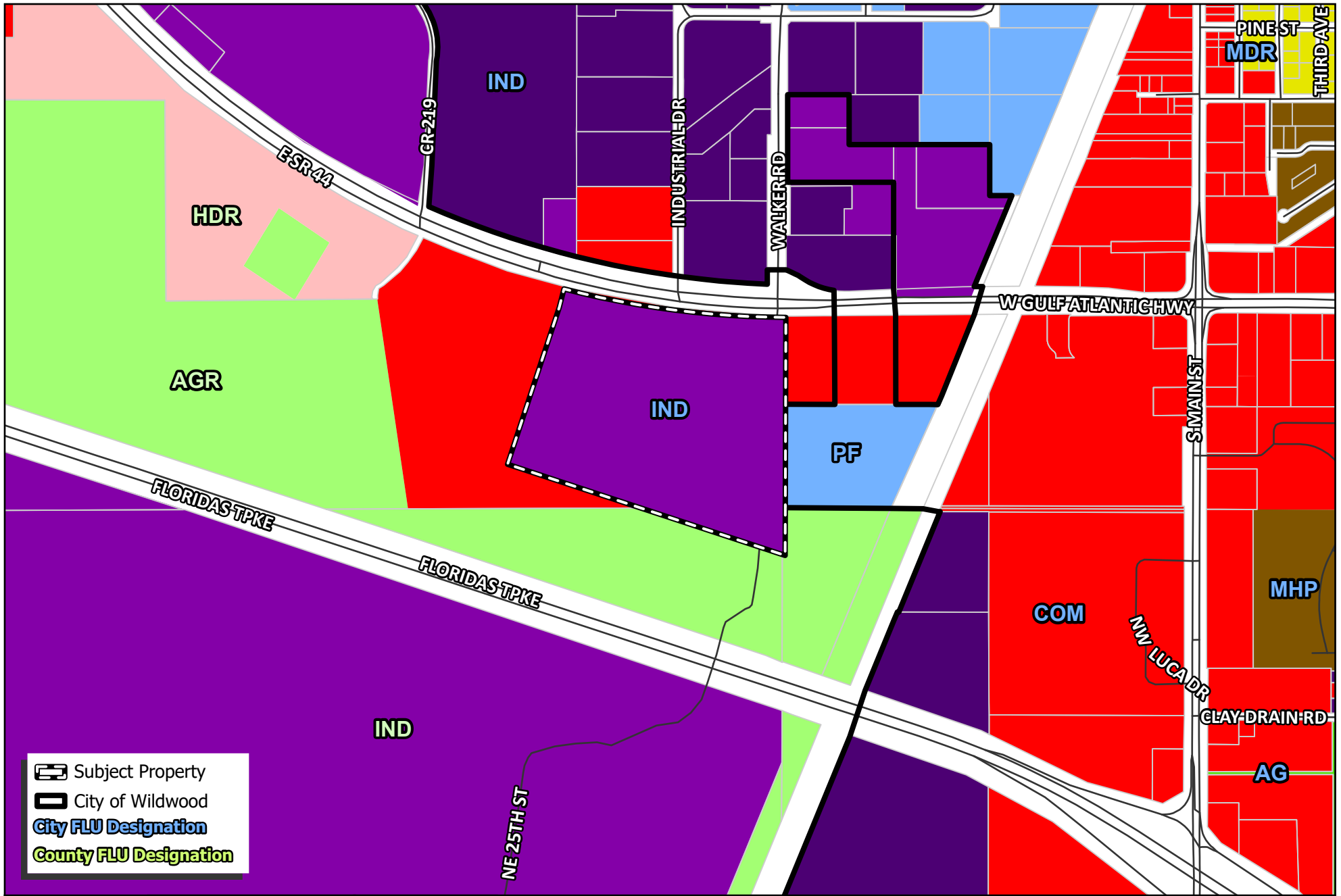


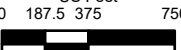
PJ #A25-1948
MONARCH RANCH NORTH PHASE 1
 PARCELS F12-033 & F13-005

MAP 1B
LOCATION
MAP
MAY 2025



 WILDWOOD FLORIDA	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 	#A25-1948 MONARCH RANCH NORTH PHASE 1 PARCELS F12-033 & F13-005	MAP 2A EXISTING LAND USE MAY 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750 	#A25-1948 MONARCH RANCH NORTH PHASE 1 PARCELS F12-033 & F13-005	MAP 2B PROPOSED LAND USE MAY 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-29

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

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

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



REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED

Matthew Tadlock

Assistant Public Works Director - Planning and Design

06/24/2025

1.2

**-A revised Traffic Impact Analysis (TIA) will
be needed during the Site Plan process.**

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

040380087

May 2025

© Kimley-Horn and Associates, Inc.

1700 SE 17th Street, Suite 200

Ocala, Florida 34471

352 438 3000



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APPENDIX

- APPENDIX A: Property Map
- APPENDIX B: CFRPM Output
- APPENDIX C: Traffic Data

INTRODUCTION

Kimley-Horn has been retained to evaluate and document the anticipated traffic impacts associated with a proposed zoning request for Monarch Ranch North Phase 1. The site is currently located in unincorporated Sumter County, with an annexation being processed through the City of Wildwood.

The zoning request includes 49.4 acres of vacant property located on the south side of SR 44 at the intersection with Industrial Drive on a portion of parcels F12-033 and F13-005. The development is proposed to include up to 500,000 square feet of industrial park uses. A Small-Scale Comprehensive Plan Amendment (SSCPA) is being processed concurrently for an Industrial Future Land Use (FLU) designation, which allows up to 0.5 Floor Area Ratio (FAR). The City of Wildwood M-1 and M-2 industrial zoning allows up to 0.5 FAR, which equates to a maximum development potential of 1,075,932 square feet of industrial. The site boundary map is provided in **Appendix A**.

Buildout is anticipated in 2030. As summarized below, access to the site will be provided via existing median openings on SR 44.

- A new south leg at the existing signalized intersection of SR 44 at Industrial Drive
- Reconstruction of the south leg at the existing full access intersection of SR 44 at Walker Road, which is currently a private driveway owned by the developer.

STUDY AREA

The study area for the site includes major roadway segments within a one-mile radius and where the project PM peak hour two-way trips are anticipated to have a 3% or greater impact on the roadway network's generalized peak hour two-way service volume or have 70 or greater PM peak hour two-way project trips.

Figure 1 shows the general location for the Monarch Ranch North Phase 1 development, the one-mile study area radius from the planned access driveways, and the project's trip distribution.

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes within the study area. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023). Existing traffic volumes were obtained from the Florida Department of Transportation (FDOT) Florida Traffic Online (2024). The 2023 traffic volumes were grown to 2025 by applying a historic growth rate based on the FDOT historic traffic count trends.

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions, except for US 301 from Florida's Turnpike to Clay Drain Road. This segment of US 301 is currently two lanes but is planned for widening to four lanes by the FDOT along with the widening of the Turnpike mainline from US 301 to I-75. The Turnpike improvements are currently funded for the year 2031 (FPID 435789-1), and the FDOT is working to advance the construction of the US 301 and interchange improvements as soon as possible. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The existing traffic volumes from the FDOT and assumed growth were used to develop 2030 background traffic conditions within the study area. Growth rates for each roadway segment were determined by comparing various sources, including the 2023 Sumter County CMP growth rates, 5-year growth trends, 10-year growth trends, Bureau of Economic and Business Research growth trends, and Central Florida Regional Planning Model (CFRPM) growth.

The following roadway segments will undergo background improvements, which will be completed by project buildout:

- US 301 from Florida's Turnpike to Clay Drain Road: widen to four lanes

Roadway service volumes were updated using the 2023 Quality/Level of Service (Q/LOS) Handbook to account for this background improvement.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way generalized adopted service volumes within the study area. **Table 1** shows the background roadway segment analysis. The roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes ¹						Existing PM Peak Hour Traffic Conditions (2025) ²					Background PM Peak Hour Traffic Conditions (2030)							
							Pk Hr Two-Way Service						#of Lanes	Pk Hr Two-Way Service						
From	To	Segment ID	#of Lanes (2025)	Context Class	Adopted LOS	Growth Rate	Volume (2025)	NB/EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS ³	(2030)	Volume (2030)	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS ³	
SR 44																				
	CR 44A	Project Site	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
	Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
	US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	3,455	999	1,172	2,171	0.63	C	4	3,455	1,139	1,336	2,475	0.72	C
US 301																				
	SR 91/FLORIDA'S TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,950	1,100	1,292	2,392	1.23	F	4	3,455	1,227	1,442	2,669	0.77	C
	CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	3,455	1,100	1,292	2,392	0.69	C	4	3,455	1,201	1,411	2,612	0.76	C
	SR 44	CR 44A	3253240	4	C4	D	1.72%	3,413	1,242	1,458	2,700	0.79	D	4	3,413	1,352	1,587	2,939	0.86	D
FLORIDA'S TURNPIKE																				
	SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,000	2,346	2,998	5,344	0.89	C	4	6,000	2,615	3,342	5,957	0.99	C
	US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,000	1,734	1,888	3,622	0.60	B	4	6,000	1,910	2,079	3,989	0.66	B
Notes:																				
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.																				
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.																				
3. The LOS is from the 2023 FDOT Quality/ Level of Service Handbook.																				

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DEVELOPMENT TRAFFIC

The proposed Monarch Ranch North Phase 1 will include up to 500,000 square feet of Industrial Park use. The anticipated buildout year is 2030. The latest industry standards were referenced to evaluate the number of new external trips to be generated by the site at buildout.

TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The fitted curve equations were used when applicable. Land Use Code (LUC) 130 was used to predict project traffic.

No pass-by or internal capture was assumed for this development. **Table 2** provides the Daily, AM, and PM peak hour trip generation summary for the project and for the maximum future land use development potential. The trip generation potential is shown for the anticipated development program, and the maximum intensity with the proposed zoning category and 0.5 FAR.

Table 2: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Program Industrial Park	500,000.0 SF GFA	2,168	170	138	32	170	37	133
Maximum FLU Development Potential Industrial Park	1,075,932 SF GFA	3,230	366	296	70	366	81	285

Notes:
1. Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition.

Industrial Park [ITE 130]

Daily	$\ln(T) = 0.52 \cdot \ln(X) + 4.45$; (X is 1,000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street	$T = 0.34 \cdot (X)$; (X is 1000 Sq. Ft. GFA, 81%in, 19%out)
PM Peak Hour of Adjacent Street	$T = 0.34 \cdot (X)$; (X is 1000 Sq. Ft. GFA, 22%in, 78%out)

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4/10/2025

TRIP DISTRIBUTION AND ASSIGNMENT

Projected traffic demand on study area facilities was derived from the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the CFRPM v7 model set and connected to the existing roadway network to represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C**.

Figure 1 shows the projected project distribution on the study area roadway segments. These percentages were used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

A PM peak hour analysis was conducted for buildout conditions by comparing 2030 buildout PM peak hour two-way traffic volumes to peak hour two-way generalized adopted service volumes within the study area. Buildout volumes were developed by adding anticipated project trips to background volumes. The percentage of project trips on each roadway segment with respect to the generalized adopted service volume (project impact) was determined to define the extent of the study area. **Table 3** shows the buildout roadway segment analysis.

As shown in the table, no roadway segment deficiencies are anticipated within the study area as a result of project impacts.

Table 3: Buildout Roadway Segment Analysis

Roadway			Roadway Attributes ¹					Background Traffic (2030)					PM Peak Hour Project Traffic					Buildout PM Peak Hour Traffic Conditions (2030)					
			Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2030)	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS	%Assign ³	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	Project Impact	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS
From	To																						
SR 44	CR 44A	Project Site	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	24%	9	32	41	0.78%	797	1,220	2,017	0.38	B
	Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	76%	101	28	129	2.44%	889	1,216	2,105	0.40	B
	US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	1,901	1,139	1,336	2,475	0.72	C	26%	35	10	45	1.30%	1,174	1,346	2,520	0.73	C
US 301	SR 91/FLORIDA'S TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,070	1,227	1,442	2,669	0.77	C	29%	11	39	50	2.56%	1,238	1,481	2,719	0.79	C
	CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	1,901	1,201	1,411	2,612	0.76	C	30%	11	40	51	1.48%	1,212	1,451	2,663	0.77	C
	SR 44	CR 44A	3253240	4	C4	D	1.72%	1,880	1,352	1,587	2,939	0.86	D	19%	25	7	32	0.94%	1,377	1,594	2,971	0.87	D
FLORIDA'S TURNPIKE	SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,080	2,615	3,342	5,957	0.99	C	0%	0	0	0	0.00%	2,615	3,342	5,957	0.99	C
	US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,080	1,910	2,079	3,989	0.66	B	19%	25	7	32	0.53%	1,935	2,086	4,021	0.67	B
Notes: 1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables. 2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025. 3. Percent assignment is the maximum across the segment, derived using the CFRPM v7.0 model output. 4. Project impact is the two-way project traffic volume divided by the two-way service volume.																							

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CONCLUSION

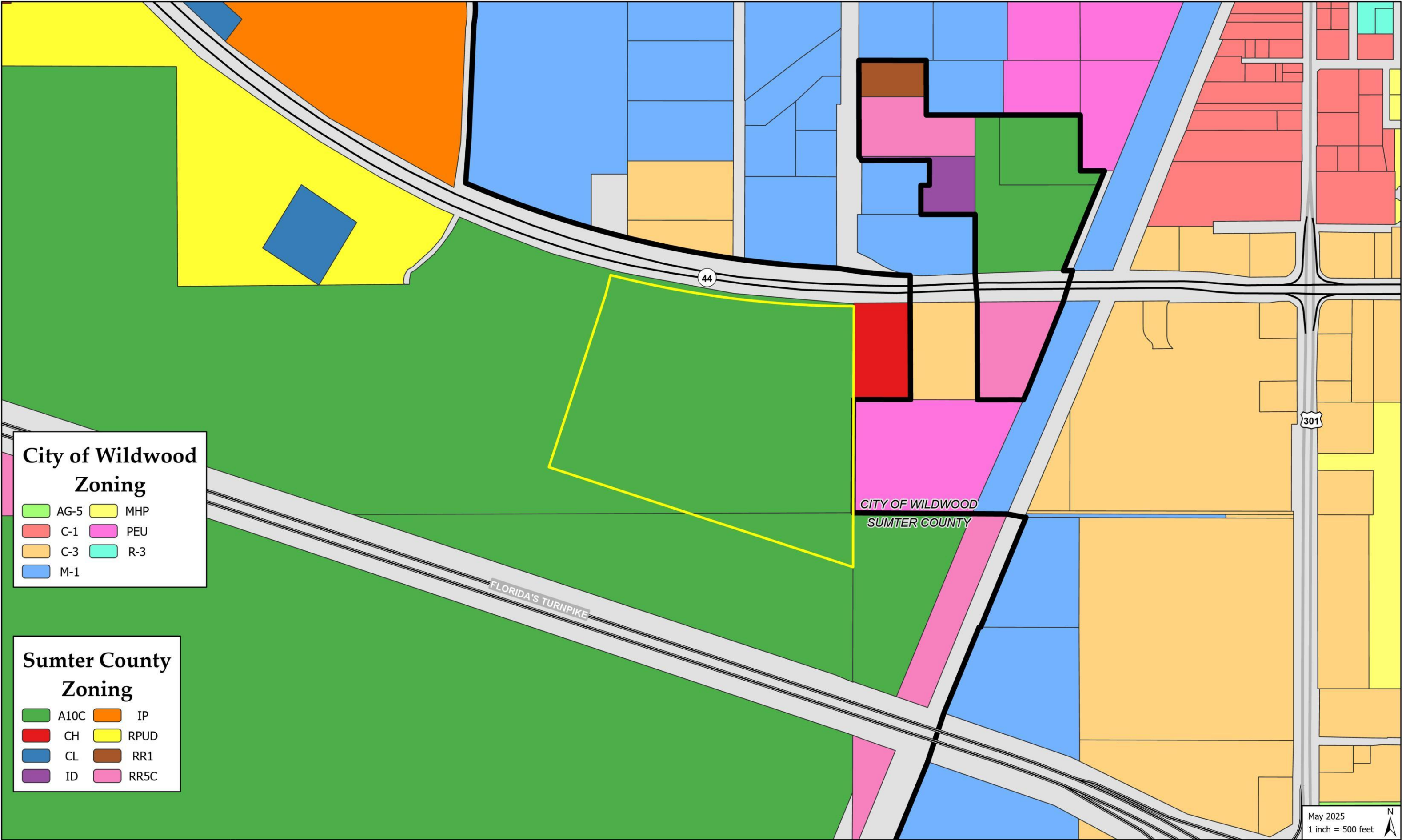
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial Drive and Walker Road.

The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

A roadway segment capacity analysis was performed for existing and year 2030 background and buildout conditions. The PM peak hour two-way analysis identified no roadway segment capacity deficiencies as a result of project impacts. The driveway connections to SR 44 will be further evaluated with the site plan and driveway connection permit submittals to identify geometry and traffic control needs for the development.

APPENDIX

APPENDIX A: Property Map

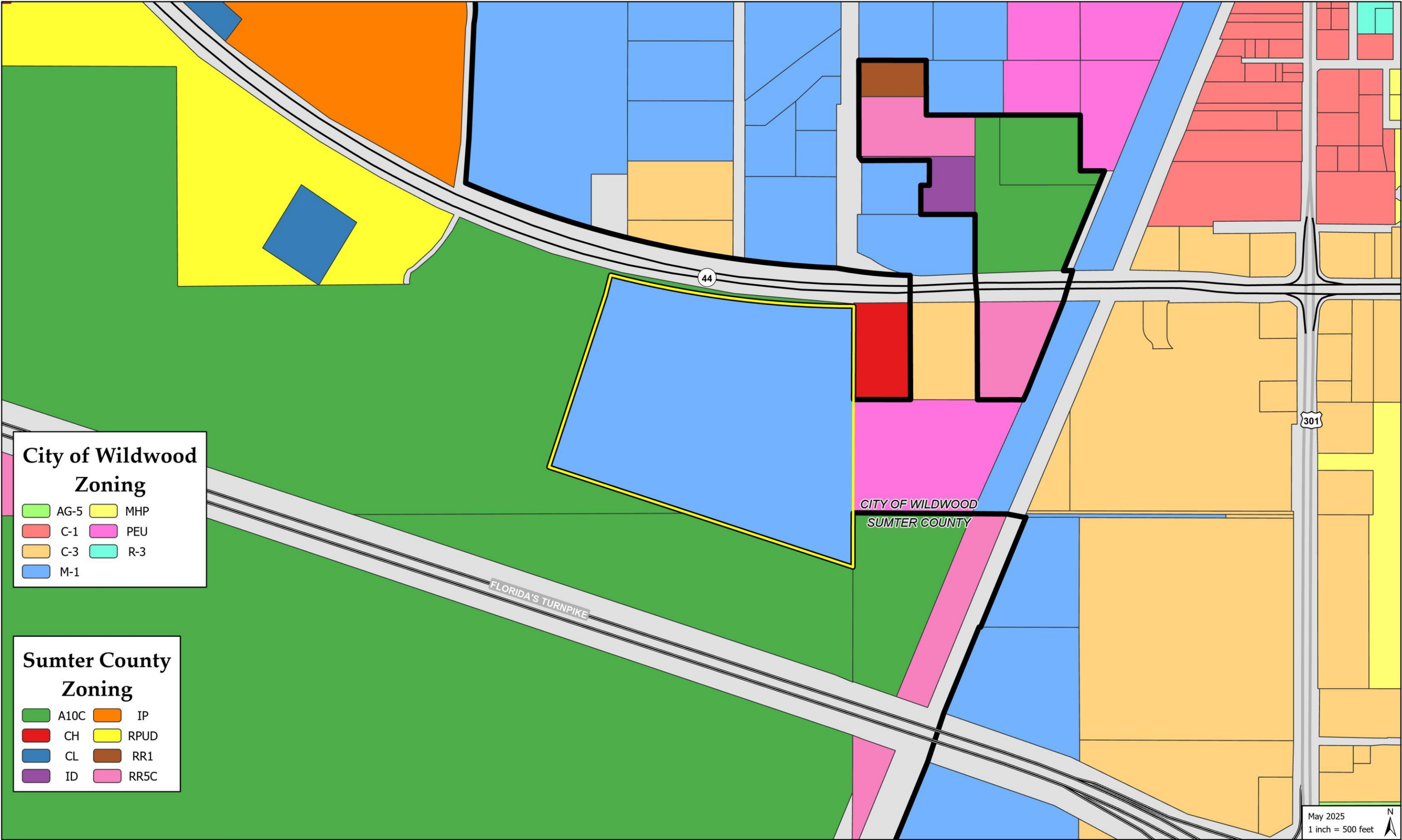


**City of Wildwood
Zoning**

AG-5	MHP
C-1	PEU
C-3	R-3
M-1	

**Sumter County
Zoning**

A10C	IP
CH	RPUD
CL	RR1
ID	RR5C



**City of Wildwood
Zoning**

AG-5	MHP
C-1	PEU
C-3	R-3
M-1	

**Sumter County
Zoning**

A10C	IP
CH	RPUD
CL	RR1
ID	RR5C

APPENDIX B: CFRPM Output

APPENDIX C: Traffic Data

Table A: Growth Rate Calculations

Roadway													Daily Model Bkgd			Annual Growth Rates					
From	To	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2045	2023 CMP	5-Year Trend	10-Year Trend	Model Growth	BEBR Medium	Calculated Rate	Rate Used
SR 44																					
CR 44A	US 301/SR 35	13,200	13,100	14,300	15,700	15,700	15,100	14,400	19,100	19,100	20,100	19,300	19,618	24,547	2.25%	5.03%	3.87%	0.84%	2.43%	2.34%	2.34%
US 301/SR 35	CR 139	17,700	17,400	18,500	18,700	18,700	17,200	16,400	19,400	19,400	22,500	23,500	24,862	37,523	3.75%	6.44%	2.87%	1.70%	2.43%	2.65%	2.65%
FLORIDA TURNPIKE																					
SR 93/I-75	US 301/SR 35	33,000	37,000	40,400	43,500	45,300	44,700	40,400	44,000	49,600	50,200	49,800	43,332	72,059	2.00%	2.18%	4.20%	2.21%	2.43%	2.20%	2.20%
US 301/SR 35	LAKE COUNTY BOUNDARY	39,798	43,427	45,903	47,836	49,310	49,138	38,376	48,212	47,500	56,245	56,058	60,419	86,970	1.00%	2.67%	3.49%	1.46%	2.43%	1.95%	1.95%
US 301 / S MAIN ST																					
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,907	45,940	2.00%	5.39%	6.62%	1.32%	2.43%	2.22%	2.22%
CR 156 (CLAY DRAIN RD)	SR 44	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,093	42,789	1.00%	5.39%	6.62%	1.11%	2.43%	1.77%	1.77%
SR 44	CR 44A	17,800	18,200	21,000	22,000	24,500	24,500	22,500	23,500	23,500	28,500	29,500	32,533	36,019	1.00%	3.78%	5.18%	0.36%	2.43%	1.72%	1.72%

COUNTY: 18
STATION: 0200
DESCRIPTION: SR-44, 0.57 MI W OF US 301
START DATE: 05/22/2024
START TIME: 1045

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	27	14	12	16	69	15	21	21	9	66	135
0100	9	16	14	12	51	9	12	11	10	42	93
0200	9	13	11	12	45	4	7	5	8	24	69
0300	10	13	15	20	58	12	13	10	14	49	107
0400	17	28	31	35	111	22	18	21	25	86	197
0500	32	50	57	115	254	31	36	59	46	172	426
0600	138	143	155	208	644	63	94	95	95	347	991
0700	216	224	227	291	958	117	122	148	140	527	1485
0800	246	154	180	179	759	125	143	156	142	566	1325
0900	191	134	143	165	633	128	142	144	139	553	1186
1000	156	151	164	142	613	141	116	138	143	538	1151
1100	137	157	170	156	620	136	173	124	155	588	1208
1200	145	147	153	127	572	138	182	154	129	603	1175
1300	160	128	138	156	582	166	165	181	156	668	1250
1400	158	153	145	158	614	178	183	176	182	719	1333
1500	134	108	136	132	510	163	191	206	207	767	1277
1600	127	147	173	183	630	219	262	233	258	972	1602
1700	166	168	169	174	677	256	262	258	257	1033	1710
1800	161	128	92	108	489	165	120	106	97	488	977
1900	93	80	75	53	301	99	127	92	81	399	700
2000	67	68	55	50	240	83	98	84	81	346	586
2100	49	63	48	39	199	83	70	69	52	274	473
2200	25	53	60	69	207	52	51	44	30	177	384
2300	73	56	58	50	237	38	24	29	25	116	353
24-HOUR TOTALS:					10073						20193

PEAK VOLUME INFORMATION					
DIRECTION: E			DIRECTION: W		COMBINED DIRECTIONS
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR VOLUME
	715	988	815	569	715 1523
P.M.	1630	690	1645	1034	1645 1720
DAILY	715	988	1645	1034	1645 1720

TRUCK PERCENTAGE 12.73 9.50 11.11

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	11	5794	2986	52	383	11	2	758	41	2	32	1	0	0	0	1282 10073
W	9	6300	2850	22	304	14	3	564	36	5	7	2	4	0	0	961 10120

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 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
----	-----		-----		-----	-----	-----	-----
2024	19300	C	E 9500		W 9800	9.50	54.00	10.70
2023	20100	S	E 9600		W 10500	9.50	53.90	24.00
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

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
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	23500	F	E 11500		W 12000	9.00	54.00	16.00
2023	22500	C	E 11000		W 11500	9.00	53.90	24.00
2022	19400	F	E 9500		W 9900	9.00	54.00	13.20
2021	19400	C	E 9500		W 9900	9.00	53.00	12.10
2020	16400	F	E 7700		W 8700	9.00	54.70	5.60
2019	17200	C	E 8100		W 9100	9.00	53.30	13.20
2018	18700	F	E 9600		W 9100	9.00	53.70	12.10
2017	18700	C	E 9600		W 9100	9.00	53.50	13.60
2016	18500	C	E 9300		W 9200	9.00	53.10	13.10
2015	17400	C	E 8800		W 8600	9.00	54.70	13.70
2014	17700	C	E 8900		W 8800	9.00	55.10	13.40
2013	14400	C	E 7200		W 7200	9.00	56.40	12.00
2012	12500	C	E 6600		W 5900	9.00	56.30	14.10
2011	13800	C	E 7000		W 6800	9.00	51.30	12.90
2010	12200	C	E 6200		W 6000	9.85	55.51	12.20
2009	13200	C	E 6600		W 6600	9.88	55.48	10.80

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*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0006 - ON US-301, 0.357 MI. N OF FL TPK (RC)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	26000	F	N 12500		S 13500	9.00	54.00	8.90
2023	25000	C	N 12000		S 13000	9.00	53.90	8.90
2022	19200	S	N 10000		S 9200	9.00	54.00	20.50
2021	19200	F	N 10000		S 9200	9.00	53.00	20.50
2020	18600	C	N 9700		S 8900	9.00	54.70	20.50
2019	20000	F	N 10000		S 10000	9.00	53.30	14.90
2018	19900	C	N 10000		S 9900	9.00	53.70	14.90
2017	16400	F	N 8200		S 8200	9.00	53.50	14.30
2016	15400	C	N 7700		S 7700	9.00	53.10	14.30
2015	14000	C	N 7000		S 7000	9.00	54.70	13.30
2014	13700	C	N 6900		S 6800	9.00	55.10	13.60
2013	14000	C	N 7000		S 7000	9.00	56.40	15.10
2012	13300	C	N 6600		S 6700	9.00	56.30	13.30
2011	13000	C	N 6500		S 6500	9.00	51.30	13.90
2010	13300	C	N 6600		S 6700	9.85	55.51	12.40
2009	12500	C	N 6200		S 6300	9.88	55.48	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 5016 - ON US-301, 0.191 MI. N OF SR-44 (RVL)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	29500	F	N 14500		S 15000	9.00	54.00	24.70
2023	28500	C	N 14000		S 14500	9.00	53.90	24.70
2022	23500	S	N 12000		S 11500	9.00	54.00	16.60
2021	23500	F	N 12000		S 11500	9.00	53.00	16.60
2020	22500	C	N 11500		S 11000	9.00	54.70	16.60
2019	24500	F	N 12500		S 12000	9.00	53.30	14.00
2018	24500	C	N 12500		S 12000	9.00	53.70	14.00
2017	22000	C	N 11000		S 11000	9.00	53.50	13.30
2016	21000	C	N 10500		S 10500	9.00	53.10	13.70
2015	18200	C	N 9100		S 9100	9.00	54.70	12.20
2014	17800	C	N 8900		S 8900	9.00	55.10	12.60
2013	19900	C	N 10000		S 9900	9.00	56.40	12.60
2012	20000	C	N 10000		S 10000	9.00	56.30	12.90
2011	18400	C	N 9300		S 9100	9.00	51.30	11.10
2010	21000	C	N 10500		S 10500	9.85	55.51	11.50
2009	22000	C	N 11000		S 11000	9.88	55.48	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

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: N LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY													
1	T	381	312	251	252	334	608	1264	1629	1556	1523	1577	1526	1503	1449	1471	1517	1544	1272	1159	1014	809	661	594	408	24614N													
2	W	308	283	205	259	345	607	1214	1572	1494	1587	1520	1482	1361	1382	1571	1557	1643	1380	1244	951	761	713	642	467	24548N													
3	R	402	314	218	278	358	632	1358	1557	1821	1698	1831	1710	1676	1672	1593	1748	1669	1565	1495	1111	969	792	655	521	27643N													
4	F	398	347	291	327	384	635	1371	1660	1804	1930	2104	1928	2169	2145	2267	2186	2211	2299	2101	2250	1495	1192	1003	729	35226A													
5	A	486	363	290	271	349	502	1007	1322	1725	2111	2419	2657	1257	2559	2931	2636	1773	1562	1293	1054	974	774	733	594	31642S													
6	S	458	329	242	185	215	329	528	730	1099	1365	1261	1993	2340	1844	1795	1707	1561	1546	1390	1271	1154	773	612	632	25359A													
7	M	551	370	259	246	374	688	1269	1685	1553	1819	2125	1601	1665	1261	1183	1042	1308	1354	1344	1116	1165	1113	1071	805	26967A													
8	T	718	610	517	475	767	1146	1584	1684	1619	1631	1646	1676	1603	1488	1531	1483	1430	1517	1251	1049	918	839	707	558	28447A													
9	W	400	385	292	312	408	513	625	625	664	799	772	829	656	572	484	354	231	135	98	60	50	27	12	8	9311S													
10	R	3	3	6	17	12	17	33	41	92	163	326	421	601	610	702	724	608	669	569	489	436	379	303	281	7505A													
11	F	195	193	179	181	245	468	981	1319	1301	1414	1548	1642	1422	1592	1669	1619	1487	1508	1384	1121	978	796	707	570	24519A													
12	A	425	378	303	331	362	507	855	1219	1338	1741	2170	2138	1869	1713	1458	1375	1245	1213	1100	1055	951	830	759	561	25896N													
13	S	422	318	239	204	216	404	560	818	1212	1530	1893	1822	1854	1918	1868	1806	1805	1631	1541	1305	1145	919	740	518	26688N													
14	M	350	316	261	263	354	645	1343	1719	1802	1918	2045	2028	1837	1742	1886	1767	1742	1624	1496	1113	918	771	601	484	29025N													
15	T	409	296	204	309	351	662	1326	1614	1818	1812	1968	1786	1666	1588	1562	1597	1652	1480	1396	1245	947	712	632	453	27485N													
16	W	369	279	215	263	352	707	1420	1680	1841	1839	1822	1733	1670	1564	1616	1605	1587	1331	1292	1098	948	798	691	509	27229N													
17	R	368	302	293	292	376	534	1584	1220	1192	2468	2067	1749	1700	1709	1736	1784	1734	1681	1596	1305	1101	888	790	604	29073A													
18	F	446	393	351	370	440	798	1411	1851	1875	2108	1680	1604	2410	1576	1696	1878	1989	1912	1874	1706	1619	1203	1050	798	33038A													
19	A	602	416	360	343	375	615	1045	1434	1722	2110	2374	2487	2313	1893	2182	1899	1946	1947	1436	1170	1157	1054	881	736	32497S													
20	S	530	346	272	264	247	433	598	832	1275	1713	2195	2429	2346	2336	2098	2129	2182	1878	1908	1572	1372	1064	820	672	31511N													
21	M	508	393	292	282	335	729	1300	1680	1755	1876	1985	2028	1992	1860	1902	1185	1832	1980	1712	1346	1119	837	686	527	30141A													
22	T	395	322	242	278	342	664	1288	1652	1558	1635	1676	1513	1539	1431	1569	1639	1670	1499	1330	1065	837	672	605	468	25889N													
23	W	346	294	238	274	345	679	1299	1647	1478	1717	1675	1624	1180	1695	1818	1759	1701	1505	1406	1115	963	779	659	458	26654N													
24	R	411	328	293	281	388	697	1311	1689	1762	1776	1824	1819	1802	1693	1832	1988	1922	1653	1271	1422	1132	807	712	628	29441N													
25	F	424	422	345	296	420	729	1333	1780	1794	1981	2121	2228	2064	2091	2054	2168	1988	1695	1924	1614	1404	1110	909	711	33605A													
26	A	525	425	333	288	346	512	914	1282	1595	1854	2024	2001	1789	1684	1617	1651	1631	1503	1336	1121	1112	905	785	638	27871N													
27	S	433	376	285	237	237	348	550	930	1172	1607	2055	2159	2087	2254	2309	2009	2072	1896	1671	1454	1286	950	891	627	29895N													
28	M	420	338	281	280	370	699	1315	1580	1719	1864	1552	1485	2143	1732	1818	1775	1734	1565	1409	1035	538	1242	706	517	28117A													
29	T	367	275	231	270	357	643	1228	1609	1653	1552	1508	1556	1513	1432	1484	1674	1646	1477	1396	1032	866	754	571	437	25531N													
30	W																									25584B													
31	R	427	322	293	298	390	672	1301	1639	1581	1763	1624	1681	1658	1730	1869	1861	1795	1561	1383	1081	948	825	708	513	27923N													
=====																																							
WEEKDAY AVERAGE =				26561				SATURDAY AVERAGE =				29477				SUNDAY AVERAGE =				28363				NUMBER OF GOOD DAYS				30				TOTAL MONTHLY COUNT =				813290			
MONTHLY AVERAGE =				27235																																			

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

"B"====> BAD DAY
"N"====> NORMAL DAY
"A"====> ATYPICAL DAY
"H"====> ATYPICAL DAY (HOLIDAY)
"S"====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: S LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	350	329	331	375	518	778	1058	1188	1227	1115	1232	1320	1258	1384	1455	1714	1723	1635	1437	1001	860	598	481	445	23812N
2	W	339	324	294	354	510	836	1136	1123	1229	1257	1295	1265	1332	1449	1498	1665	1708	1631	1444	1076	863	690	564	443	24325N
3	R	388	321	310	403	574	873	1162	1229	1251	1313	1250	1372	1511	1620	1690	1945	1349	1400	1722	1692	1201	820	699	499	26594A
4	F	406	383	357	487	589	819	1126	1192	1237	1429	1535	1620	1803	1962	1811	2154	2116	1994	1822	1535	1169	991	817	659	30013N
5	A	507	367	335	364	422	521	749	945	1200	1525	1734	1821	1937	2024	2162	2047	1951	1872	1738	1385	1188	1018	865	1205	29882S
6	S	1670	1459	504	337	346	331	441	721	1054	1744	2222	2166	2179	2222	2415	2416	2301	2316	2058	1868	1561	1041	825	589	34786A
7	M	469	393	395	495	594	928	1105	1175	1212	1206	1371	1275	1458	1456	1465	1759	1749	1683	1490	1146	1005	771	711	594	25905A
8	T	478	440	354	411	503	732	964	1055	990	1049	1073	1089	1169	1159	1239	1231	1250	1136	1006	801	678	569	417	326	20119A
9	W	277	228	175	187	183	231	265	290	271	282	338	377	371	273	249	228	202	154	118	78	73	33	29	21	4933S
10	R	21	20	24	35	43	53	97	144	240	339	465	569	660	757	772	793	923	1098	1239	1366	1260	1453	927	964	14262A
11	F	918	510	486	413	493	723	929	986	1207	1198	1314	1175	1358	1509	1604	1441	1346	1556	1578	1618	1589	1438	1349	1184	27922A
12	A	1245	626	472	481	488	646	769	987	1180	1431	1602	1500	1621	1563	1639	1757	1850	1815	1715	1561	1306	963	985	704	28906A
13	S	531	423	352	296	319	394	537	700	884	1155	1421	1588	1573	1570	1694	1823	1815	1814	1794	1682	1613	1323	1057	862	27220A
14	M	524	436	377	424	535	940	1213	1178	1384	1430	1504	1481	1539	1661	1738	1724	1898	1723	1507	1537	1182	946	719	542	28142A
15	T	419	346	363	404	548	884	1144	1274	1287	1250	1262	1375	1449	1419	1568	1580	1758	1632	1618	1145	803	809	501	394	25232N
16	W	349	317	449	523	572	928	1143	1285	1381	1257	1317	1405	1386	1569	1500	1543	1765	1889	1711	1318	1031	809	595	494	26536A
17	R	428	379	424	489	620	879	1193	1270	1429	1400	1512	1441	1463	1561	1799	1978	2260	2206	1912	1821	1356	852	737	627	30036A
18	F	509	485	453	534	626	913	1158	1380	1514	1760	1783	1869	1929	2121	1928	1879	2259	1597	2071	2043	1315	1058	804	617	32605A
19	A	502	410	361	352	379	510	761	1080	1312	1563	1839	1824	1829	1837	2123	2043	1982	1802	1506	1258	1069	919	759	631	28651N
20	S	1053	671	298	269	286	358	514	696	1030	1467	1833	2079	2034	1791	2180	2142	2184	2188	1919	1829	1193	857	800	631	30302A
21	M	437	435	429	459	574	942	1214	1283	1366	1371	1455	1477	1569	1660	1671	1722	1803	1720	1445	1078	851	630	482	403	26476N
22	T	386	347	335	360	521	842	1159	1215	1314	1268	1296	1342	1376	1452	1538	1670	1707	1687	1367	1070	803	597	402	380	24434N
23	W	400	321	279	346	522	827	1289	1271	1290	1308	1345	1281	1370	1448	1581	1833	1852	1703	1657	1115	835	632	482	417	25404N
24	R	449	375	400	454	536	769	1369	1296	1375	1385	1406	1576	1612	1692	1779	2011	1956	1890	1725	1294	977	892	596	469	28283N
25	F	564	384	408	472	587	864	846	1030	1359	1482	1660	1725	1849	1969	2081	2170	2265	2309	2111	1687	1291	1061	832	692	31698N
26	A	489	333	286	356	387	540	705	892	1200	1542	1661	1821	1860	1848	1991	1986	1828	1790	1461	1273	1048	893	680	536	27406N
27	S	372	280	234	284	238	355	465	690	995	1257	1578	1863	2069	2050	2098	2051	2152	2154	2018	1743	1440	939	817	594	28736N
28	M	456	445	390	482	607	947	1187	1286	1359	1417	1555	1604	1666	1713	1718	1870	1924	1816	1558	1144	871	593	527	466	27601N
29	T	343	408	340	332	497	805	1153	1217	1192	1255	1319	1383	1404	1418	1538	1657	1800	1676	1376	994	835	659	554	439	24594N
30	W	372	304	305	389	530	851	1140	1242	1333	1293	1350	1450	1496	1520	1684	1752	1878	1824	1531	1168	883	738	574	461	26068N
31	R	418	345	350	394	520	843	1137	1245	1247	1326	1381	1439	1515	1610	1766	1813	1891	1782	1503	1075	872	779	614	540	26405N

WEEKDAY AVERAGE = 25560 SATURDAY AVERAGE = 28711 SUNDAY AVERAGE = 30261 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 817288
MONTHLY AVERAGE = 26681

COMMENTS:
"B"====> BAD DAY FL GATOR HOME GAME
"N"====> NORMAL DAY FL GATOR HOME GAME
"A"====> ATYPICAL DAY HALLOWEEN
"H"====> ATYPICAL DAY (HOLIDAY)
"S"====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 9931 - TPK ML SR 91 S OF CR468

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2024	56058 C	N 28056	S 28002	9.50	54.30	20.30
2023	56245 C	N 27484	S 28761	10.50	54.40	24.70
2022	47500 S	0	0	10.50	54.80	21.30
2021	48212 F	N 24331	S 23881	10.50	54.80	21.30
2020	38376 C	N 19226	S 19150	10.50	54.80	20.70
2019	49138 C	N 24305	S 24833	10.50	54.50	17.80
2018	49310 C	N 24411	S 24899	9.50	54.60	17.30
2017	47836 C	N 23529	S 24307	9.50	54.70	16.00
2016	45903 C	N 22722	S 23181	10.50	55.10	17.10
2015	43427 C	N 21656	S 21771	10.50	55.30	16.30
2014	39798 C	N 19859	S 19939	10.50	55.50	15.30
2013	37893 C	N 18860	S 19033	10.50	56.40	15.90
2012	35500 F	N 0	S 0	10.50	55.70	15.40
2011	36072 C	N 17822	S 18250	10.50	55.70	15.40
2010	37235 C	N 18439	S 18796	11.62	56.95	15.10
2009	35941 C	N 18020	S 17921	11.34	55.19	15.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 2210 - TPK ML SR 91 S OF MM 307

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	49800	C	N 24900		S 24900	10.50	56.10	19.90
2023	50200	C	N 25100		S 25100	10.50	54.40	21.90
2022	49600	C	N 24800		S 24800	10.50	55.50	19.20
2021	44000	C	N 22000		S 22000	10.50	59.60	21.30
2020	40400	C	N 20200		S 20200	10.50	53.80	20.70
2019	44700	C	N 22350		S 22350	10.50	53.80	17.80
2018	45300	C	N 22650		S 22650	9.50	57.70	17.30
2017	43500	C	N 21750		S 21750	9.50	57.70	16.20
2016	40400	C	N 20200		S 20200	10.50	57.20	16.60
2015	37000	C	N 18500		S 18500	10.50	54.50	16.00
2014	33000	C	N 16500		S 16500	10.50	54.80	15.20
2013	33000	C	N 16500		S 16500	10.50	55.60	15.60
2012	34000	E	N 17000		S 17000	10.50	54.40	14.80
2011	35000	E	N 17500		S 17500	10.50	55.10	15.10
2010	33700	C	N 16850		S 16850	11.01	55.93	14.40
2009	33200	C	N 16600		S 16600	10.79	54.81	14.40

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

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 1, 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/Agricultural (Sumter County) to Industrial (City) on 49.406 acres MOL. The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.

Case Number: A25-1948 SSCPA Monarch Ranch North Phase 1

Applicant(s): 75 Turnpike VDC, LLC

Owner(s): 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC

Parcel(s): Portions of parcels F12-033 and F13-005

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.

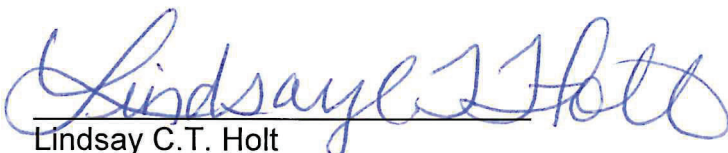
☒ recommends approval with the following conditions:

Developer's Agreement transferring wastewater utility credits

☐ recommends denial.

☐ recommends other: _____

Dated: July 1, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CP 2305-002 Summers - SSCPA

REQUESTED ACTION: The Planning and Zoning Board/Special recommends approval and a favorable recommendation of Ordinance Number O2025-31 to be forwarded to the City Commission for further action.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2305-002 Summers
Ordinance No.	O2025-31
Applicant	LPG Urban & Regional Planners LLC
Owner	Bryan Summers
Property Location	Generally located north of the intersection of E SR 44 and CR 149, just west of the Anytime Fitness Gym located at 6866 SR 44, Wildwood, FL 34785.
Parcel Number	G15C017
Date	07/21/2025

The applicant seeks 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 (County) to Commercial (City) for the parcels listed above on 0.83 acres MOL. This request is accompanied by rezoning request RZ 2305-002 (O2025-32).

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

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

The applicant is proposing a small-scale comprehensive plan amendment to amend the Rural Residential land use to Commercial. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting primarily low-density/rural residential land use designations within the county, with some commercial land

use to the southeast that is within the city. The proposed use will be a six-thousand (6,000) square-foot auto part/service store. The property is currently vacant while the adjacent property to the east has an existing 6,000 SF gym, and it's zoned CL with Sumter County. There are additional parcels to the southeast and west that are city commercial and would complement Policy 1.2.8 of the 2050 comprehensive plan, which requires that the city contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities, especially along commercial corridors.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan which will allow for a maximum intensity of point five (0.50) FAR with a maximum sixty percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. The proposed development will conform with Policy 1.2.3. as the applicant has stated he understands that utilities are not currently present, but that public services will be accessed once they become available. Additionally, the property would follow Policy 1.2.8.i. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl. The maximum FAR for the development is 18,077.4 square feet.

Lastly, Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the 2050 Comprehensive Plan as it brings the newly annexed parcel into compliance with the city FLUM.

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

The amendment should not be considered urban sprawl, but the area may exemplify an energy-inefficient land use pattern. Outside the addition of the six-thousand (6,000) square-foot proposed building for the auto part/service store, the current gym under Sumter County jurisdiction shall remain as is. Abiding by Policy 1.2.8.I., as it maintains compatibility with adjacent land uses and provides interconnectivity, maximizing the use of existing and future public facilities and services.

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

On March 31, 2023, the applicant provided an environmental assessment report detailing the presence of flora and fauna protected by county, state and federal government agencies. The survey found no "potentially occupied" gopher tortoise burrows. It's recommended that a 100% survey be conducted. There were no protected plant species found. At some point in time, the parcel featured mixed hardwoods (438), but at this time the parcel is mostly cleared with a few mature trees sparse around the western boundary of the parcel. The entire parcel exhibits 13 - Tavares Fine Sand as its soil type, which is characterized by rapid to very rapid permeability. It's expected that the proposed amendment will not have an adverse effect on environmentally sensitive systems, since there are no wetlands nor special flood hazard areas found on the property. Tree mitigation, if any, will be completed at the site plan stage.

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

Transportation: Access to the site is proposed via SR 44 and cross-access from the existing commercial driveway that currently serves the Anytime Fitness gym site. On May 20, 2025, Sumter County Public Works accepted the traffic impact analysis for this proposal, which yields approximately 100 daily trips, 11 AM peak hour trips, and 12 PM peak hour trips. Based on the analysis, all study roadway segments currently operate acceptably and are projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

Potable Water & Sewer: The subject property is within the utility service boundary according to the 2024 Utility Master Plan. There is an 8-inch sewer force main on the south side of E SR 44. There is no water available in this segment of the corridor. Water main extensions are projected to be developer-driven in this area. The applicant/owner understands that there could be requirements for water main extension and/or in coordination of expansion with other surrounding developments. The project is expected to utilize two (2) water and two (2) sewer ERUs. If it is determined that the cost of connection to city utilities is not financially feasible at the time of issuance of the development order, the applicant may be allowed to utilize a private well and septic system until such time as utilities become available and/or the private well or septic system fails. Any septic system installed within the city's Utility Service Area will be required to meet OSTDS standards.

Schools: The change is commercial and will result in no school-age children added to the existing Wildwood/Sumter County Schools.

Staff recommends approval of Ordinance Number O2025-31 by the City Commission.

DATED: 7/21/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-31

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE-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 G15C017

Bryan Summers, as Trustee of the Summers Land Trust dated January 30, 2013
Acres 0.83+/-

LEGAL DESCRIPTION:

Lot 17, Lake Deaton Shores, First Addition, according to the Plat thereof, Recorded in Plat Book 2, Page 25 ½, Public Records of Sumter County, Florida.

CONTAINING 0.83 ACRES, MORE OR LESS.

This property is to be reclassified from Rural Residential (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

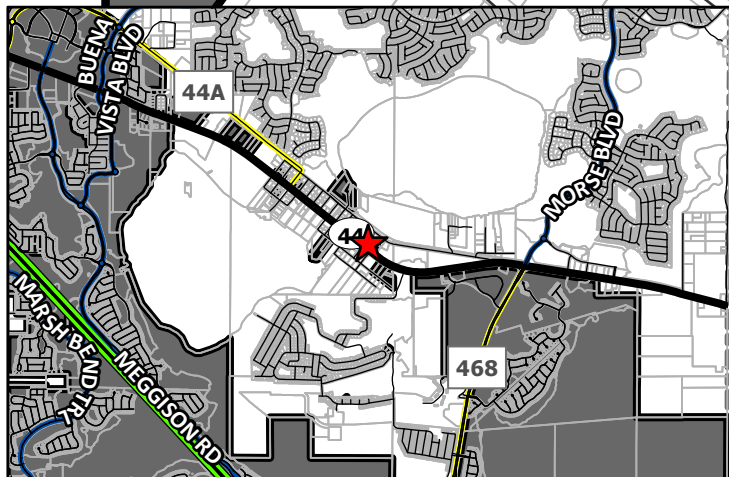
First Reading: _____

Second Reading: _____

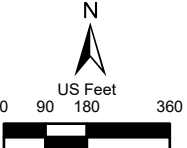
Approved as to form:

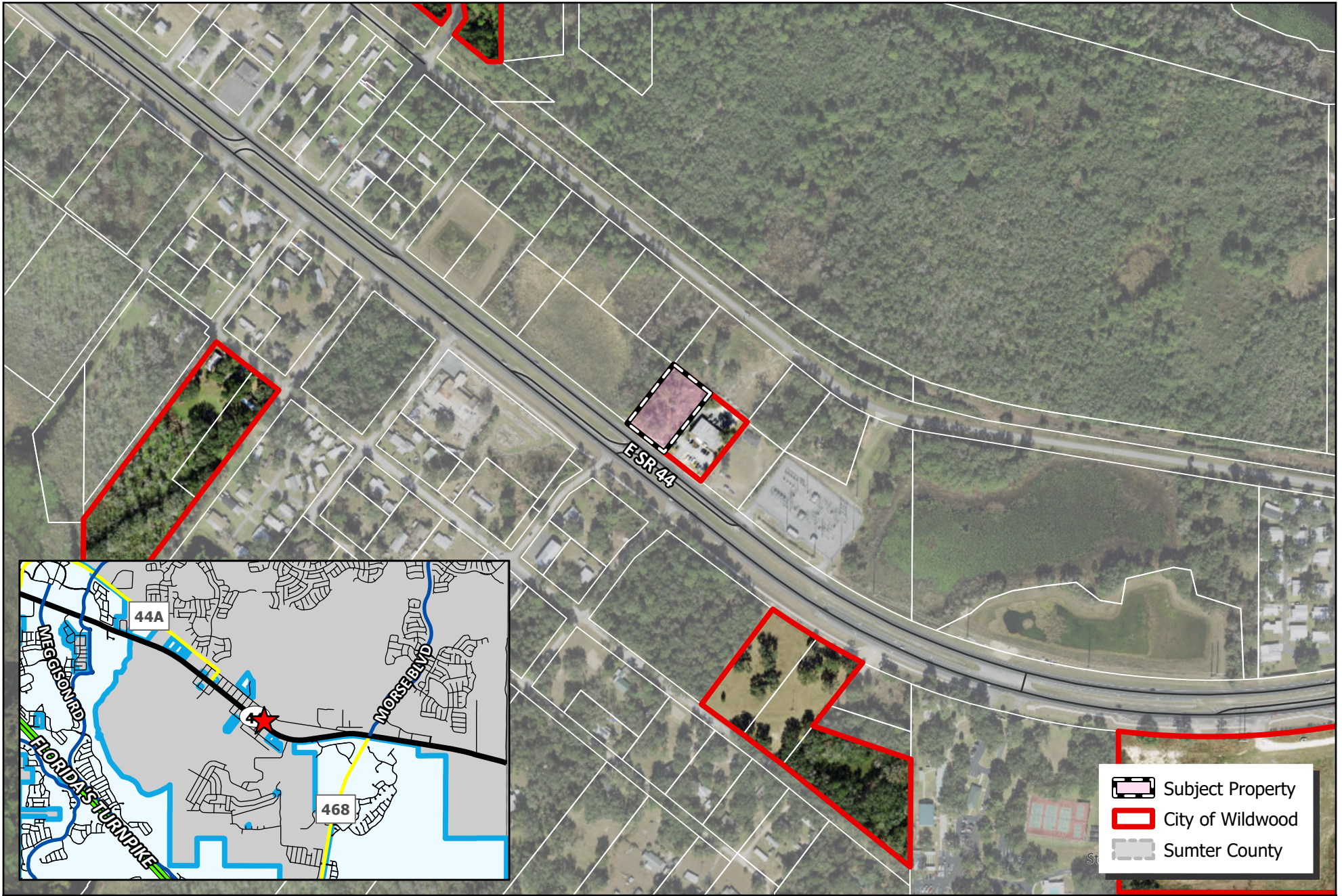
City Attorney

EXHIBIT A

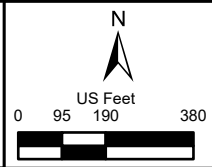


-  Subject Property
-  City of Wildwood
-  Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2305-002 SUMMERS PARCEL G15C017	MAP 1A LOCATION MAP JUN 2025

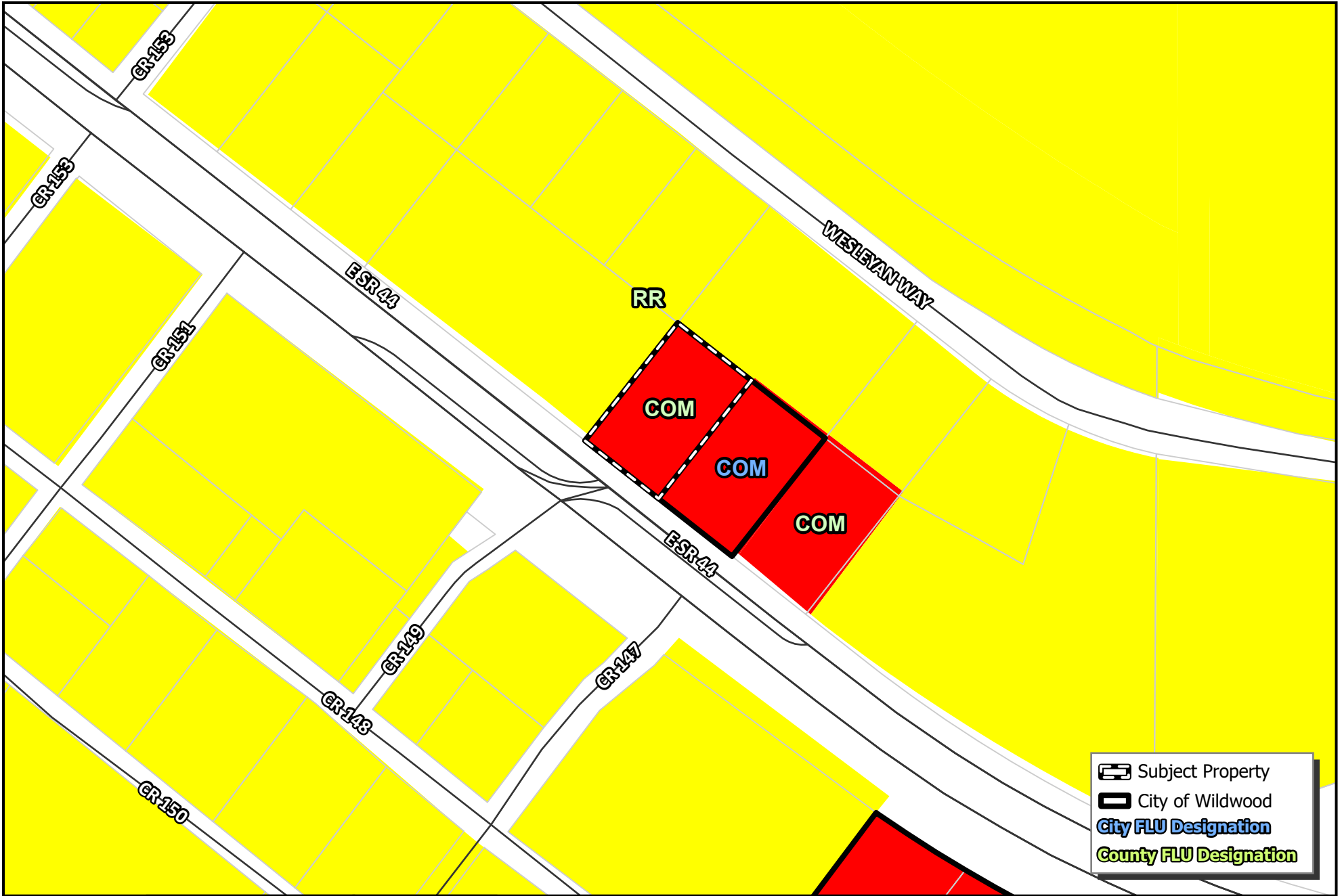


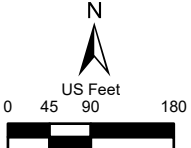
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

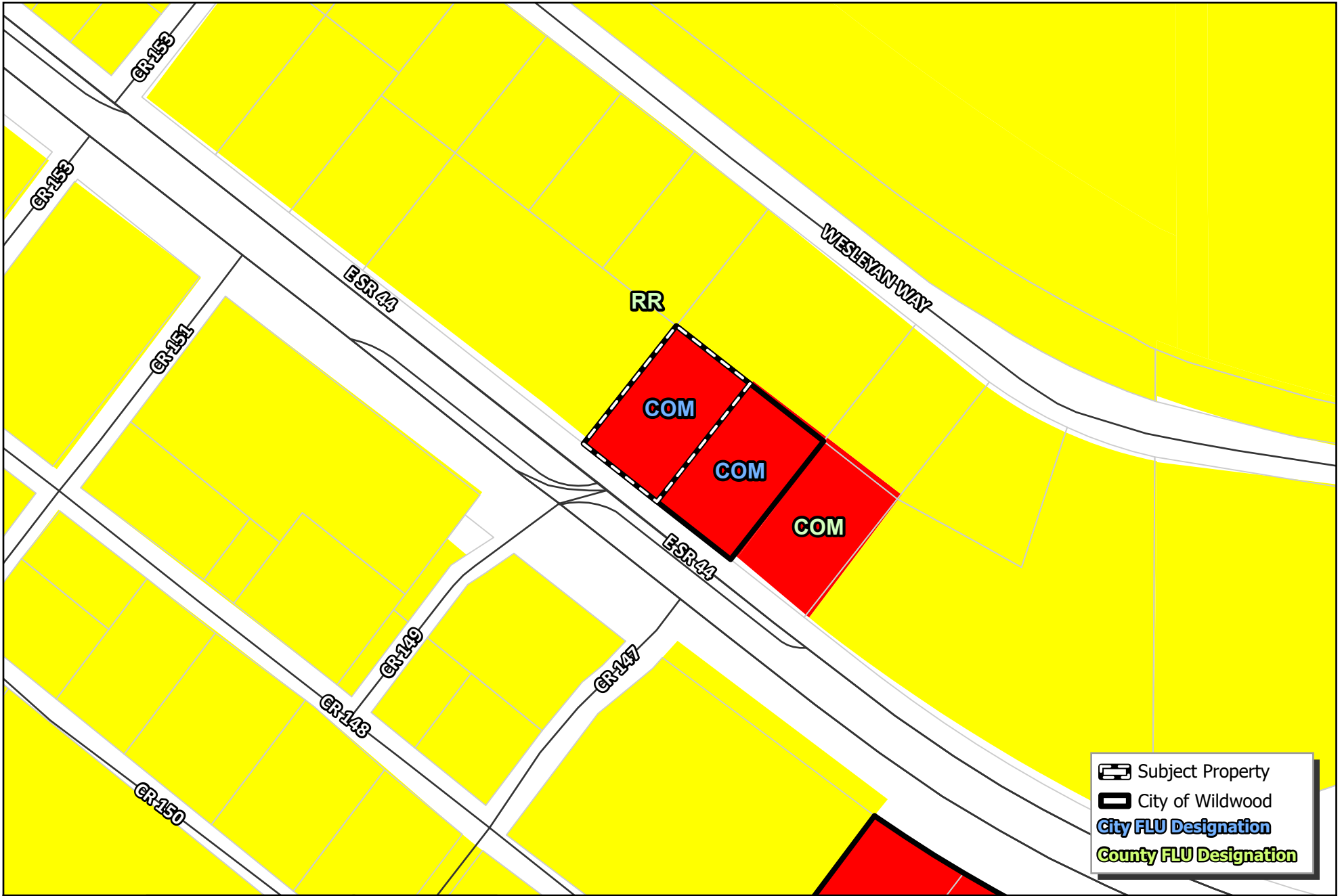


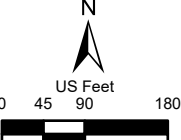
CP 2305-002
SUMMERS
PARCEL G15C017

MAP 1B
LOCATION
MAP
JUN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2305-002 SUMMERS PARCEL G15C017		MAP 2A
	EXISTING LAND USE				
	JUN 2025				



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2305-002 SUMMERS PARCEL G17C017	MAP 2B PROPOSED LAND USE JUN 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-31

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

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

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

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 1, 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 Commercial (City) for the parcel listed above on 0.83 acres MOL. The subject property is generally located north of the intersection of E SR 44 and CR 149, just west of the Anytime Fitness Gym located at 6866 SR 44, Wildwood, FL 34785.

Case Number: CP 2305-002 Summers
Applicant(s): LPG Urban & Regional Planners LLC
Owner(s): Bryan Summers
Parcel(s): G15C017

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.

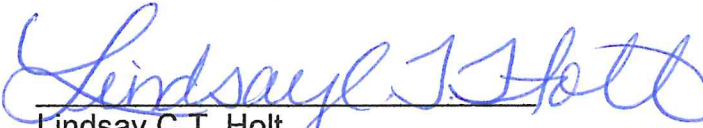
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate, as it respects to O2025-31:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: July 1, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

APPROVED

Matthew Tadlock

Assistant Public Works Director - Planning and Design

05/20/2025



MEMORANDUM

To: Mr. Matthew Tadlock – Sumter County Assistant Public Works Director-Planning and Design

From: Mr. Chris J. Walsh, P.E.

Date: May 16, 2025

Subject: SR 44 Automobile Parts/Service Store Traffic Analysis Memorandum
Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Trip Generation/Traffic Analysis for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida (see **Site Location Map** below). The property is currently vacant while the adjacent property to the east has a 6,000 square-foot gym. Access to the site is proposed via a driveway connection to SR 44 that aligns with the directional median opening aligned with Sumter County Road 149. Additionally, the development is proposed to have a cross-access connection with the existing gym development immediately adjacent to the east (a preliminary site plan is attached). The development is proposed to be built out by the year 2026. However, for the purposes of this analysis, a buildout year of 2027 was used. Given that the development is projected to generate only 100 total daily trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Minor Traffic Impact Analysis in accordance with 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) 943 (Automobile Parts and Service Center). As summarized below in **Table 1**, the proposed development is projected to generate 100 total daily trips, 11 total AM peak-hour trips (8 in, 3 out), and 12 total PM peak-hour trips (5 in, 7 out). While a portion of the trips are expected to be pass-by trips, for the purposes of providing a conservatively high project impact on the study roadways and intersections, pass-by trip reduction was not applied.

Table 1 – Trip Generation Summary

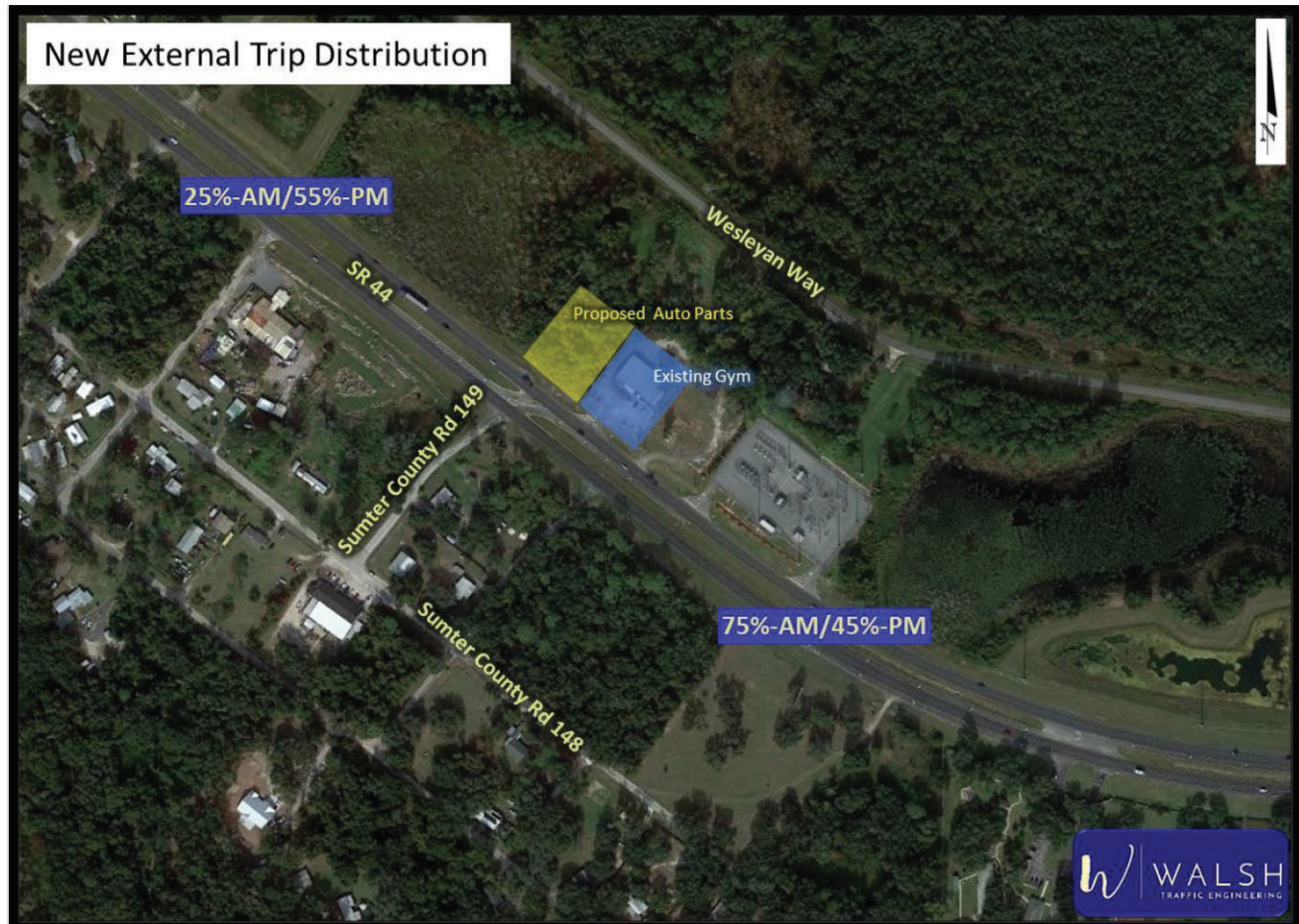
Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	50	50	100

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	8	3	11

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	5	7	12

Trip Distribution

The trip distribution for the new external trips was estimated using engineering judgment taking into consideration existing traffic counts. Based on the traffic counts, ~25% of the trips exiting the adjacent gym are to the west on SR 44 and 75% to the east on SR 44. In the PM peak hour, ~55% of the exiting trips are to the west on SR 44 and 45% to the east on SR 44. The new external trip distribution for the proposed development is shown below:



Study Roadways

Per the Sumter County TIA Guidelines, the study area is to include the roadway which abuts the development (SR 44) and roadway segments in which the project traffic is greater than three percent of the service volume or more than 70 peak-hour two-way trips. As summarized in **Table 1**, the project impact on adjacent roadways is less than the three percent significance threshold and below the 70 peak-hour two-way trips.

Table 2 – Project Significance Summary

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	% Assign	Project Trips (vph)		% Significant		Significant?	
							NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 44												
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	55.0%	3	4	0.15%	0.21%	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	45.0%	3	2	0.15%	0.10%	no	no

The project impact on the adjacent section of SR 44 is well below the 3% threshold. Thus, the study roadway segments only include the following:

- SR 44 from Buena Vista Boulevard to Project
- SR 44 from Project to Morse Boulevard

Additionally, per the County TIA Guidelines, 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 are summarized below:

- SR 44 at Project Driveway/CR 149

Existing Conditions Analyses

For purposes of this study, PM peak-period turning movement counts, from 4:00 PM to 6:00 PM, were conducted at the study intersection. Additionally, existing roadway segment volumes were obtained from the Sumter County CMP Database (2023). Printouts of the turning movement counts and the applicable portion of the Sumter County CMP Database are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour directional volumes against the generalized service volume. As summarized in **Table 3**, the existing roadway segment volumes on all study roadway segments are well below the generalized service volumes. Therefore, all study roadway segments currently operate acceptably.

Table 3 – Existing Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume		Source	Volume Exceeds	
						NB/EB	SB/WB		NB/EB	SB/WB
SR 44										
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	996	967	MPO	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	996	967	MPO	no	no

Future Conditions Analyses

Existing roadway segment and intersection volumes were factored to year 2027 by applying the annual growth trend as calculated from historical volumes on SR 44. **Table 4** summarizes the future background volume calculations for the study roadway segments.

Table 4 – Future Background Volume Calculations for Roadway Segments

Roadway Segment	ID	# of Lanes	Adopt. LOS	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
SR 44															
Buena Vist Blvd to Project	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no
Project to Morse Blvd	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2027. The total volumes were then compared against each roadway's service volume. As summarized in **Table 5**, all future total volume projections are well below each roadway's generalized service volume, thus indicating all study roadways are projected to operate acceptably at buildout of the development.

Table 5 – Future Buildout Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB
SR 44													
Buena Vist Blvd to Project	35511202	4	D	1,151	1,118	55.0%	3	4	1,154	1,122	1,943	no	no
Project to Morse Blvd	35511202	4	D	1,151	1,118	45.0%	3	2	1,154	1,120	1,943	no	no

The SR 44 at CR 149/Project Driveway and the SR 44/existing gym driveway intersections were then analyzed. For the purposes of this analysis, the existing turning movement volumes were factored up to year 2027 based on the 3.9% trend annual growth rate. Because the proposed development will provide cross-access to the adjacent gym, a portion of the trips traveling to the gym were reassigned to the eastbound left-turn movement as the motorists from the west currently need to drive eastbound past the site, make an eastbound-to-westbound u-turn east of the site, and then make a westbound right into the site. Then, the project trips were included. Turning movement worksheets are attached. The intersections were then analyzed under *Highway Capacity Manual* methodologies using the Synchro 12 software. Based on the Synchro printouts, as attached, all approaches at the two STOP-controlled study intersections are projected to operate acceptably at level of service (LOS) B or better at buildout of the development. The 95th percentile queues for all movements are projected to be less than one vehicle.

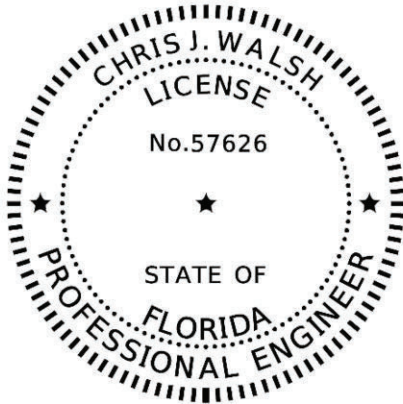
Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall Intxn	Approach				Overall Intxn
			EB	WB	NB	SB		EB	WB	NB	SB	
SR 44 at Gym Driveway		Delay (sec/veh)	-	-	-	12.6	-	-	-	-	12.5	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.028	-	-	-	-	0.03	-
SR 44 at CR 149/Proposed Driveway		Delay (sec/veh)	-	-	0.0	11.9	-	-	-	12.1	12.0	-
		LOS	-	-	A	B	-	-	-	B	B	-
		Highest V/C	-	-	0	0.002	-	-	-	0.035	0.008	-

Relative to the proposed driveway, with only six westbound rights (one every 10 minutes) in the AM peak hour and two westbound rights (one every 30 minutes) in the PM peak hour, a westbound right-turn lane is not warranted at the proposed project driveway.

Conclusions

A Trip Generation/Traffic Analysis was conducted for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida. Based on the analysis, all study roadway segments currently operate acceptably and projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.05.16
11:18:09 -04'00'

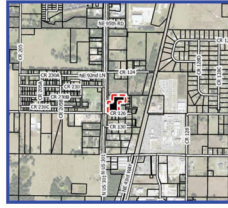
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

Owner:
Summers Land Trust
Bryan Summers, Trustee
1850 CR 216A
Oxford, FL 34484

Applicant:
LPG Urban and Regional
Planners, Inc.
c/o Michael Rankin
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



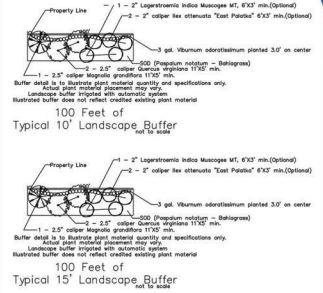
Location

Notes:

Total Acreage: .83+ Acres (36,154 sf)
Zoning of Parcel: S.C. RR-1
Proposed Zoning: Wildwood C-3
FLU of Parcel: S.C. RR
Proposed FLU: Wildwood COM
Open Space Required: 21 Acres (25%)
Open Space Provided: 40 Acres (50%)
Maximum ISR: .75
Provided ISR: .50
Maximum FAR: .16
Required Parking: 24 Spaces (According to Table 6-12(10), Retail Use less than 100,000sqft GLA= 4.0 Per 1,000sqft GFA)
Provided Parking: 25 Spaces
Parking Area: 13,577sf (15% is Landscaping)
Buffers:
North - 20' Landscaped Buffer
South - 15' Landscaped Buffer
East - 10' Landscaped Buffer
West - 20' Landscaped Buffer

Setbacks:
Front- 25'
Side- 15'
Rear- 15'

Maximum allowable building height 45/3 Story
Perimeter Property Boundary Setbacks: 25'
Water and sewer will be provided by onsite septic and well.
Fire Services to be provided by Sumter County
Stormwater management will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



Scale: 1:20

Summers
Conceptual Plan
Sumter County, FL

LPG
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824
Project #: 1529-3
Alt Key #: G15C017
April 18th, 2023

1 of 1

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int.Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	165	0	2	167	0	165	1	0	166	335
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	211	0	5	216	0	171	3	0	174	392
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
Total	0	0	1	0	1	3	0	2	0	5	0	826	0	9	835	1	821	12	0	834	1675
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	182	0	0	182	0	228	4	0	232	418
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	192	0	1	193	0	205	2	1	208	401
Total	1	0	0	0	1	12	0	1	0	13	0	792	0	3	795	1	807	15	2	825	1634

*** BREAK ***

04:00 PM	0	0	1	0	1	0	0	1	0	1	0	240	0	1	241	3	220	3	0	226	469
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	262	1	2	265	0	204	1	0	205	471
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	227	1	0	228	0	167	2	0	169	401
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
Total	0	0	2	0	2	4	0	3	0	7	0	949	3	4	956	3	778	8	0	789	1754
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	180	0	0	180	378
Total	1	0	2	0	3	5	0	5	0	10	0	864	2	8	874	8	868	4	0	880	1767
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3431	5	24	3460	13	3274	39	2	3328	6830
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.2	0.1	0.7		0.4	98.4	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.2	0.1	0.4	50.7	0.2	47.9	0.6	0	48.7	
Passenger Vehicles	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
% Passenger Vehicles	100	0	100	0	100	100	0	100	0	100	0	96.5	100	100	96.6	100	95.8	100	100	95.9	96.2
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	3.5	0	0	3.4	0	4.2	0	0	4.1	3.8

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
Total Volume	1	0	0	0	1	9	0	2	0	11	0	868	0	4	872	2	859	17	1	879	1763
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.7	1.9	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.931	.000	.500	.932	.500	.798	.708	.250	.802	.892
Passenger Vehicles	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% Passenger Vehicles	100	0	0	0	100	100	0	100	0	100	0	95.2	0	100	95.2	100	94.8	100	100	94.9	95.1
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	42	0	0	42	0	45	0	0	45	87
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4.8	0	0	4.8	0	5.2	0	0	5.1	4.9

The southbound left-turn and right-turn volumes are the total trips coming from the gym driveway. The southbound left represents a vehicle making a SB right onto SR 44 and then performing a WB u-turn at CR 149. The southbound right represents a vehicle making a SB right onto SR 44 and then continuing west past CR 149.

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
 Site Code : 00000000
 Start Date : 3/27/2025
 Page No : 2

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
Total Volume	0	0	2	0	2	4	0	5	0	9	0	893	1	8	902	8	875	6	0	889	1802
% App.Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.865	.250	.400	.857	.667	.886	.750	.000	.882	.946
Passenger Vehicles	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% Passenger Vehicles	0	0	100	0	100	100	0	100	0	100	0	98.3	100	100	98.3	100	97.3	100	0	97.3	97.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	24	0	0	24	39
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1.7	0	0	1.7	0	2.7	0	0	2.7	2.2

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
 Site Code : 00000000
 Start Date : 3/27/2025
 Page No : 1

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int.Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	156	0	2	158	0	149	1	0	150	310
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	194	0	5	199	0	163	3	0	166	367
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
Total	0	0	1	0	1	3	0	2	0	5	0	778	0	9	787	1	776	12	0	789	1582
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	171	0	0	171	0	216	4	0	220	395
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	185	0	1	186	0	197	2	1	200	386
Total	1	0	0	0	1	12	0	1	0	13	0	754	0	3	757	1	763	15	2	781	1552
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	235	0	1	236	3	209	3	0	215	453
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	252	1	2	255	0	197	1	0	198	454
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	224	1	0	225	0	165	2	0	167	396
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
Total	0	0	2	0	2	4	0	3	0	7	0	927	3	4	934	3	751	8	0	762	1705
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	175	0	0	175	373
Total	1	0	2	0	3	5	0	5	0	10	0	853	2	8	863	8	846	4	0	858	1734
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.1	0.1	0.7		0.4	98.3	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.4	0.1	0.4	50.8	0.2	47.7	0.6	0	48.5	

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int.Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
Total Volume	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.6	2	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.939	.000	.500	.939	.500	.804	.708	.250	.808	.893

Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
Total Volume	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% App.Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.868	.250	.400	.859	.667	.883	.750	.000	.879	.942

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
 Site Code : 00000000
 Start Date : 3/27/2025
 Page No : 1

Groups Printed- Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	11	0	0	11	18
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	13	0	0	13	26
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	12	0	0	12	23
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	8	0	0	8	15
Total	0	0	0	0	0	0	0	0	0	0	0	38	0	0	38	0	44	0	0	44	82
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	8	0	0	8	13
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6	0	0	6	9
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5
Total	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	22	0	0	22	33
Grand Total	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
Apprch %	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100	0	100	0	0	100	
Total %	0	0	0	0	0	0	0	0	0	0	0	46.3	0	0	46.3	0	53.7	0	0	53.7	

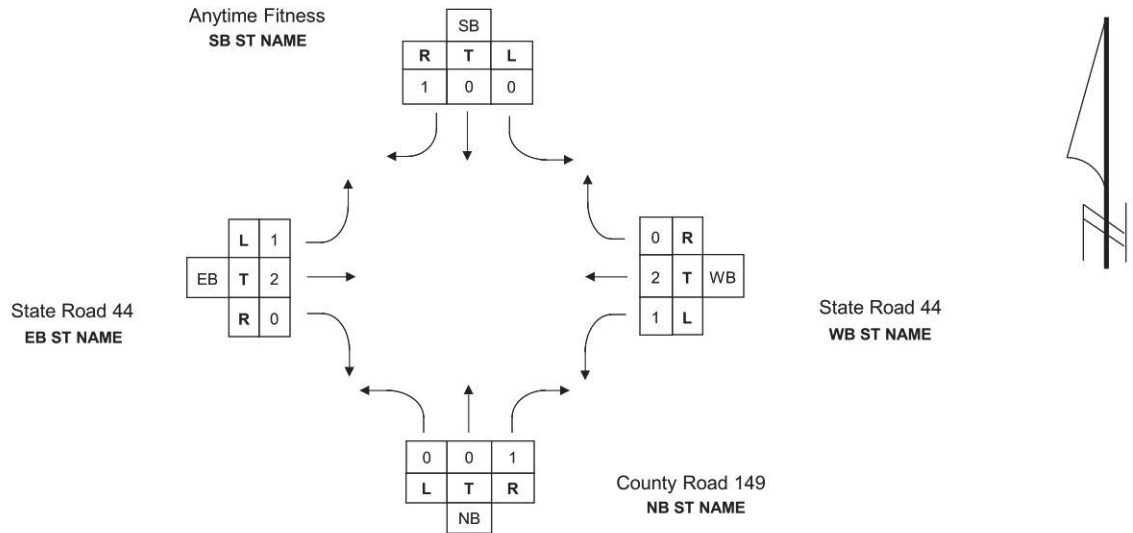
	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total Volume	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
% App.Total	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100	0	100	0	0	100	
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.706	.000	.000	.706	.000	.703	.000	.000	.703	.930

Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total Volume	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
% App.Total	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100	0	100	0	0	100	
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.550	.000	.000	.550	.000	.614	.000	.000	.614	.721

TRIUNE INFRASTRUCTURE GROUP

SUMMARY OF VEHICLE MOVEMENTS

SECTION	18070000	CITY Wildwood	COUNTY Sumter
STATE ROUTE	State Road 44	INTERSECTING ROUTE County Road 149	
OBSERVER	HF	DATE 03.27.25	MILEPOST 15.645
WEATHER	Sunny	ROAD CONDITION	Good
REMARKS			
FORM COMPLETED BY HF DATE 04.03.25			



TIME	NORTHBOUND					SOUTHBOUND					TOTAL	EASTBOUND					WESTBOUND					TOTAL
BEGIN/END	L	T	R	U	TOT	L	T	R	U	TOT	N/S	L	T	R	U	TOT	L	T	R	U	TOT	E/W
7:00 - 8:00 AM	0	0	1	0	1	3	0	2	0	5	6	0	826	0	9	835	1	821	12	0	834	1,669
8:00 - 9:00 AM	1	0	0	0	1	12	0	1	0	13	14	0	792	0	3	795	1	807	15	2	825	1,620
4:00 - 5:00 PM	0	0	2	0	2	4	0	3	0	7	9	0	949	3	4	956	3	778	8	0	789	1,745
5:00 - 6:00 PM	1	0	2	0	3	5	0	5	0	10	13	0	864	2	8	874	8	868	4	0	880	1,754
TOTAL	2	0	5	0	7	24	0	11	0	35	42	0	3,431	5	24	3,460	13	3,274	39	2	3,328	6,788

Percentage	29%	0%	71%	0%		69%	0%	31%	0%			0%	99%	0%	1%		0%	98%	1%	0%		
Average	1	0	1	0	2	6	0	3	0	9		0	858	1	6	865	3	819	10	1	832	
Maximum	1	0	2	0	3	12	0	5	0	13		0	949	3	9	956	8	868	15	2	880	
Minimum	0	0	0	0	1	3	0	1	0	5		0	792	0	3	795	1	778	4	0	789	

TRIUNE INFRASTRUCTURE GROUP

PEDESTRIAN MOVEMENT SUMMARY

SECTION	18070000	CITY Wildwood	COUNTY Sumter
STATE ROUTE	State Road 44	INTERSECTING ROUTE	County Road 149
OBSERVER	HF	DATE	03.27.25
REMARKS			
FORM COMPLETED BY HF DATE 04.03.25			

H O U R S	West side of			East side of			North side of			South side of			GRAND TOTAL
	County Road 149			County Road 149			State Road 44			State Road 44			
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0

TRIUNE INFRASTRUCTURE GROUP

BICYCLE MOVEMENT SUMMARY

SECTION	18070000	CITY Wildwood	COUNTY Sumter
STATE ROUTE	State Road 44	INTERSECTING ROUTE County Road 149	
OBSERVER	HF	DATE 03.27.25	
REMARKS			
FORM COMPLETED BY HF DATE 04.03.25			

H O U R S	West side of			East side of			North side of			South side of			GRAND TOTAL
	<u>County Road 149</u>			<u>County Road 149</u>			<u>State Road 44</u>			<u>State Road 44</u>			
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 5:00 PM	0	0	0	0	0	0	1	1	2	0	0	0	2
5:00 - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	1	1	2	0	0	0	2

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

04-MAR-2025 16:32:53

830UPD

5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

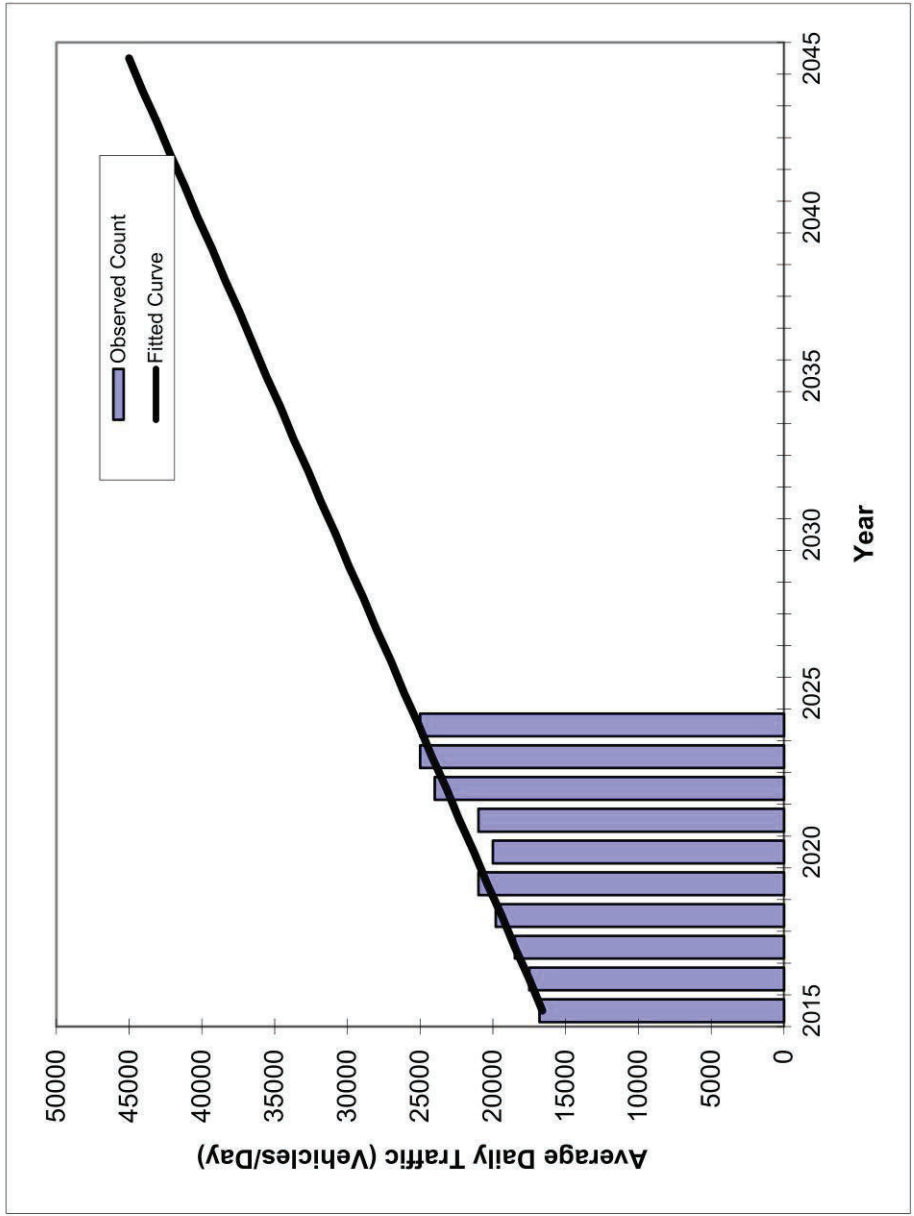
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a SR 44, east of project --

FIN#	
Location	

County:	Sumter
Station #:	18-0005
Highway:	SR 44, east of project



** Annual Trend Increase:	948
Trend R-squared:	93.37%
Trend Annual Historic Growth Rate:	5.69%
Trend Growth Rate (2024 to Design Year):	3.85%
Printed:	16-May-25

Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2015	16800	16600
2016	17500	17500
2017	18500	18500
2018	19800	19400
2019	21000	20400
2020	20000	21300
2021	21000	22300
2022	24000	23200
2023	25000	24200
2024	25000	25100
2025 Opening Year Trend		
2025	N/A	26100
2026 Mid-Year Trend		
2026	N/A	27000
2027 Design Year Trend		
2027	N/A	28000
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	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 DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
35511202	180005	180005	FDOT	55	2.94	SR 44	BUENA VISTA BLVD	MORSE BLVD	4	4	D	39,165	23,680	0.60	C	1,943	996	967	0.51	C	3,528	1,963	C	0.56	3.50%

SR 44 at Sumter County Road 149/Proposed Driveway AM Peak Hour

Existing TMCs

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	4	0	868	0	10	2	859	0	0	0	0	0
Date of Count	3/27/2025				SF				1.00			
Adjusted Count	4	0	868	0	10	2	859	0	0	0	0	0

* 9 of the westbound U-turns are from the existing gym and 2 of the westbound thru are from the gym

Future Background		Year 2027										
Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0
Reassigned Gym Trips	0	4	-4	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	4	4	932	0	10	2	926	0	0	0	0	0

* 25% of the 17 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (4 EBL's)

Project Trips

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0	2	0	0	0	0	0	0	0	0	0	0
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
	0	0	0	0	2	0	0	0	0	0	0	1
Total Project Trips	0	2	0	0	2	0	0	0	0	0	0	1

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	4	6	932	0	12	2	926	0	0	0	0	1

SR 44 at Sumter County Road 149/Proposed Driveway PM Peak Hour

Existing TMCs

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	8	0	893	1	10	8	875	0	0	0	0	0
Date of Count	3/27/2025				SF				1.00			
Adjusted Count	8	0	893	1	10	8	875	0	0	0	0	0

* 4 of the westbound U-turns are from the existing gym and 5 of the westbound thru are from the gym

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	70	0	0	0	68	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	70	0	0	0	68	0	0	0	0	0
Reassigned Gym Trips	0	3	-3	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	8	3	960	1	10	8	943	0	0	0	0	0

* 55% of the 6 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (3 EBL's)

Project Trips

	Eastbound			R	Westbound			R	Northbound			Southbound		
	U	L	T		U	L	T		U	L	T	U	L	T
New Ext Inbound Volume	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%
	0	0	0	0	3	0	0	0	0	0	0	0	0	4
Total Project Trips	0	3	0	0	3	0	0	2	0	0	0	0	0	4

	Eastbound			R	Westbound			R	Northbound			Southbound		
	U	L	T		U	L	T		U	L	T	U	L	T
Total Pk-Hr Volumes	8	6	960	1	13	8	943	2	0	0	0	0	0	4

SR 44 at Existing Gym Driveway 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	878	0	0	0	860	17	0	0	0	0	0	0	0	11
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11

* 9 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 2 of the southbound rights continued west beyond CR 149

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-4	0	0	0	0	-4	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	942	0	0	0	927	13	0	0	0	0	0	0	0	11

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

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 Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%
	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Project Trips	0	0	2	0	0	0	6	0	0	0	0	0	0	0	0	2

	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	944	0	0	0	933	13	0	0	0	0	0	0	0	13

SR 44 at Existing Gym Driveway PM Peak Hour

Existing TMCs

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	905	0	0	0	884	6	0	0	0	9
Date of Count	3/27/2025				SF				1.00			
Adjusted Count	0	0	905	0	0	0	884	6	0	0	0	9

* 4 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 5 of the southbound rights continued west beyond CR 149

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	71	0	0	0	69	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	71	0	0	0	69	0	0	0	0	0
Reassigned Gym Trips	0	0	-3	0	0	0	0	-3	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	973	0	0	0	953	3	0	0	0	9

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

	Eastbound			R	Westbound			R	Northbound			R	Southbound		
	U	L	T		U	L	T		U	L	T		U	L	T
New Ext Inbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%
	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
Total Project Trips	0	0	3	0	0	0	2	0	0	0	0	0	0	0	3

	Eastbound			R	Westbound			R	Northbound			R	Southbound		
	U	L	T		U	L	T		U	L	T		U	L	T
Total Pk-Hr Volumes	0	0	976	0	0	0	955	3	0	0	0	0	0	0	12

AM Peak-Hour Volume Summary



1 SR 44 AT CR 149/PROPOSED DRIVEWAY

Existing	Future Background	Buildout
Proposed Driveway	Proposed Driveway	Proposed Driveway

2 SR 44 AT EXISTING GYM DRIVEWAY

Existing	Future Background	Buildout
Existing Gym Driveway	Existing Gym Driveway	Existing Gym Driveway

Existing		Future Background		Buildout	
SR 44	Proposed Driveway 0 0 0 0 ← 875 ↖ 8 ↘ 10 8 ↗ 0 ↘ 893 → 1 ↘	SR 44	Proposed Driveway 0 0 0 0 ← 943 ↖ 8 ↘ 10 8 ↗ 3 ↘ 960 → 1 ↘	SR 44	Proposed Driveway 2 0 0 0 ← 943 ↖ 8 ↘ 13 8 ↗ 6 ↘ 960 → 1 ↘

Existing		Future Background		Buildout	
SR 44	Existing Gym Driveway	SR 44	Existing Gym Driveway	SR 44	Existing Gym Driveway

Intersection						
Int Delay, s/veh	0.1					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	976	955	3	0	12
Future Vol, veh/h	0	976	955	3	0	12
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	89	89	89	89	89	89
Heavy Vehicles, %	2	2	3	2	2	2
Mvmt Flow	0	1097	1073	3	0	13
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	538
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	487
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	487
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	SE	NW		SW		
HCM Ctrl Dly, s/v	0	0		12.6		
HCM LOS				B		
Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1			
Capacity (veh/h)	-	-	-	487		
HCM Lane V/C Ratio	-	-	-	0.028		
HCM Ctrl Dly (s/v)	-	-	-	12.6		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Intersection															
Int Delay, s/veh	0.2														
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR	
Lane Configurations															
Traffic Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1	
Future Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None	
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0	
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	95	95	
Heavy Vehicles, %	2	2	2	2	2	2	3	2	2	2	2	2	2	2	
Mvmt Flow	4	6	981	0	13	2	975	6	0	0	0	0	0	1	

Major/Minor	Major1				Major2				Minor1				Minor2		
Conflicting Flow All	981	981	0	0	981	981	0	0	-	-	-	491	-	-	491
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	341	699	-	-	341	699	-	-	0	0	524	0	0	524	
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-	
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-	
Platoon blocked, %			-	-			-	-							
Mov Cap-1 Maneuver	492	492	-	-	368	368	-	-	-	-	524	-	-	524	
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.13	0.22	0	11.89
HCM LOS			A	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	-	368	-	-	492	-	524
HCM Lane V/C Ratio	-	0.04	-	-	0.021	-	0.002
HCM Ctrl Dly (s/v)	0	15.2	-	-	12.5	-	11.9
HCM Lane LOS	A	C	-	-	B	-	B
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	0

Intersection						
Int Delay, s/veh	0.1					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	944	933	13	0	13
Future Vol, veh/h	0	944	933	13	0	13
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	89	89	89	89	89	89
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	0	1061	1048	15	0	15
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	531
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	492
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	SE	NW		SW		
HCM Ctrl Dly, s/v	0	0		12.53		
HCM LOS	B					
Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1			
Capacity (veh/h)	-	-	-	492		
HCM Lane V/C Ratio	-	-	-	0.03		
HCM Ctrl Dly (s/v)	-	-	-	12.5		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Intersection														
Int Delay, s/veh	0.3													
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Future Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
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	95	95
Heavy Vehicles, %	2	2	5	2	2	2	5	2	2	2	2	2	2	2
Mvmt Flow	8	6	1011	1	14	8	993	2	0	0	2	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	995	995	0	0	1012	1012	0	0	-	-	506	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-
Pot Cap-1 Maneuver	335	691	-	-	326	681	-	-	0	0	512	0
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0
Platoon blocked, %			-	-			-	-				
Mov Cap-1 Maneuver	427	427	-	-	406	406	-	-	-	-	512	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.2	0.31	12.06	12
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	512	406	-	-	427	-	-
HCM Lane V/C Ratio	0.004	0.054	-	-	0.035	-	-
HCM Ctrl Dly (s/v)	12.1	14.4	-	-	13.7	-	-
HCM Lane LOS	B	B	-	-	B	-	-
HCM 95th %tile Q(veh)	0	0.2	-	-	0.1	-	-

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: West Sumter Franchisees Ordinance

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Yes Vendor/Entity: West Sumter Utility Company
Effective Date: 7/28/2025 Termination Date:
Managing Division/Department: Executive

BUDGET IMPACT: Future franchise and utility tax revenue.

HISTORY/FACTS/ISSUES:

The attached ordinance grants a non-exclusive franchise agreement to West Sumter Utility Company and West Sumter Conservation Authority to provide water, sewer, and reclaimed water service within the Monarch Ranch development. The Monarch Ranch development is a joint venture between The Villages and Benderson Development. The City's granting of the franchise agreement is consistent with the City's approach to providing these services to properties owned by The Villages developer. However, unlike previous developments within The Villages, the City will be providing long-term bulk wastewater and reclaimed water services which will require future agreements between the parties.

The terms of the franchise agreement are substantially consistent with the various franchise agreements granted to other entities of The Villages developer, such as South Sumter Utility company and Gibson Place Utility company. The City will receive a 5% franchise fee on annual gross operating revenues, along with associated utility taxes. The agreement is for 30 years, contains a provision for future acquisition of the system by the City, and is consistent with the City Charter.

ORDINANCE NO. O2025-35

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A “FRANCHISEE”, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE “FRANCHISEES”); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT “A”; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. SHORT TITLE. This Ordinance shall be known and may be cited as the "West Sumter Franchisees Ordinance."

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

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

(b) 75 Turnpike BDC, LLC, a Florida limited liability company and 75 Turnpike VDC, LLC, a Florida limited liability company are Owners of that certain real property located in the City of Wildwood being more particularly described on **Exhibit “A”** attached hereto and incorporated herein (the “Property”).

(c) The Property may be developed in accordance with its zoning and land use approvals for a multi-million-square-foot mixed-use project (the “Development”).

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

(e) The City and Franchisees are simultaneously entering into an Agreement in which the City grants the Franchisees the right to be the sole provider of potable water, wastewater and irrigation water service in the Property (the "Territory Agreement").

(f) The City Commission has considered a request submitted by the proposed Franchisees, which are West Sumter Utility Company, LLC, a Delaware limited liability company and West Sumter Water Conservation Authority, LLC, a Delaware limited liability company to provide potable water and wastewater services, and irrigation services with irrigation water to serve the Property.

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

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

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

(j) After due deliberation and full consideration, the City Commission has determined to grant a franchise to the Franchisee to provide such services, subject to the terms and conditions set forth below.

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

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

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

(c) The term "Franchisees" shall mean West Sumter Utility Company, LLC, a Delaware limited liability company and West Sumter Water Conservation Authority, LLC, a Delaware limited liability company. Franchisees shall also include any entity that is assigned the franchise rights of any Franchisees, in accordance with this Ordinance.

(d) The term "Franchise" shall mean this Ordinance and agreement, as passed and adopted by the City and accepted by Franchisees.

(e) The term "Franchise Territory" shall mean (i) the area of the City more particularly described in **Exhibit "A"**, which area includes the Property and certain public right-of-way located adjacent to the Property; (ii) any and all streets, alleys, public ways or easements, and public property or places that may now or hereafter exist within the area of the City; and (iii) any other property that may be approved by the City from time to time for development as part of the

Development, provided such additional property must be added as an amendment to this Franchise by ordinance.

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

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

SECTION 4. AUTHORITY. This Ordinance is being adopted pursuant to the City's Charter, relevant special acts, and Chapter 166, Florida Statutes (2025).

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

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

provide, including, but not limited to, any ordinances pertaining to excavation, reconstruction, and development requirements and standards.

SECTION 7. GRANT OF FRANCHISES.

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

For the Water System, Franchisee is authorized to:

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

For the Wastewater System, the Franchisee is authorized to:

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

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

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

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

SECTION 8. INDEMNIFICATION; INSURANCE.

(a) Each Franchisee or its subcontractors, shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions

(including attorneys' fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with the exercise by Franchisees of its rights contained herein.

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

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

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

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

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

SECTION 10. PAYMENTS TO THE CITY.

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

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

(c) Each Franchisee shall at all times continue to be subject to and shall pay to the City all legally authorized and applicable public service taxes, ad valorem taxes (intangible,

personal, real), occupational taxes, and any and all other valid tax, levied or imposed by the City. Such charges and fees shall include but not be limited to licensing, permit fees, development review and inspection fees and all other such fees including fees, charges, taxes and/or assessments validly adopted and/or imposed during the term of the Franchise.

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

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

SECTION 12. RATES.

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

(b) From time to time, each Franchisee whose rates are not governed by the Florida Public Service Commission shall have the ability to apply to the City for changes to the Approved Rates and Fees Schedule. Requests for increases to the Approved Rates and Fees Schedule that do not exceed the rate of inflation determined by the Consumer Price index (CPI) for Utilities published by the U.S. Bureau of Labor Statistics appropriately adjusted for the calendar year (January 1st to December 31st) preceding the calendar year in which the request is made shall not require an approval hearing of the City Commission; provided, however, that each Franchisee may

only file one such request per calendar year. All other requests for changes to the Approved Rate and Fee Schedules shall be just, fair, and reasonable and require City Commission approval in a duly noticed public hearing.

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

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

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

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

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

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

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

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

If to City: City of Wildwood
 Attn: Jason McHugh, AICP
 City Manager
 100 N. Main Street
 Wildwood, Florida 34785

With Copy to: Ashley S. Hunt, Esq.
 Hunt Law Firm, P.A.
 109 E. Main Street
 Leesburg, Florida 34748

If to Franchisee: West Sumter Utility Company, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

West Sumter Water Conservation Authority, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With Copy to: West Sumter Utility Company, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

West Sumter Water Conservation Authority, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

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

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

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

SECTION 22. AMENDMENTS TO THE FRANCHISE. Changes in the terms and conditions to the Franchise may be made by written agreement between the City and the Franchisees.

SECTION 23. ORDINANCES REPEALED. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date.

SECTION 24. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon becoming a law, however, this Ordinance shall become

effective only upon the written acceptance of Franchisee all as provided in Sections 15 and 16 hereinabove.

SECTION 25. RIGHT OF ACQUISITION BY CITY. The City shall have the right to purchase and take over the property and services of West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC at the expiration of Franchise term unless the City requests to extend the Franchise(s) for an additional thirty (30) years. In the event the City desires to extend the Franchise(s), the City shall provide official notice to the Franchisee(s) one (1) year in advance of the expiration of the term. In the event the City does not extend the Franchise(s), the City shall have the right to purchase and take over the property and services of West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC subject to this Ordinance by providing an official notice upon West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC to that effect and payment to Franchisee(s) of the price. The Franchisee(s) shall execute such deeds or instruments of conveyance to the City as shall be required to convey to the City title to the property in fee simple, free from any and all liens and encumbrances. The price shall be based upon fair market value as determined by mutual agreement or non-binding arbitration. Each side shall pay its own attorneys' fees.

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: _____

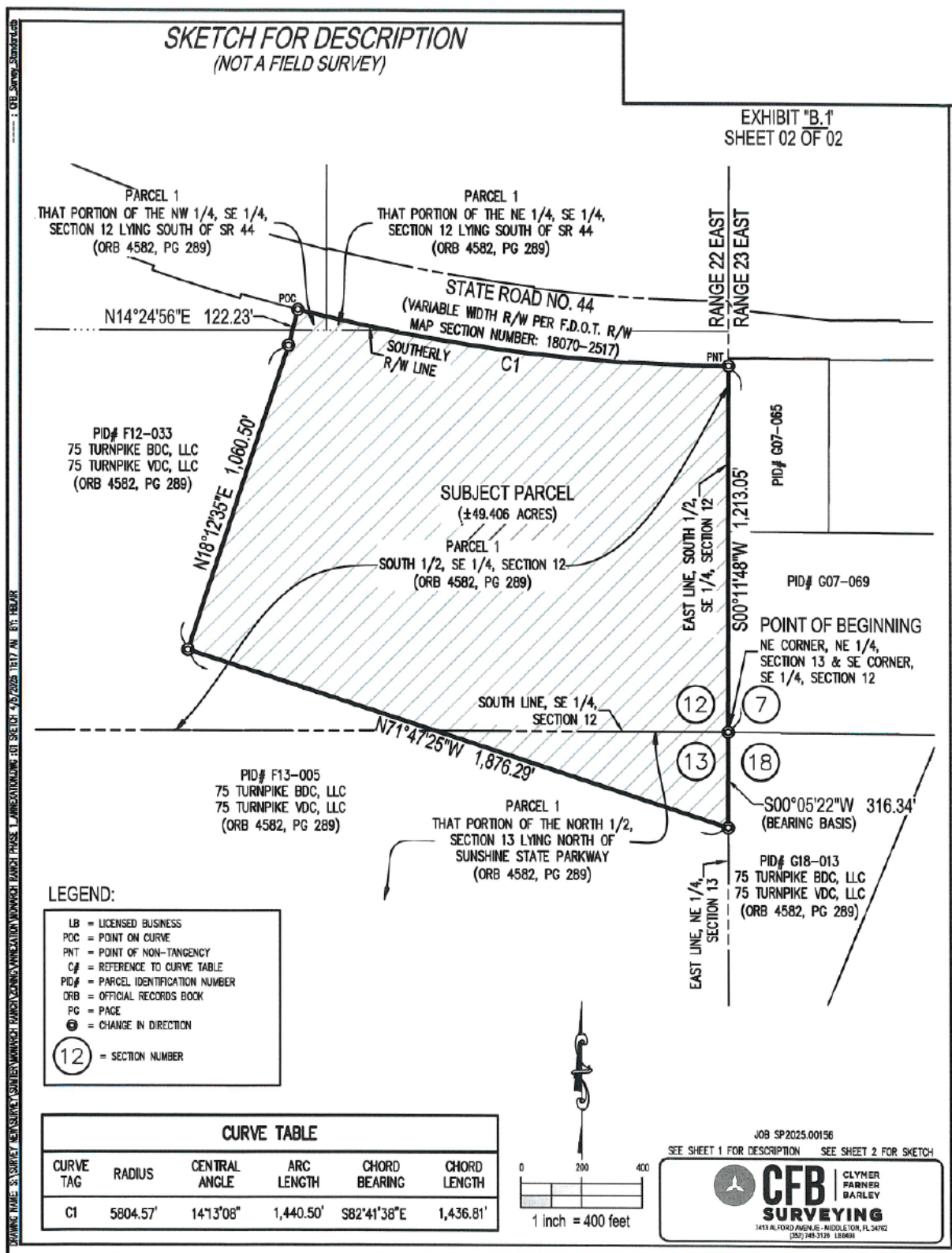
Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT "A"
Legal Description of the Property

DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMMIT MONARCH RANCH\MONARCH RANCH PHASE 1\ANNEALING OF SKETCH 4/9/2025 11:17 AM BY: HBLAIR	SKETCH: MONARCH RANCH PH 1 ANNEX SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)	EXHIBIT "B.1" SHEET 01 OF 02
LEGAL DESCRIPTION A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET; THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.		
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 SKETCH ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY. 2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY. 3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE) AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NOS). AS A REFERENCE FOR THIS SKETCH, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST HAS A BEARING OF SOUTH 00°05'22" WEST. JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6917 JOB SP2025.00156 SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH CFB SURVEYING CLYMER FARNER BARLEY 1413 ALFORD AVENUE - NIDOLETON, FL 34112 (882) 748-3128 (L8840)		





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: O2025-35

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

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

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Text Amendment to the City's Land Development Regulations

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan and amendments to the Florida Statutes.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On May 13, 2024, the City Commission approved amendments to the City's Land Development Regulations (LDRs) that were determined to be necessary to comply with the City's 2050 Comprehensive Plan.

At this time, new amendments to the Land Development Regulations and DSD Fee Schedule are being proposed as a result of new legislation and other housekeeping changes needed for responsible development via Ordinance O2025-21. The amendments should be supported as they help enforce the interpretation, application, and implementation of the provisions of the Code.

With the adoption of Ordinance O2025-21 which includes Exhibit "A" Chapters 2-6 and Exhibit "B" Amended Fee Schedule, former ordinance O2024-24 adopted on May 13, 2024, will be amended.

While all chapters had some form of update incorporated therein, major changes were made to the following chapters:

- *Chapter 1 - General Provisions* - Updates to processes to align the issuance of development orders and building permits, clarify the preliminary improvement plan approval process as per florida statute requirements
- *Chapter 2 - Definitions and Interpretations* - Adding several definitions that will help with the interpretation and application of the Land Development Regulations to its various chapters.
- *Chapter 3 - Zoning* - Updating the Special Exception Use Section (3.9), revising language addressing manufactured homes in the ER and RR zoning district, restricting the size of accessory structures in residential neighborhood, and revamping the Principal Use Matrix table to address density and setbacks.
- *Chapter 4 - Site Regulations* - Adding clarification on applicable requirements for dedication of public infrastructure on residential and non-residential developments and adding closeout procedures
- *Chapter 5 - Subdivision Regulations* - Updates any requirements for compliance with the Comprehensive Plan and Florida Statutes for Bond Plats, adding the Lot Line Deviation application provisions, updating from Improvement Plan to Preliminary

Improvement Plan applications, appointing a City Official for the administrative approvals of subdivisions that do not propose public infrastructure for conveyance to the City.

- *Chapter 6 - Technical Standards* - Provides more language for clarification on Tree Protection mitigation standards, includes the Heritage Tree Variance process within non-residential zoned-lots, incorporation of Standard Detail Drawings of roadways and multi-modal paths to serve as a requirement for construction.

This is the second and final reading of Ordinance O2025-21.

Staff recommends approval.

DATED: 7-21-2025

A handwritten signature in black ink, appearing to read 'Wendy Then', is positioned above the printed name.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-21

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,
AMENDING THE LAND DEVELOPMENT REGULATIONS
OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR
CODIFICATION IN THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FINDINGS AND INTENT;
PROVIDING FOR CONFLICT AND SEVERABILITY;
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Wildwood (City) has identified several portions of the Land Development Regulations (LDRs) that need to be updated;

WHEREAS, the City most recently updated and amended its LDRs, made effective on May 13, 2024;

WHEREAS, the City wishes to update its LDRs, as amended May 13, 2024, to revise and update its standards;

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

SECTION 1. The amendments to the are shown in the attached “Exhibit A” with strikethrough for deletions and underline for additions.

SECTION 2. CODIFICATION. Codification of this Ordinance in the Code of Ordinances of the City of Wildwood is authorized and directed.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

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.

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

Chapter 1 Chapter 1 – General Provisions and Procedures

1.1.	Statement of Intent.	1-1
1.2.	General Code Provisions.	1-1
1.3.	General Development Provisions.	1-2
1.4.	Building and Demolition Permits.	1-3
1.5.	Development Services Director and Buildings Services Director.	1-4
1.6.	Project Review Committee (PRC)	1-4
1.7.	Planning and Zoning Board.	1-6
1.8.	Board of Adjustment.	1-7
1.9.	Annexation.	1-7
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1.1. Statement of Intent.

- (A) The regulations and requirements contained herein have been made in accordance with the City of Wildwood Comprehensive Plan, with reasonable consideration, among other things, to the prevailing land uses, natural and historic resources, growth characteristics, and the character of the respective districts and their peculiar suitability for particular uses, and to encourage the most appropriate use of land throughout the City.
- (B) In their interpretation and application, the provisions of this Code shall be the requirements to:
- (1) Promote the public health, safety and general welfare;
 - (2) Protect the character and maintain the stability of residential, commercial, industrial, agricultural, educational, cultural, recreational, historical and environmental areas within the City;
 - (3) Provide densities needed to accommodate the projected population and to provide non-residential uses at intensities which meet the needs of City residents;
 - (4) Protect natural and environmentally significant resources;
 - (5) Provide adequate open spaces and recreation facilities which meet the needs of the residents;
 - (6) Promote transportation choices to reduce traffic congestion and to improve mobility;
 - (7) Define the powers and duties of the boards and appointed administrative officers;
 - (8) Provide adequate public facilities and services, and ensure that new development is served with necessary services and improvements without being a burden on the taxpayers of the City;
 - (9) Ensure that all future development approvals and permits for both new and existing projects comply with this Code.
- (C) It is not intended by this Code to interfere with or annul any existing lawful easements, covenants or other agreements between parties.

1.2. General Code Provisions.

(A) *Effective date.* This Code shall take effect upon adoption by the City Commission.

(B) *Enforcement and Penalties.*

- (1) A violation of this chapter shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.
- (2) Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.
- (3) The Special Magistrate established under Article V. Special Magistrate Code Enforcement Procedure shall use the latest version of the International Property Management Association Code (IPMC) published by the International Code Council as the standard for the maintenance of rental properties within the City of Wildwood.

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(C) *Vested rights.* Notwithstanding any provision of this Code to the contrary, in order to be considered vested, a project must have been issued a written development order. Projects which have received approval prior to the effective date may be developed and completed according to the pre-existing requirements; however, the approved development order shall not be substantially amended after the effective date except to conform to the regulations established herein. In cases where a Planned Unit Development approval has expired and has not been granted an extension by the City Commission, the project shall be required to conform to the regulations established herein. Any applicant or developer claiming vested rights must do so on a form provided by the Development Services Department. Failure to claim such vested rights at the time of any application wherein vesting might be an issue shall cause any vested rights which might otherwise be in existence to be waived.

Unlawful alteration. It shall be unlawful for any person to change or amend, by addition or deletion, or to insert or delete pages or portions thereof, or to alter or tamper with any part or portion of this Code in any manner whatsoever, which will cause the law of the City to be misrepresented thereby.

(D) *Amendments.* This Code may be amended provided, however, that no amendments shall become effective until a public hearing has been held. Each proposed amendment shall be submitted to the Development Services Director for review by the Planning and Zoning Board. Amendments are subject to approval by City Commission. Public notice regarding the time, place and date of the hearing shall be published per the Florida Statutes.

(E) *Supplemental documents.* Supplemental documents and manuals to this Code may be amended by City staff from time to time. Such amendments may occur without adhering to section 1.2 (D) above to allow for innovations in construction and land development practices and new technologies provided that the intent of the regulation, restriction or allowance does not contradict the intentions of this Code.

(F) *Saving clause.* If any part or provision of this Code or application thereof to any person or circumstances are adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Code or the application thereof to other persons or circumstances. The City Commission hereby declares that it would have enacted the remainder of this Code even without any such part, provision or application.

(G) *Officers', employees' liability.* No provision of this Code designating the duties of any City officer or employee shall be so construed as to make such officer or employee liable for any fine or penalty for failure to perform such duty.

(H) *Statutory references.* Any statutory references, herein this Code, are the 2010 Florida Statutes, as amended.

1.3. General Development Provisions.

(A) *Conformity with regulations.* Following, and upon adoption of, this Code:

- (1) The regulations contained within this Code shall be adhered to be all lands contained within the municipal limits of the City of Wildwood.
- (2) No building, structure, or land shall be used or occupied except in conformity with all of the regulations specified by this Code for the districts in which said building, structure, or land is located or is to be located.
- (3) No building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations specified by this Code for the district in which it is located.
- (4) No building or other structure shall be erected or altered in such a manner as to:
 - (a) Exceed the permitted density or intensity provisions;
 - (b) Occupy a greater portion of the lot area than allowed; or
 - (c) Be contrary to the provisions of this Code.
- (5) In all development activities, the applicant is required to take measures to preserve all natural, archeological, and historic features which will add attractiveness and value to the remainder of the property and the City in general. These features include trees, water resources, environmentally significant lands, archeological and historic areas and structures, and similar community assets.

(B) *Permit required.*

- (1) No site plan or subdivision shall be approved in writing, no plat shall be recorded, nor shall any building permit, certificate of occupancy, or any other type of written development order or permit be executed, unless the project meets all the requirements of this Code, and has been approved in writing in accordance with, this Code. Payment of all required fees, costs, or the like shall be a prerequisite to the issuance of a written development order or permit under this Code. Development Orders shall be issued within five (5) business days of City Commission approval, provided that all fees are paid and all conditions are met. The City Commission or any aggrieved person may have recourse to the remedies in

law and equity necessary to ensure compliance with the provisions of this Code. The City shall have the authority to conduct inspections of any project undertaken under this Code.

- (2) Subdivisions and site plan review and approval shall be as specified in the individual Chapters of this Code.
- (3) A building permit is required as specified in section 1.4 of this Chapter.

(C) *Certificate of occupancy required.*

- (1) *Building occupancy.* No new building or addition shall be used or occupied in whole or in part, nor there be any change of occupancy, change in use, or change in nature of a use, until after the Building Services Director or the City designated building official issues an appropriate certificate of occupancy.
- (2) *Contents of certificate of occupancy.* A certificate of occupancy shall contain the recognized street address of the subject property and the common name of the property. A certificate of occupancy shall also contain the nature of the occupancy, the number of occupants permitted, and the maximum floor loading when it is limited, if applicable.
- (3) *Issuance.* Prior to issuance of a certificate of occupancy, the City shall require copies of all applicable permits from outside agencies such as the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), the Florida Department of Transportation (FDOT) and Sumter County. A certificate of occupancy shall be issued by the Building Services Director or the City designated building official.

(D) *Concurrency review required.* Certain applications may be subject to concurrency reviews pursuant to Chapter 7. A determination will be made as to the environmental, technological and fiscal impacts of the proposal on public services and facilities and the measures necessary to offset any adverse impacts and to promote positive impacts as required by state law. The assessment of positive and negative impacts will use the best available information. The applicant is encouraged, and in some cases required, to provide information that will assist in accurately assessing impacts. The City may require additional analyses as needed.

1.4. Building and Demolition Permits.

(A) *Permit requirements.* No building or other structure shall be erected, moved, added to, structurally altered, demolished or otherwise significantly changed without a building permit which was lawfully issued by the Building Services Director or City designated building official.

(B) *Requirements for issuance of building permits.*

- (1) No building shall be erected on a lot or parcel of land subject to regulation of this Code, nor shall any building permit be issued, unless one or more of the following conditions exists:
 - (a) The lot or parcel is within a subdivision for which a final plat has been approved by the ~~City Commission~~Development Services Director, and the required improvements have been installed and accepted by the City;
 - (b) The lot or parcel is within a subdivision for which a final plat has been approved by the ~~Development Services Director~~City Commission, a surety for construction improvements has been posted to guarantee performance and maintenance, and there is ongoing construction of the required improvements;
 - ~~(b)(c)~~ The lot or parcel is within an approved preliminary improvement plat pursuant to F.S. 177.073 that has met all of the requirements of this Code, a performance bond in accordance with section 5.5(D)(13) has been posted, a construction and maintenance agreement has been executed, and an indemnification agreement has been executed.
 - ~~(e)(d)~~ The lot or parcel abuts a public street which has been dedicated to the City and accepted by the City Commission, or the street is shown on a legally recorded subdivision plat, or unless a waiver has been obtained by the Development Services Director allowing such construction and the parcel otherwise meets City Codes; or
 - ~~(d)(e)~~ A variance has been granted pursuant to the provisions within this Code.
- (2) The following requirements must be met prior to issuance of a building, demolition, or renovation permit for building, moving, adding to, structurally altering or otherwise significantly changing any building:
 - (a) Necessary improvements must be provided and paid for by applicant;
 - (b) All exaction and impact fees for water, sewer, etc. must be paid and appropriate agreements must be approved. Proof of payment of all applicable County impact fees shall be provided;
 - (c) Building permits shall be refused if stormwater management site characteristics or other standards are not met; and
 - (d) Any surety to guarantee performance or other bonds required by law must be posted.

- (C) *Application for a building, renovation or demolition permit.* All applications for building, renovation or demolition permits, along with the appropriate fee shall contain plans drawn to scale showing the following:
 - (1) Actual dimensions and shape(s) of the lot(s) to be built upon;
 - (2) The exact sizes, dimensions, shapes, and locations of buildings already located on the lot;
 - (3) The locations, shapes, sizes, and dimensions of the proposed buildings or alterations to be furnished in duplicate at 1/4" = 1-foot scale; and
 - (4) Other information which the Building Department deems necessary to determine conformance with, and provide for the enforcement of, this Code, the City Building Code(s) and Florida Statutes.
- (D) *Permits from other agencies.* All owners of buildings or structures, both public and private, shall comply with any and all federal, state, and local ordinance, laws regulation, rules or other requirements.
- (E) *Asbestos abatement.*
 - (1) No person may conduct an asbestos survey, develop an operation maintenance plan, or monitor and evaluate the asbestos abatement unless trained and licensed as an asbestos consultant as required by state law. All contractors or owners applying for demolition or renovation permits of public or private buildings or structures shall comply with all applicable codes and ordinances, to include asbestos regulations as required by F.S. Chapter 469.
 - (2) No person may prepare an asbestos abatement specification unless trained and licensed as an asbestos consultant as required by Florida statute.
 - (3) No person may conduct asbestos abatement work unless licensed by the Department of Business and Professional Regulation or such other agency as designated by Florida statute as the licensing agency for asbestos contractors.

1.5. Development Services Director and Buildings Services Director.

- (A) The manager of the Development Services Department is hereby appointed as the Development Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code.
- (B) The duties and responsibilities of the Development Services Director shall include:
 - (1) Receiving development applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
 - (2) Processing all development applications to ensure compliance with the Code and approval of applications that do not require approval of a review committee or the City Commission. Development Services Director approvals are limited to minor site plans, minor lot splits, and temporary use permits, provided, however that the Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee;
 - (3) Issuing those development permits that have been approved by the City Commission, Planning and Zoning Board, or Board of Adjustment;
 - (4) Present staff recommendations and act as the liaison between the City Commission and the Planning and Zoning Board;
 - (5) Serve as the Project Review Committee Coordinator;
 - (6) Interpreting the Land Development Regulations when conflicts or lack of clarity occur; and
 - (7) Determining the applicable provision which is applicable when conflicts occur between the LDRs and the Design District Standards.
- (C) The manager of the Building Services Department is hereby appointed as the Building Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code. However, the City Commission may designate the powers of the Building Services Director to another building official or department such as the Sumter County Building Department.
- (D) The duties and responsibilities of the Building Services Director shall include:
 - (1) Receiving permit applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
 - (2) Issue building permits and certificates of occupancy;
 - (3) Receiving, investigating and processing any complaints submitted regarding violations of this Code;
 - (4) Giving notice, in writing, to such violators and the owners of the parcel of land on which the violation occurred, indicating the nature of the violation, stating what action needs to be taken to remedy the violation, and informing the violator of the penalties for continuing to violate the Code;
 - (5) Notifying the Board of Adjustment and the City Commission of any violation and providing the members with copies of any pertinent correspondence; and
 - (6) Act as the liaison between the Board of Adjustment and the City Commission.
- (E) Should the City Commission designate the powers of the Building Services Director to another building official or department, the City Commission may delegate some or all of the responsibilities listed in section 1.5(D) to the Development Services Director.

1.6. Project Review Committee (PRC)

- (A) *Purpose.* The purpose of the Project Review Committee (PRC) is to gather information to aid staff in presenting projects, to serve in an advisory capacity to the Planning and Zoning Board regarding certain proposed projects, to approve certain proposed projects, and grant waivers of certain technical requirements of the LDRs subject to the approval authority outlined in subsection 1.6(B), below. Meetings of the PRC are not public hearings but are open to the public and are held for the purpose of reviewing a proposed project's compliance with the technical requirements of the Code and granting relief where appropriate.
- (B) *Duties and responsibilities.* The Project Review Committee shall be responsible for reviewing certain applications with respect to their conformance to the rules and regulations as established in this Code. After review, the PRC may determine substantial changes are necessary to meet the regulations of this Code. In such cases the applicant shall resubmit the application to the office of Development Services Director. Upon determination the project is in conformance with this Code, the PRC shall recommend the Planning and Zoning Board hear the project, along with conditions if necessary. Recommendations, conditions and plans will be forwarded to the Planning and Zoning Board. The PRC shall review and make recommendations to the Planning and Zoning Board on the following applications:
- (1) Planned developments;
 - (2) Site plans; and
 - (3) ~~Improvement~~Preliminary improvement platplans; and
 - (4) Final plats.

The PRC shall have the authority to approve minor lot splits, subdivision preliminary plans, and minor site plans in conformance with section 1.14 of this Code.

From time to time, the Project Review Committee (PRC) shall have the authority (but not the obligation) under this section to waive certain technical requirements of the Land Development Regulations (LDRs).

Waivers shall not constitute a revision to the LDRs. The burden shall be on the applicant to provide documentation and substantial support in favor of a waiver request for their project.

Any such waiver shall be made by motion and majority vote of the PRC voting membership and noted in the minutes of the meeting. All waivers shall be put into writing for execution by the PRC Coordinator.

Decisions of the Project Review Committee may be appealed to the Board of Adjustment in accordance with section 1.11 of the LDRs.

- (C) *Project Review Committee Coordinator.* The Development Services Director shall be the liaison between the PRC and the Planning and Zoning Board and shall act as the Project Review Committee Coordinator. The PRC Coordinator shall have the following duties:
- (1) Receive all applicable applications and review each application for sufficiency;
 - (2) Process all applicable applications to ensure compliance with this Code. The application shall be forwarded to the appropriate members of the PRC for their review;
 - (3) Record and make available to the public meeting minutes of the PRC;
 - (4) Present the recommendations of the PRC to the Planning and Zoning Board; and
 - (5) Approve, approve with conditions, or deny final plats, minor lot splits, ~~subdivision-preliminary plans~~, and minor site plans.

Decisions of the Project Review Committee Coordinator may be appealed to the Board of Adjustment in accordance with section 1.11.

(D) *Membership.*

- (1) *Voting Members.* Voting members review, comment, recommend, and vote. The following positions comprise the voting membership of the PRC:
 - (a) City Manager;
 - (b) Development Services Director – PRC Coordinator;
 - (c) Police Chief;
 - (d) Public Works Director; and
 - (e) Public Works Assistant Director Utilities.

For purposes of this section, the position of a voting member shall be interpreted to include any individual filling the position on an interim basis or based on an equivalent position/title established by a revised organizational chart adopted by the City Commission.

- (2) *Advisory Members.* Advisory members may provide input and recommendations but do not vote. Attendance of advisory members at PRC meetings is on an as-needed basis as determined by the PRC Coordinator. The following positions and entities comprise the advisory membership of the PRC:
 - (a) City consulting engineer;
 - (b) City Attorney;
 - (c) Building Services Director;
 - (d) Sumter County Fire Chief / Villages Public Safety;
 - (e) Representative of the applicable utility providers (electric, gas, etc.);
 - (f) Representative from Sumter County; and
 - (g) Representative from the Sumter County School Board.
- (3) *Other members.* The PRC Coordinator may request the attendance of other entities to represent areas of expertise and concern not represented by voting or advisory members. This may include, but not be limited to, the following:
 - (a) Lake-Sumter Metropolitan Planning Organization (LSMPO);
 - (b) Southwest Florida Water Management District (SWFWMD);
 - (c) Florida Department of Transportation (FDOT); and
 - (d) Florida Department of Environmental Protection (FDEP).
- (4) The PRC shall meet at least once a month provided the need is present to hold such meetings. An attempt should be made to have those persons present who have expertise necessary to determine issues concerning the project.
- (5) *Quorum.* A quorum of the PRC shall consist of three (3) voting members.
- (6) Members of the PRC are required provide review comments in writing to the Project Review Committee Coordinator five days in advance of the meeting.

1.7. Planning and Zoning Board.

- (A) *Establishment.* A Planning and Zoning Board is hereby established for the City of Wildwood. The Planning and Zoning Board shall be appointed by the City Commission. No member of the Planning and Zoning Board shall be a paid or elected official or an employee of the City of Wildwood.
- (B) *Duties.* The Planning and Zoning Board shall be responsible for the following duties and responsibilities:
 - (1) Hear and make recommendations to the City Commission on site plans and; preliminary improvement plans, and final plats in accordance with the standards and procedures required by this Code;
 - (2) Hear and make recommendations to the City Commission on all proposed zoning amendments and conditional use permits;
 - (3) Make the final determination on requests for variances and special exceptions; and
 - (4) The City Commission may, by resolution, designate members of the Planning and Zoning Board to perform the functions of the Board of Adjustment. If the City Commission so elects, the term of office of the member of the Planning and Zoning Board shall run concurrently with said member's term of office on the Board of Adjustment.
- (C) *Local Planning Agency.* In addition to its other duties listed above, the Planning and Zoning Board shall serve as the Local Planning Agency for comprehensive planning and other land use issues as required by Florida statute.
- (D) *Comprehensive plan amendments.* The Local Planning Agency shall review all proposed comprehensive plan amendments and make recommendations to the City Commission based on the following being presented at the hearing:
 - (1) Justification of the proposed amendment has been adequately presented;
 - (2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

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- (3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;
 - (4) The proposed amendment will not have an adverse effect on environmentally sensitive systems; and
 - (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.
- (E) *Special Magistrate.* In lieu of a Planning and Zoning Board, the duties of the Planning and Zoning Board may be conferred by the City Commission to a Special Magistrate.

1.8. Board of Adjustment.

- (A) *Establishment and purpose.* A Board of Adjustment is hereby established for the City of Wildwood for the purpose of acting as a board to review and decide appeals and Code Enforcement cases. This Board shall be appointed by the City Commission. The Board shall be appointed for three (3) years.
- (B) *Powers and duties.* The Board of Adjustment shall have the following duties and responsibilities:
 - (1) To hear and decide appeals in cases where it is alleged that there is an error in any order, requirement, decision, or determination made by an authorized City official while enforcing the City development codes and standards. Appeals shall be made in accordance with the provisions of this Code. The Board may modify, affirm, or reverse the official's action; and
 - (2) To hear and take action on Code Enforcement cases.
- (C) *Hearing schedule.* Board of Adjustment hearings will be held as needed.
- (D) *Special Magistrate.* In lieu of a Board of Adjustment, the duties of the Board of Adjustment may be conferred by the City Commission to a Special Magistrate.

1.9. Annexation.

- (A) *Purpose and intent.* The intent of this section is to provide for proper procedures to be adhered to for property owners desiring to be incorporated into the jurisdictional limits of the City of Wildwood.
- (B) *Application procedure.* Petitioners seeking to be annexed shall submit an application to the office of the Development Services Director. The Development Services Director shall review the application and make a recommendation to the City Commission in the form of a staff report.
- (C) *Voluntary Annexation.* The City shall follow the procedures for voluntary annexations set forth by Chapter 171 Florida Statutes.
- (D) *Involuntary annexation.* Should the City determine to initiate the annexation of a parcel of land that is contiguous and compact without a submitted application from the property owner, the City shall follow the procedures set forth by Chapter 171 Florida Statutes.

1.10. Plat or Lot Vacation and Right-of-Way Abandonment.

- (A) *Purpose and intent.* The intent of this section is to provide formal procedures for proper abandonment of land dedicated to the public or recorded as official plats in the public records of Sumter County.
- (B) *Application procedure.*
 - (1) The appropriate application shall be submitted to the office of the Development Services Director. Petitions shall be accepted only if required information has been submitted and appropriate fees paid. In the case of a right-of-way abandonment, each adjoining property owner must submit a petition and fee, unless the abandonment is initiated by the City. Should any adjoining property owner not agree with the abandonment request, the other petitioners may still request it from the City Commission, which has sole authority to decide on abandonment. If the request is for the vacating of a plat or lot, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company that the property is owned fee simple by the person(s) making application and certificates showing that all state and local taxes have been paid must be submitted.

- (2) The Development Services Director shall review the application to verify the request is within the City's jurisdiction as outlined in applicable state law or interlocal agreements and schedule it for consideration by the City Commission.
- (3) Public notice shall be given prior to the hearing and the immediate adjoining property owners as shown on the latest Sumter County tax roll shall be given notice by mail. Public notice shall also be placed in the legal section of the local newspaper as required in F.S. § 177.101(4).
 - (a) The City Commission will conduct a public hearing on the request to determine the advisability of said vacation or abandonment. If approved, the Commission shall adopt a resolution stating such approval.
 - (b) The City shall file the resolution with the Clerk of the Court in Sumter County for recording in the Official Records of Sumter County. The proof of publication of public notice shall also be recorded. A certified copy of said resolution shall be forwarded to the Sumter County Board of County Commissioners as required by F.S. § 177.101.

1.11. Appeals.

- (A) Any decision of the Development Services Director, Building Services Director, a Building Inspector, a Code Inspector, or the Project Review Committee may be appealed to the Board of Adjustment within 30 days of the date of the decision.
- (B) Any person, department, board, or bureau of the City, City taxpayer, business, or other body or individual aggrieved by any decision of the Board of Adjustment, Planning and Zoning Board, or City Commission, which was made pursuant to this Code, may seek review and relief from a court of record in the manner provided by the laws of the State of Florida and the United States government. Such an appeal must set forth that the subject decision of the board or Commission (whichever is applicable) is illegal, in whole or in part, specify the grounds of the illegality, and be filed in the appropriate court within 30 days after the board's or Commission's decision which is being appealed.

1.12. Fees, Charges and Expenses.

The City Commission shall establish a fee schedule, charges and expenses and a collection procedure for development applications, appeals, variances, conditional uses, special exceptions, and other permits and matters pertaining to these Land Development Regulations. This fee schedule, charges, and expenses shall be included as an Appendix of this Code and posted in the offices of the Development Services Director and Building Services Director. The schedule may be altered or amended, only by resolution of the City Commission. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal. All fees and charges are non-refundable, and such statement shall be placed on any and all applicants for action submitted to the City.

1.13. Quasi-Judicial Proceedings.

- (A) The following rules for conduct shall be utilized for all quasi-judicial proceedings within the City of Wildwood:
 - (1) Oral and written communications between staff and members of the public shall be permitted and encouraged.
 - (2) The following standards shall apply:
 - (a) All oral and written communications concerning the case, between Board members on the one hand, and the applicant or the public on the other hand, are prohibited by Florida law, unless made at the hearing on the case.
 - (b) The staff report on the case shall be sent to the Board members and be available to the general public at least five (5) days prior to the hearing on the case.
 - (c) Workshop meetings at which staff and the board discuss quasi-judicial cases shall be prohibited.
 - (d) All oral or written communications between staff and the Board members, other than the written staff report, are prohibited. Attorneys for the Board may render legal opinions when requested by the Board members but shall not engage in factual determinations or advocate one party's position over another, except to the extent necessary to respond fully to a purely legal question.
 - (e) All written communications received by Board members concerning a pending case shall be immediately turned over to staff and should not be read further once identified as pertaining to a pending case. All such communications shall be included in the file maintained by staff and available for public inspection but shall not be included in the staff report. The staff report, any petitions or other submissions from the public, and all other documents pertaining to the case

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shall also be kept in the file and available for public inspection. During its presentation, staff shall offer all such written communications into evidence, and they shall be received by the board as evidence, subject to any objections interposed by participants in the hearing.

- (f) All decisions by the Board shall be based on the evidence actually presented to the board at the hearing on the case, which shall include the staff report, testimony of all witnesses, and other evidence presented. Strict rules of evidence shall not apply, but evidence must be relevant to the issues before the Board, and hearsay should be avoided whenever possible.
- (g) All testimony shall be taken under oath or affirmation. Each witness may be cross examined after testifying by the applicant, staff, or other interested parties. Board members may interpose questions at any time during the examination or cross-examination of the witness. At the conclusion of all testimony and legal argument, the case is closed to the public and discussion is reserved to the board.
- (h) Any motion upon which the Board votes in deciding the case shall contain specific findings of fact and conclusions of law indicating the factual and legal basis for the motion. These findings of fact and conclusions of law shall thereafter be incorporated into a written document stating the decision of the board on the case.
- (i) All evidence admitted at the hearing, and the original document setting forth the decision of the board, shall be maintained in a separate file constituting the record of the case. Upon approval thereof by the Board, the minutes of that portion of the meeting concerning the case shall be placed in the record. The record shall be kept in the custody of the clerk of the board at all times during the pendency of the case, and where there are multiple hearings on a single case, custody of the record should not be given to any board member, party or member of the public, until the case is fully concluded, except that any member of the public may examine the file in the office of the clerk at all reasonable times. Board members should not view the record until their particular board has issued a final decision on the case. Any member of the public may receive copies of the file upon payment of the appropriate fee.
- (j) These rules shall apply to all quasi-judicial proceedings.

1.14. Project Approval Process.

- (A) *Pre-application conference.* Pre-application conferences with City staff may be required. However, instances in which pre-application conferences are not required, they are strongly recommended to familiarize applicants with the development process and this Code. Any applicant seeking a pre-application conference shall notify the office of the Development Services Director.
- (B) *General approval process.* The general approval processes for various types of project approvals are as follows:
 - (1) Annexation (Chapter 1):
 - (a) City Commission (First Reading); and
 - (b) City Commission (Public Hearing)
 - (2) Comprehensive Plan Amendment (CPA) (Chapter 1):
 - (a) Local Planning Agency (Planning & Zoning Board);
 - (b) City Commission (Transmittal Hearing for Large Scale, First Reading for Small Scale);
 - (c) State agency review (30 Days Required for the State to Review); and
 - (d) City Commission (Adoption Hearing).
 - (3) Rezoning (Chapter 3):
 - (a) Project Review Committee;
 - (b) Planning & Zoning Board;
 - (c) City Commission (First Reading); and
 - (d) City Commission (Adoption Hearing).
 - (4) Conditional Use permit (Chapter 3):
 - (a) Project Review Committee;
 - (b) Planning & Zoning Board; and
 - (c) City Commission.
 - (5) Temporary Use Permit (Chapter 3)
 - (a) Development Services Director.
 - (6) Variance or special exception use (Chapter 3):

- (a) Planning & Zoning Board.
- (7) Site Plans (Chapter 4):
 - (a) Project Review Committee (Minor Site Plans may only require PRC);
 - (b) Planning and Zoning Board; and
 - (c) City Commission.
- (8) Minor Site Plan (Chapter 4):
 - (a) Project Review Committee (at the discretion of the Development Services Director).
- ~~(9) Subdivisions (Chapter 5):~~
- ~~(a) Preliminary Plan (may be combined with (b) Improvement Plan at applicant's risk):~~
 - ~~(i)(9) Project Review Committee.~~
 - ~~(ab) Improvement Preliminary improvement Platlan (with or without proposal for homes to receive building permits prior to plat recording):~~
 - (i) Project Review Committee;
 - (ii) Planning & Zoning Board; and
 - (iii) City Commission.
 - ~~(be) Final Plat:~~
 - (i) Project Review Committee; and
 - (ii) Development Services Director Planning & Zoning Board; and
 - ~~(iii) City Commission.~~
 - ~~(cd) Re-Plat:~~
 - (i) Project Review Committee; and
 - (ii) City Commission Development Services Director.
 - ~~(de) Minor Lot Split/Lot Line Deviation:~~
 - (i) Project Review Committee.
- (10) Planned Development (Chapter 8):
 - (a) Project Review Committee;
 - (b) Planning & Zoning Board;
 - (c) City Commission (First Reading);
 - (d.) City Commission (Adoption Hearing).
- (C) *Chapter 163 Agreement.* Projects which are subject to an executed Chapter 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may only require Project Review Committee review and approval, unless otherwise required by law or statute.

1.15. Application Review.

The Development Services Department shall review all applications for sufficiency and will schedule applications for public hearings as appropriate based on the type of application and the requirements of Section 1.14. Applications requiring the approval of the Development Services Director shall be processed and reviewed in accordance with the regulations in this Code.

1.16. Supplemental Regulations.

- (A) In addition to the requirements in this Code, all development shall meet all applicable requirements of other regulatory agencies and of other City ordinances.
- (B) *Water, sewer and reuse services.* The developer shall be required to connect to the City of Wildwood water, sewer and reuse system, when deemed available by the City Manager. All such lines shall be of the size and other specifications as required by the City.
- (C) *Closeout procedures.*
 - (1) Prior to the acceptance of any privately or publicly maintained improvements, a registered professional engineer must certify in writing that the improvements were completed in accordance with the approved Preliminary Improvement Platans and construction specifications. The City will provide the required forms and closeout checklists through the PRC Coordinator.
 - (2) The developer shall submit the required engineer's certification and all items on the closeout checklist prior to acceptance of the improvements by the City. The City's representative will, at the City's option,

perform a site inspection, review all record survey drawings and test reports, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the closeout documents, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied the City will accept the constructed improvements.

- (3) The closeout procedures outlined above are required to be completed prior to the issuance of any certificate of occupancy for buildings associated with a development plan approval, the use of any constructed improvements by the general public, or the commencement of any warranty period required by the City.

1.17. Traffic Impact Statement/Analysis.

- (A) *Introduction and purpose.* A traffic impact statement/analysis is an important tool in the overall development planning process. It provides information which allows the City to evaluate the impact of a development, with respect to the need for roadway/intersection capacity, operational and safety improvements. It also helps establish mitigation measures for the impacts of a proposed development.
- (B) *Traffic impact statement/analysis required.* The City of Wildwood eliminated transportation concurrency as a requirement for development approval, in accordance with Chapter 163.3180(1) F.S. However, the City recognizes the need to evaluate the impacts of proposed development to be able to demonstrate that the levels of service adopted can be reasonably met as required by the law. Accordingly, the City has chosen to continue to require a traffic impact statement or analysis as part of the development application process. The document must be prepared by a certified planner, licensed engineer or a qualified individual who has demonstrable knowledge and experience in transportation planning and engineering. A traffic impact analysis (TIA) shall be required for comprehensive plan amendment applications, rezoning applications, planned development applications, site plan applications and preliminary improvement ~~plan~~ applications. A traffic impact statement may be allowed under certain limited circumstances, but in no event shall be allowed in lieu of a required traffic impact analysis.
- (C) *Levels.* The level of analysis is determined by the application. The traffic impact statement is a one-page statement that shows details of the trip generation analysis. The traffic impact analysis is a full study that follows the requirements of the *Sumter County Traffic Impact Analysis Guidelines*.

Chapter 2 – Definitions and Interpretations

2.1.	Interpretations.	2-1
2.2.	Definitions.....	2-1

2.1. Interpretations.

(A) The terminology and words within this Code shall be interpreted as follows:

- (1) The singular includes the plural and vice versa.
- (2) The masculine includes the feminine and neuter and vice versa.
- (3) The present tense includes the future.
- (4) The word "shall" is mandatory and the word "may" is permissive.
- (5) The word "person" includes an individual, child, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation, and all other groups or combinations.
- (6) The word "writing" includes handwriting, printing, word processed and all other methods and means of forming letters and characters upon paper.
- (7) The word "land" includes the words water, marsh, swamp, gross land area, and gross acre of land.
- (8) All words defined in this Code shall carry their customary meaning as found in Merriam-Webster's latest published edition unabridged dictionary. In the event a word is unavailable or meanings are not acceptable in Merriam-Webster's latest published edition, the definitions of other widely—accepted dictionaries can be applied at the discretion of the Development Services Director or City Attorney.

(B) Unless otherwise specified at the outset of a Chapter, the definitions listed in section 2.2 shall apply within this Code.

(C) Any abbreviations or acronyms used within this Code are identified after the definition in parenthesis after the term below.

2.2. Definitions.

Abandoned sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer. The following conditions shall be considered as the failure to operate or maintain a sign: (1) the sign displays advertising for a product or service which is no longer available, (2) the sign displays advertising for a business which is no longer registered, or (3) the sign is blank. An abandoned sign includes a sign on which is advertised a business that no longer has a certificate of occupancy or that is no longer doing business on the parcel where the sign is located. An abandoned sign includes a sign for a purpose for which the purpose has lapsed.

Abandonment: means a building or land use which has an intentional or absolute relinquishment and cessation of use for a period of six (6) months or more. Evidence of abandonment shall include, but not be limited to, removal of business signage; lack of access to a business by customers; or termination of utilities or garbage collection.

Accessory structure or use: means a structure or use that is located on the same parcel of property as the principal structure or use and the use of which is incidental to the use of the principal structure. Accessory structures, with the exception of family cottages, may not be used for human habitation. Examples of accessory structures include, but are not limited to, detached garages, carports, or storage sheds.

Administrator: means the City Manager or his designee.

Addition (to an existing building): means any walled and/or roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and/or roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.

Adjacent grade, highest: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Adjacent grade, lowest: means the lowest natural elevation of the ground surface, prior to the start of construction, next to the proposed wall of a structure.

Adult congregate care facility: see "assisted living facility."

Adult day care: means any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing adults over 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

A-frame sign: means a temporary, portable sign not attached to the ground, with two (2) or more faces each joined at the top along the straight-line edge, so as to allow the sign to stand in an upright position.

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Age Restricted Development: means a community/development project where the land is planned and developed to provide a community for persons 55 years or older and Community Support Districts. Community Support Districts are distinct mixed-use areas with non-age restricted dwelling units within close proximity to age restricted dwelling units.

Alley: means a private or public paved passageway between buildings or a passageway permitting access from a street to a garage or storage area or from a street to multiple lots.

Alteration of building: means any change in the supporting members of a building (such as load bearing walls, beams, columns and girders), any addition to a building or any change in a building resulting from the movement of the building from one location to another.

Alternative support structure: means any manmade structure, except towers, including but not limited to buildings, power poles, light poles, clock towers, bell towers, steeples, water towers and the like, which allow for the attachment of antennas.

Amenity: means a feature which lends a “sense of place” in either a development or existing neighborhood. Amenities may include, but are not limited to, parks, playgrounds, community buildings, pedestrian plazas or courtyards, community gardens, nature trail systems, multi-modal paved paths, or water features.

Animated sign: means a sign which includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays, such as an LED (light emitting diode) screen or any other type of video display.

Antenna: means a device for radiating or receiving radio waves, including but not limited to all antennas integrated and used as a single unit, such as an antenna array.

Apartment or condominium building (ACB): means a structure or group of structures containing multiple dwelling units, and which any architectural feature integral to its design is connected with at least one (1) or more adjacent similar dwelling units.

Appeal: means a request for a review of any decision or of the interpretation of any provision of these Regulations.

Applicant: means a person who has submitted an application to the City.

Archaeological site: means a property or location within the City which has yielded or may yield information on the City's history or pre-history. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

Architect: means an architect licensed to do business by the State of Florida.

Area of shallow flooding: means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: means the land in the floodplain within the City subject to a one-percent (1%) or greater chance of flooding in any given year. This term is synonymous with the phrase “special flood hazard area.”

Arterial street: means a street or roadway which is used primarily for fast or heavy volume traffic.

As-built plans: means the final plans amended to include all locations, dimensions, elevations, capacities, capabilities and materials, as actually constructed and installed, as certified by a surveyor.

Assessed value: means the dollar value of an asset assigned by the Sumter County Property Appraiser for the purposes of taxation.

Assisted living facility (ALF): means a facility where residents live in private units and receive assistance with limited aspects of personal care, such as: taking medication, bathing, or dressing. Units do not contain private kitchens, and meals are provided from a common dining area. Staff is on duty 24 hours per day. This definition does not include skilled nursing/nursing homes, convalescent centers, community residential homes, rehabilitation facilities, or independent living facilities.

Attached sign: means any sign attached to, on, or supported by any part of a building (e.g., walls, awning, windows, or canopy), which encloses or covers useable space.

Average finished grad: means the lower of (a) the lowest elevation where the base of the sign meets ground level; or (b) the top of the curb of the nearest public street adjoining the property upon which the sign is erected, or (c) the grade of the land at the principal entrance to the lot on which the sign is located.

Awning: means any secondary covering attached to the exterior wall of a building. It is typically composed of canvas woven of acrylic, cotton or polyester yarn, or vinyl laminated to polyester fabric that is stretched tightly over a light structure of aluminum, iron or steel, or wood.

Awning sign or canopy sign: means any sign that is a part of or printed, stamped, stitched or otherwise applied onto a protective awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Bandit sign: means the same as a snipe sign. See “Snipe sign”.

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Banner: means a temporary sign made of wind and weather resistant cloth or other lightweight material, intended to hang either with or without frames or in some other manner as not to be wind activated, and possessing characters, letters, illustrations, or ornamentations applied to paper, plastic or fabric of any kind. Flags shall not be considered banners for the purpose of this definition.

Base flood: means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood").

Base flood elevation (BFE): means the water-surface elevation associated with the base flood.

Basement: means any portion of a building having its floor sub-grade (below ground level) on all sides.

Beacon sign: means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar governmental agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure. This definition shall exclude temporary holiday lights.

Bed and breakfast: means a residential structure with no more than six (6) sleeping rooms contained within and accessed from within the primary structure, which has been constructed or modified to serve as a short-term public lodging establishment. A bed and breakfast provides personalized accommodations and meal services to guests only.

Big box: means a retail store in which the building footprint exceeds 50,000 square feet on a single story.

Billboard: means an off-site commercial sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Block: means a piece or parcel of land which is usually surrounded by streets or possibly easements.

Block perimeter: means the distance in feet around a block. Block perimeters are measured by the amount (in feet) of parcel frontage on a street or easement.

Board of Adjustment: The City of Wildwood Board of Adjustment as provided for within this Code. The Planning and Zoning Board/Special Magistrate have been designated by the City Commission to serve the function of the Board of Adjustment.

Buffer: means a natural or landscaped area which acts as a separation area between two or more land uses, parcels, buildings, stormwater management areas or paved areas. Existing trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Required buffers must be maintained.

Building: means any structure having a roof supported by columns or walls that is used or intended to be used for the enclosure, housing or shelter of animals, persons or property (see structure).

Building, alteration of: see "alteration of building."

Building, front line of: see "front line of building."

Building height: means the vertical distance from the mean elevation of the finished grade of a building to the highest point of the roof surface. Building height shall be stated in feet.

Building Inspector: means the Official designated by the Wildwood City Commission responsible for enforcing the City building Code.

Building line: means the line representing the minimum distance from a property line required as a setback from a building or structure.

Building line, front: means the line perpendicular to the side lot lines representing the minimum setback distance required from the front property line to a building or structure.

Building, main or principal: see "main or principal building."

Building permit: means a formal notice of authorization required to be obtained from the City of Wildwood before any new construction or major alteration or expansion of existing structures is allowed.

Building separation: means the distance maintained between two principal buildings on a particular site.

Building Services Director: means the manager of the building services department, the City building official, or the designated City building official by the City Commission.

Building setback: see "Setback, building" .

Building setback line: means a line which represents the required building setback for a given building on a given lot in a given zoning district.

Building site: means a parcel of land upon which a building or structure has been, or is intended to be, constructed.

Business or technology park: means a parcel, multiple parcel site, or area of land specifically designated and landscaped to accommodate business offices, warehouses and light industrial uses where only non-hazardous storage of materials is permitted. Light industrial uses can include but are not limited to printing, commercial laundry, film processing, building maintenance shops, limited metal work, millwork, and cabinetry work.

Bypass lane: Also referred to as pass-through lane, means a lane allowing motor vehicle traffic to enter and exit the site without using the drive-through lane. Bypass lanes are required in drive-through establishments and shall have a minimum width of then (10) feet and shall be striped or marked.

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Cabinet sign: means a sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

Canopy: means an overhead roof or structure that is able to provide shade or shelter.

Canopy tree: means a tree species having an average mature height of at least 40 feet (Referred to as Large Trees in Table 6-13).

Cemetery: means an area or parcel of ground set aside for, and/or used for, burial of tombs or graves.

Center line: means an imaginary or real line which represents the middle of a street, road, highway or alley and is parallel to the edges of said street, road, highway or alley.

Changeable copy sign: means a sign with the capability of content change by means of manual or remote input, including the following types:

(1) Manually activated. Changeable sign whose message copy can be changed manually on a display surface.

(2) Electronically activated. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices or may be from an external light source designed to reflect off of the changeable component display. See also "*Electronic message sign*", "*LED display sign*", and "*Animated sign*".

Child care facilities: means any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing children under 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

City: means the City of Wildwood, Florida.

City Commission: means the governing body of the City of Wildwood officially known as the Wildwood City Commission, including the mayor and other Commission members.

Clinic: means a health facility or portion of a health facility where patients are not lodged overnight but are examined and/or treated by licensed dentists, physicians and/or other health care personnel.

Club, private: see "private club."

Code: means the City of Wildwood Land Development Regulations (LDRs).

Code of Ordinances: means the Code of Ordinances of the City Wildwood, Florida.

Collector street: means a street which carries traffic from local streets to the arterial streets in residential and business areas. Such streets serve as linkages between land access and mobility. Traffic volumes and speeds are usually moderate.

Commercial message: means any sign wording, copy, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, commodity, service, sale, sales event, activity, entertainment or other commercial activity.

Commission, City: see "City Commission."

Communications tower: means a structure, greater than thirty-five feet (35') in height (including any antennas attached thereto), which supports one (1) or more antennas. Amateur radio operators' antennas as licensed for that purpose by the Federal Communications Commission, as well as microcell structure, shall not be included in this definition.

Community residential home: means a dwelling unit licensed by the State to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for either 6 or fewer or 7 or more unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. Community residential home of six or fewer residents meeting state requirements shall be considered a valid residential use for zoning purposes.

Comprehensive plan: means the City of Wildwood Comprehensive Plan adopted by the City Commission and amendments thereto in compliance with the requirements of Florida statute.

Concurrency: means a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impact of development.

Condominium: means a form of ownership of real property created pursuant to Chapter 718 Florida Statutes (F.S.), which is comprised entirely of units that may be owned by one or more persons, and in which there are, appurtenant to each unit, an undivided share in common elements.

Conforming lot: means any lawful lot which complies with the provisions of this Code and other applicable City ordinances.

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Conservation easement: means a right or interest in real property which is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition, retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses; and which prohibits or limits the activities as described in Florida statute.

Construction: means the building, assembling, expansion, modification, or alteration of the existing contours of the site, the erection of buildings or other structures, or any part thereof, or land clearing.

Construction, start of: means the placing of construction materials in permanent position and fastened in a permanent manner, except that when demolition, excavation, or removal of an existing structure has been substantially begun preparatory to new construction, such excavation, demolition, or removal shall be deemed to be the start of construction provided that work shall be continuously carried on until the completion of the new construction involved. Start of construction shall include only work begun under a valid development permit. The phrase start of construction shall include the term erected.

Convenience store: means a small one-story retail store that is designed and stocked to sell primarily food, beverages, gasoline and other personal and household supplies.

Copy: means the linguistic or graphic content of a sign.

Corner lot: means a lot or parcel of land which is located at the intersection of, and abutting on, at least two (2) streets.

County: means Sumter County, Florida.

Cultural facility: means a building or structure that is used for programs or activities involving arts or other endeavors that encourage the refinement or development of the mind.

Cul-de-sac: means a local, dead-end street which has a turn-around at the closed end and is used primarily for access to the abutting properties.

Day care: see "adult day care" and "child care facilities."

Datum: see Vertical datum.

Density: means the maximum amount of dwelling units allowed on a project site. This relationship is identified on a unit per gross developable acre basis.

Developable land: means all lands not designated as Conservation on the Future Land Use Map of the Comprehensive Plan.

Developer: means any person who engages in or proposes to engage in development either as the owner or as the agent of an owner of property.

Development: means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials and other equipment.

Development of Regional Impact (DRI): means a large development which meets the criteria set forth in Florida statute.

Development order: means any written order or, permit or other official action of the City granting, or granting with conditions, an application for development. A development order shall be considered as being rendered upon the signature of the Development Services Director.

Diameter at breast height (DBH): means the diameter of a tree measured at four and one-half feet (4 ½') above grade.

Disabled person: means any person who, due to physical or severe mental disabilities, has difficulty in obtaining access to a building.

Discontinued sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer, and the intent of the owner of the sign shall not be a consideration in whether or not the sign is a discontinued sign. The following conditions shall be conclusively considered as the failure to operate or maintain a sign: (1) a sign displays advertising for a product or service which is no longer available, or (2) a sign displays advertising for a business which is no longer registered, or (3) the sign is blank. A discontinued sign includes a sign advertising a business that no longer has a certificate of occupancy or that no longer does business at the location at which the sign is located.

District: means a territorial division of the City for which the zoning regulations administered by the City (as established by this Code) governing the use of buildings and land.

Ditch: An artificial waterway for irrigation or stormwater conveyance.

Donation trailer: means semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.

Double-faced sign: means a sign which has two display surfaces backed against the same background, one face of which is designed to be seen from one direction and the other from the opposite direction, every point on which face being either in contact with the other face or in contact with the same background.

Double frontage lot: means an interior lot having frontage or more than one street or a corner lot having frontage on more than two streets. Upon development of the lot, the front lot line shall be defined as the lot line the lot's driveway faces. In the event a driveway or driveways connect to multiple streets, the front line shall be the street which the front façade of the house faces.

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Drainage facility: means any component of the stormwater management system.

Drive-through establishment: means any business establishment which engages in the retail sale of products through a drive-through window or other device to motorists in their vehicles. Please refer to the City's Design District Standards for Drive-Through Establishments regulations.

Drive-through lane sign: means a sign oriented to vehicles utilizing a drive-through lane at an establishment which allows a customer to view a menu from which they may order. All drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five (5) stacking spaces per drive-through lane shall be required.

Drought tolerant: means various plant species that survive on natural rainfall without the need for supplemental irrigation after establishment.

Duplex: means a structure or group of structures containing two (2) dwelling units and which any architectural feature integral to its design is connected with both units. A duplex is considered to be a single-family attached home.

Dwelling: means any building, or portion thereof, which is designed to be used, or is actually used, as living quarters for one or more persons, families, or households. Such a building must be supported by, at a minimum, walls which are complete from the bottom floor to roof.

Dwelling, group: see "[community residential group home](#)."

Dwelling, single family detached: see "single family detached dwelling."

Dwelling, single family attached: see "single family attached dwelling."

Dwelling, mobile home: see "mobile home."

Dwelling, apartment or condominium: See "apartment/condominium building."

Dwelling unit: means a room or group of rooms which is equipped for independent housekeeping and is occupied, or is intended to be occupied, by not more than one person, household or family.

Easement: means a grant by the property owner to the public, a corporation, person or other legal entity, of the use of a specific portion of land for a specific purpose.

Electronic Game Equipment: means any electronic or mechanical device provided by or on behalf of the operator that is used or adapted for use to conduct game play or to reveal the results of a drawing by chance conducted in connection with the sale of a consumer product or service, sweepstakes, or game promotions that display results by simulating a game or games ordinarily played on a slot machine or associated with gambling. For any server based or internet based electronic game, each player station shall be deemed a separate electronic game equipment device.

Electronic message sign: means an electronically activated changeable copy sign whose variable message capability can be electronically programmed.

Elevated building: means a non-basement building built to have the lowest floor elevated above the ground level by foundation walls, posts, piers, columns, pilings, or shear walls.

Enclosed use: means a use which is located entirely within a structure.

Encroachment (floodplain): means the advancement or infringement of uses, plant growth, fill, excavations, buildings, permanent structures, or development into a floodplain and/or floodway which may impede or alter the flow capacity of a floodplain and/or floodway.

Endangered and threatened species: means flora and fauna as identified by the United States Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12; and fauna identified by the state game and fresh water fish Commission in section 39-27.003-004, Florida Administrative Code. Endangered species are so designated due to manmade or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Engineer or registered professional engineer: means a professional engineer who is licensed to practice in the State of Florida.

Event Hall: means a place that is privately owned or operated where special occasions or events can be held.

Excavation: means the reducing or lowering of the natural level of ground through removal of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of any amount of dirt, sand, peat or clay and of less than 50,000 cubic yards of lime rock or other minerals as long as blasting and lowering of groundwater in order to extract lime rock are not involved.

Existing construction: means, for the purpose of floodplain management, structures for which the "start of construction" commenced before July 25, 2011. Existing construction means for the purpose of determining rate structures for which the "start of construction" commenced before January 1, 1975. This term may also be referred to as "existing structures".

Existing manufactured home park or subdivision: means in terms of floodplain management, a manufactured home park or subdivision for which the construction of facilities for serving the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before July 25, 2011.

Family: means any number of individuals living and cooking together as a single housekeeping unit whether related to each other or not.

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Family cottage: means an accessory use in accordance with section 3.7(B)(2)(a).

Family day care home: means an occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under the age of 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. Family day care homes are limited to certain numbers of children by age group as listed under F.S. Section 402.302(8). Family day care homes registered or licensed by the Florida Department of Children and Families are recognized as constituting a valid residential use for purposes of any local zoning regulation.

Feather sign: means a type of banner sign only supported by one (1) pole.

Fence: means an artificially constructed barrier made of wood, masonry, stone, wire, or other manufactured material or combination of materials, either opaque or non-opaque, which is erected to enclose, screen, provide security, or separate lots, parcels, or other areas. Hedges, shrubs, trees, or natural growth are not considered to be a fence.

Flag: means a sign consisting of a piece of cloth, fabric or other non-rigid material mounted on a flagpole.

Flagpole: means a pole on which to raise a flag.

Flashing sign means any illuminated sign, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign. Some beacon signs with flashing lights can meet this definition, and are considered synonymous.

Flood or flooding: means:

(1) A general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) The overflow of inland or tidal waters;

(b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(2) The collapse or subsidence of land along a shore of a lake or other body of water as the result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

Flood Boundary and Floodway Map (FBFM): means the official map of the City on which the Federal Emergency Management Agency (FEMA) has delineated the areas of special flood hazard and regulatory floodways.

Flood Hazard Boundary Map (FHBM): means an official map of the City, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as only Approximate Zone A.

Flood insurance rate map (FIRM): means an official map of the City on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the City. \

Flood Insurance Study (FIS): means the official hydrology and hydraulics report provided by FEMA. The study contains an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-related erosion hazards. The study may also contain flood profiles, as well as the FIRM, FHBM (where applicable), and other related data and information. *Floodplain:* means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain management: means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations: mean Sec. 6.8 and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section and other actions of police power which control development in flood-prone areas. This term describes Federal, State or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss or damage.

Floodplain Administrator: means the individual appointed to administer and enforce the floodplain management regulations of the City. The Floodplain Administrator of the City of Wildwood is the Development Services Director.

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Floodproofing: means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodway fringe: means that area of the one percent (base or 100-year) floodplain on either side of the regulatory floodway.

Floor, lowest: means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles, or storing possessions.

Floor area: means the gross horizontal area of all the floors in a building (including attics, basements and penthouses). It is measured from the exterior faces or columns of the exterior walls of a building.

Floor area ratio (FAR): means the ratio of a building's gross floor area to the area of the lot on which the building is located. For example, a floor area ratio of 1.0 applied to a 20,000 square foot piece of property would permit a single-story building of 20,000 square feet (20K/20K=1) or a building of any number of floors whose cumulative square footage does not exceed 20,000 square feet.

Freeboard: means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, blockage of bridge or culvert openings, and hydrological effect of urbanization of the watershed, which could contribute to flood heights greater than the heights, calculated for a selected frequency flood and floodway conditions.

Free of obstruction: means any type of lower area enclosure or other construction element which will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor an elevated building during a base flood event. This requirement applies to the structures in the velocity zones (v-zones).

Freestanding commercial canopy: means an overhead canopy not supported by another structure or building which has been constructed for the purpose of permitting a commercial business' customers to use or obtain the services of the business while under the shelter of the canopy.

Frontage or building frontage: means the maximum width of a building measured in a straight line parallel with the abutting street, public parking lot, or pedestrian walkway.

Front building line: see "building line, front".

Front lot line: see "lot line, front".

Front of a building: means the side of building that faces the primary street and contains the principal entrance.

Front setback: see "Setback, front".

Functionally dependent use: means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as docking or port facilities necessary for the loading or unloading of cargo, passengers, ship building, or ship repair. This term does not include long-term storage, manufacturing, sales, or service facilities.

Future Land Use Map (FLUM): means the map within the future land use element of the comprehensive plan that delineates the City's future land use designations pursuant to Florida Statute.

Garage: means an attached area of a building or a detached accessory building primarily used for the parking of one or more motor vehicle. Attached buildings shall not be considered as accessory buildings or uses.

Garage apartment: see "family cottages."

Geographic information system (GIS): means a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data.

Governing authority: means the mayor and City Commission of Wildwood, Florida.

Government sign: Means any temporary or permanent sign erected by or on the order of a public official or quasi-public entity at the federal, state or local government level in the performance of any duty including, but not limited to, non-commercial signs identifying a government building or service, traffic control signs, street name signs, street address signs, warning signs, safety signs, informational signs, traffic or other directional signs, public notices of events, public notice of government actions, proposed changes of land use, any proposed rezoning, or any other government speech.

Grade: means the elevation of the ground surface.

Grade, highest: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Grade, lowest: means the lowest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Green infrastructure: means infrastructure including a range of structural and non-structural retention and detention measures that infiltrate, evaporate, detain, filter, or store stormwater closer to the source.

Guest house: see "family cottages."

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Hardship or unnecessary hardship: means special and unique conditions of a property that distinguishes it from other properties in the City.

Hazard mitigation: means any activity which reduces the potential damage to a structure, property or person resulting from a man-made or natural disaster (for example, fire or hurricane).

Hazardous Material: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness, and includes any material defined, listed, characterized, or classified as a hazardous material, hazardous substance, hazardous waste, or toxic substance according to any of the following State or Federal codes or regulations:

- a) Chapter 38F-41, Florida Administrative Code (Florida Substance List), or as amended.
- b) Title 40 Code of Federal Regulation part 261 (Identification and Listing of Hazardous Wastes), or as amended.
- c) Title 40 Code of Federal Regulations part 302.4 (Designation of Hazardous Substances), or as amended.
- d) Title 40 Code of Federal Regulations part 355, Appendices A and B (List of Extremely Hazardous Substances), or as amended.
- e) Title 49 Code of Federal Regulations parts 172.101 and 172.102 (Hazardous Materials Tables), or as amended.

The term includes, but is not limited to, explosives, radioactive materials, petroleum products, gases, poisons, biologic agents, flammables and corrosives.

Heritage tree: means any tree, except undesirable, noxious or invasive ones, with a diameter breast height (DBH) of thirty-six inches or larger.

Highest adjacent grade: see "Adjacent grade, highest."

Historic structure: means any structure that is:

- (A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (C) Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or
- (D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either the Florida program as determined by the Secretary of State, or directly by the Secretary of the Interior.

Home, mobile: see "mobile home."

Homeowner's association or property owner's association (HOA)(POA): means an organization in a subdivision, condominium, or other similar development that makes and enforces rules for the properties in its jurisdiction.

Hookah lounge: means a business or commercial establishment, whether enclosed, indoors or outdoors, designated specifically for the use of hookahs, or flavored tobacco.

Hospital. An institution providing twenty-four-hour regional health services, primarily for in-patients, any medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as x-ray, laboratories, out-patient department, training facilities, central service facilities, staff offices, lobbies, chapels, pharmacy, and cafeterias. A medical facility providing overnight care and treatment shall be considered a hospital if it has 36 or more beds.

Hotel: means a building, group of buildings, or portion of a building, containing sleeping units which have no cooking facilities or other amenities for separate and independent housekeeping purposes and are occupied on a daily or short-term basis. A hotel may include living quarters containing independent cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the sleeping units shall be through an inside lobby.

Household: means one or more persons, not necessarily related by blood, marriage or other legal action, who occupy a single dwelling unit and live as a single non-profit housekeeping unit.

Illuminated sign: means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light (including but not limited to plasma or laser), whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image. See illustration. This definition shall not include temporary holiday lights.

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Impervious: means those areas of a development that are not porous, through which water may not be absorbed.

Impervious surface ratio (ISR): means the complete area of a development that is impermeable to water to the development area as a whole, expressed in the form of a ratio or percentage. This includes both open space and the permeable/impermeable areas of privately owned or developed lots.

Independent living facility (ILF): means a living arrangement in which people with special needs, especially seniors with disabilities, reside in independent living units which contain a private kitchen. The facility may provide help with everyday tasks such as bathing, dressing, and taking medication. This definition does not include assisted living facilities, nursing homes, or community residential homes.

Industrial: means land utilized in connection with manufacturing, processing, or raw materials storage at facilities, which includes but is not limited to manufacturing plants, public utilities, mining, distribution of goods or services, administration of business activities, research and development facilities, warehousing, shipping, transporting, remanufacturing, stockpiling of raw materials, storage, repair and maintenance of commercial machinery or equipment, waste management, factories, metal foundries, wood treatment facilities, mines, refineries, hydroelectric dams, metal, smelters, automotive assembly plants, rail car or locomotive maintenance facilities.

Institution: means the structure or land occupied by a group, cooperative, board, agency, or organization created for the purpose of carrying on functions of a public or semi-public nature. Examples of an institution include a hospital, health clinic, school, church, fraternal order, civic club and orphanage.

Intensity: means the maximum amount of building square footage allowed on a project site. This relationship is identified in FAR.

Interior lot: means a lot bounded by a street on only one side.

Internally illuminated sign: means any sign which has the source of light not visible to the eye and entirely enclosed within the sign.

International Property Management Code (IPMC): means the latest version of the code created and adopted by the International Code Council and accessible by the City which provides minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and improvement provisions.

Internet café: means a location, site, principal structure or establishment at which simulated gambling devices or electronic game equipment, e.g., "fish games," "internet cafés," or "sweepstakes café," are made accessible for use by a person for entertainment, amusement or prize giveaways, except those places specifically exempted under Section 3.26.

Junk: means any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged, and without further reconditioning, can be used for its original purpose as readily as when new shall not be considered junk.

Junk yard: means a place, structure or tract where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house-wrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of usable second-hand cars, stoves, refrigerators or similar household goods and appliances, nor shall it apply to the processing of used, discarded or salvaged materials as part of manufacturing operations.

Karst features: means physical features in limestone such as sinkholes, depressions, solution tubes, caves and seeps that act as conduits reducing the travel time of water through limestone as compared to soil or to limestone lacking karst features.

Landscaping: means living plant material and non-living durable material used in outdoor environmental design that enhances the appearance of land.

LED display sign: means any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro luminescence (OEL), or any similar technology.

Legal Description: means, for subdivided properties, a description of property by lot/track, block, and addition, or for non-subdivided properties or properties being annexed, a courses and distances legal description, often referred to as a metes and bounds legal description, which maps the desired property when transferred to GIS mapping software.

Legally non-conforming billboard: means any billboard that was legally erected prior to February 13, 2017 (the effective date of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City; or, ii. Any billboard sign that was legally erected before a permit was required by the City for off-site signs; but which billboard sign complies completely with the City of Wildwood off-site sign regulations; or iii., Any billboard erected after February 13, 2017 (the

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effective date of Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the City prior to February 13, 2017. No permit shall be issued for the erection of a billboard after February 13, 2017 (the effective date of Ordinance No. 2017-03) except as otherwise provided in these Regulations. Any billboard which does not constitute a non-conforming sign, as described above and in these Regulations, shall be deemed either a prohibited sign or abandoned sign and shall be removed on or before February 16, 2020. Non-conforming billboard signs shall be allowed to remain so long as the sign conforms with the regulations set forth in Chapter 3. The term "*Legally existing billboard*" shall be synonymous with this term.

Level of Service (LOS) standards: means the number of units of capacity of a public service or facility per unit of demand adopted by the City in the Comprehensive Plan.

Loading area or loading zone: means a space logically and conveniently located for bulk pickups and deliveries. Such areas may be off-street or on-street depending upon the City ordinances and the requirements of this Code.

Local Planning Agency: Means the City board designated by the City Commission as being responsible for preparing and administering the City's Comprehensive Plan.

Local street: means a street which connects properties to collector streets. These roads provide service which is of low average traffic volume and of high land access for abutting properties.

Lodges: see "private club."

Lot: Means any tract or parcel being the least fractional part of a subdivision having limited fixed boundaries. A lot may be identified by an assigned number. Furthermore, a lot is capable of being lawfully occupied and utilized for a structure and/or use as defined in this Code.

Lot, corner: see "corner lot."

Lot coverage: means the amount of a privately-owned lot which is developed with improvements which are impervious to water. Similar to the term impervious surface ratio, which is applicable to the entire development rather than individual lots.

Lot depth: means the horizontal distance (excluding surface or ground depressions) between the front lot line and the rear lot line. In some zoning districts this will be measured as the shortest such distance while in other districts it may be measured as the average such distance.

Lot, double frontage: see "double frontage lot."

Lot frontage: means that linear measurement of the lot line of a lot abutting on a street.

Lot, interior: see "interior lot."

Lot lines: means the lines bounding a lot as defined in this Code.

Lot line, front: means the lot line running perpendicular to and between the side lot lines and which separates the lot from the road right-of-way.

Lot line, rear: means the lot line running parallel to the front lot line and perpendicular to and between the side lot lines, and which separates the lot from an adjacent lot, parcel, tract, or road right-of-way.

Lot line, side: means the lot lines running perpendicular to and between the front and rear lot lines, and which separate a lot from either another lot, parcel, tract or a road right-of-way.

Lot, non-conforming: see "non-conforming lot."

Lot of record: means a lot which has been recorded in the office of the Sumter County Clerk. This includes lots which are part of a subdivision which has been so recorded. Lots created after July 25, 2011 that are not part of an approved development are not considered lots of record for the enforcement of this Code.

Lot width: means the distance between the side lot lines, measured at the front building line.

Main or principal building: means the building in which the principal use of the lot is conducted.

Maintenance: means the action taken to restore or preserve the functional design or intent of any facility, system, or structure.

Major Collector Roadway: means a roadway that collects and distributes traffic between local roadways, minor collector roadways, and arterial roadways. A major collector roadway has a moderate average traffic volume and trip length.

Manufactured home: see "Mobile home."

Manufactured home park or subdivision: see "Mobile home park" or "Mobile home subdivision."

Manufacturing: means a premises, or portion of a premises, occupied by an establishment primarily engaged in the processing, fabrication, assembly and treating of materials, products or personal property for sale, resale or other processing charge, normally for the wholesale market, for inter-establishment transfer, or to order for other processors, rather than for direct sale to the domestic consumer. Processing refers to the mechanical or chemical transformation of inorganic or organic substances into new products and usually includes the use of power driven machines and material handling equipment. The term manufacturing does not include the incidental and accessory minor processing operations performed by retail sale, service and repair establishments and other domestic consumer and business operation customer establishments.

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Manufacturing, craftsman shop: A trade type of establishment where products are made based on a specific manual skill or art, and may include, but not limited to, cabinetmaking, fireworks, painting, pottery, stained glass, upholstery and woodworking.

Manufacturing, fabrication: An establishment engaged in the making of a finished product by means of the assembly of standard parts or sections, and may include, but not be limited to, audio/video equipment, boxes, fiberglass materials, hardware, home furnishings, robots, septic tanks, and telephone equipment and supplies.

Manufacturing, processing: An establishment engaged in the making of a finished product by means of changing materials into a different form through a series of actions and may include, but be not limited to, chemical production, fish cleaning and preparation, food products (packaging, canning, bottling, or processing), paint production and tire production.

Market value: means the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal, or one based on income approach), Actual Cash Value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.

Master plan: means a drawing or a set of drawings prepared by a registered professional engineer associated with site plan or subdivision approval in conformance with this Code.

Maximum buildout potential: means the maximum amount of residential units and/or non-residential square footage allowed within a development.

Mean sea level: means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations.

Mean high water: means, per F.S. Subsection 177.27(14), the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the results to the equivalent of a mean 19-year value.

Mean high water line: means, per F.S. Subsection 177.27(15), the intersection of the tidal plane of mean high water with the shore.

Medical cannabis: means the same as the definition provided by Section 391.986(1)(a) F.S. The sale of medical cannabis is not permitted in the City of Wildwood. The terms marijuana and cannabis shall be synonymous.

Medical marijuana cultivation facility: means the same thing as a "cultivation facility" as provided by Rule 64-4.001(11)(a) F.A.C., and includes any areas approved by the Florida Department of Health for the cultivation of medical cannabis. Medical marijuana cultivation facilities are not permitted in the City of Wildwood.

Medical marijuana dispensary: means a "dispensing facility", as provided for at Rule 64-4.001(11)(c), F.A.C., and includes any building or structure approved by the Florida Department of Health for the dispensation of medical cannabis. Medical marijuana dispensaries are not permitted in the City of Wildwood.

Medical marijuana processing facility: means a "processing facility" as defined under Rule 64-4.000(11)(b) F.A.C., and includes any area approved by the Florida Department of Health for the processing of medical marijuana. Medical marijuana processing facilities are not permitted in the City of Wildwood.

Medical office: means a small-scale facility or office where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes labs for performing services to provide information or materials for use in the diagnosis, prevention, or treatment of a disease or a medical or dental condition, as well as facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, outpatient pain therapy clinics, and sleep disorder clinics. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale - 36 or more beds) or blood/tissue collection centers, drug or alcohol treatment facilities, or massage therapy establishments. a building used, or designed to be used, principally to provide health care treatment and services to the public.

Memorandum of Understanding or Agreement (MOU)(MOA): means a project specific agreement between a developer or institution and the City Commission.

Microcell structure: means a cell in a mobile phone network served by a low power cellular base station covering a limited area such as a mall, hotel, transportation hub, downtown, public gathering area, or neighborhood. Microcells shall not be considered tower, and shall be allowed in any zoning district.

Mine: means an area of land on which mining activities have been conducted, are being conducted, or are planned to be conducted, as the term is commonly used in the trade.

Mining: means the reducing or lowering the natural level of ground through removal of limerock and overburden or minerals with the exception of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of in excess of 50,000 cubic yards of limerock or other minerals. Blasting and lowering of ground water in order to extract limerock are mining activities.

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Mining activities: means the extraction of minerals, ore, or other naturally occurring materials from the earth by whatever method, including the removal of overburden for the purpose of extracting and removing from site such underlying deposits, and all associated clearing, grading, construction, processing, transportation, and reclamation on the mine property, and includes the term "pre-mining activity", but shall not be deemed to include activity associated with site surveying, environmental monitoring, mineral exploration, or the sinking or operation of test wells and similar activities.

Minor Collector Roadway: means a roadway that connects local roadways with the collector and arterial roadway network and provides interconnection between neighborhoods. A minor collector roadway has a moderate average traffic volume and trip length.

Mixed-use building: means a building which includes two or more use categories, one of which should be residential.

Mobile food dispensing vehicle: As defined by Florida Statute Section 509.102.

Mobile home: means a movable dwelling unit constructed in a manufacturing facility designed and constructed to be towed on its own chassis and readily connected to utilities and is designed to be occupied year-round. It may contain one or more components that can be retracted or separated for towing on their own chassis and subsequently expanded or reconnected to provide additional capacity. When used in this Code, the term mobile home shall also include manufactured homes. Mobile homes older than 20 years at the date of proposed installation are not permitted in any zoning district in the City. Mobile homes moved from one location within the city limits of the City of Wildwood to another location within the City are exempt from the 20 year requirement above, provided they meet all other standards and are certified for soundness and habitable living conditions.

Prior to being moved to the parcel, mobile home pad, or mobile home lot for which permitting is sought, the mobile home shall be inspected and certified for soundness and habitable living conditions based on all applicable codes. The inspection and certification shall be performed by either: a mobile home dealer licensed in Florida; engineer, architect, residential, building, or general contractor, holding the appropriate certification or registration by the State of Florida; building inspector certified by the State of Florida; or the Building Official. Any repairs that are required in order to meet the requirements for certification of soundness and habitable living conditions but be made, and the certification received, prior to being moved to the parcel, mobile home pad, or mobile home lot for which certification is sought.

Mobile home space: means a foundation or fixed area for locating a single mobile home. This term shall be synonymous with the terms mobile home pad or mobile home stand. As opposed to lots within a mobile home subdivision which are owned by the resident, mobile home spaces occur when a mobile home park is owned by a person(s) in its entirety, with individual spaces rented out to renters parking their mobile homes on the space and being provided with basic services.

Mobile home lot: refers to a parcel in a mobile home subdivision which is owned by the individual with their mobile home on the lot or owned by an individual renting the lot to another for their placement of a mobile home as a tenant.

Mobile home park: means a parcel of land under single ownership which has been planned, designed and developed for the placement of two or more mobile homes, appurtenant structures (or fixtures), and/or additions.

Mobile home subdivision: means a parcel of land which has been planned as a subdivision exclusively for mobile homes or similar types of dwelling units (such as modular homes). Each dwelling unit's lot is designed to be individually owned.

Mobile pick-up lane: means a fully dedicated lane in the drive-thru for guests who place their order ahead in a restaurant using its mobile application. The drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five stacking spaces per lane shall be required.

Modular home: means a dwelling which is similar to a mobile home but is designed to be transported from the manufacturing facility to a permanent site and occupied as a conventional single-family dwelling unit. New construction of Modular homes requires permanent foundation with stem wall.

Modular building: means a building which is designed to be transported from the manufacturing facility to a permanent site and used as an office or other non-residential use. New construction of modular buildings requires a permanent foundation with stem wall.

Monument sign: means a type of sign that is not supported by a pole structure. A monument sign is placed upon the ground independent of support from the face of a building, is constructed of a solid material such as wood or masonry and is supported by an integrated, solid base greater than the width of the sign.

Motel: means a building, group of buildings, or portion of a building, containing sleeping units which may or may not have cooking facilities and are normally occupied on a daily or short-term basis. A motel may include living quarters containing individual cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the individual units is from the exterior of the building.

Multi-family unit: means an individual dwelling unit contained within an apartment, residential condominium, or mixed-use building.

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Multi-modal infrastructure: means transportation infrastructure that accommodates multiple modes such as sidewalks, bicycle lanes, bicycle parking facilities, path, streets, transit stops, transit lanes, and other similar features.

Multi-prism or tri-vision sign: means a sign made with a series of triangular sections that rotate and stop, or index, to show multiple images or messages in the same area at different times.

Mural: means a painting, graphic, mosaic, fresco, or other artwork attached or applied directly to the exterior of a structure. Murals are prohibited from the front of buildings. Murals containing commercial messages of any kind (e.g., brands, names, trademarks, logos, slogans, corporate mascots or advertising messages) are considered signs and will be subject to regulation as such.

National Flood Insurance Program (NFIP): means the program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the *Code of Federal Regulations*, Subchapter B.

Native vegetation :means self-supporting, indigenous species of plants, reasonably capable of growing and surviving in the climatological areas of the City.

Net density: means a measure of density calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas shall only be excluded if the land is designated as Conservation of the Future Land Use Map or dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

New construction: means structures for which the "start of construction" commenced on or after the effective date of this Code.

Non-commercial message: means any message which is not a commercial message.

Non-conforming lot: means a lot which does not conform to the provisions of this Code and/or other applicable City ordinances.

Non-conforming sign: means any sign that was validly installed under laws or ordinances in effect prior to the effective date of the LDR or subsequent amendments, but which is in conflict with the current provisions of the LDR.

Non-conforming use: means the use of any building, group of buildings, lot, or group of lots which was lawful at the time this Code was passed but does not conform with the regulations of the district in which it is located.

Non-hazardous: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness.

Non-residential building (NRB): means any structure not containing a residential dwelling unit or residential use.

Nursery: means an establishment or area for the propagation, breeding, and early cultivation of plants which may be sold commercially.

Nursing home: means a facility for patients who are recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide 24-hour supervised nursing care and feature extended treatment that is administered by a skilled nursing staff. The residents do not live in private units and the residents typically do not leave the facility until well enough to do so. The facilities provide personal care, room, board, laundry service, and organized activities. This definition does not include community residential homes, assisted living facilities, or independent living facilities. This definition does include convalescent centers and skilled nursing facilities.

Office: means a building, room or space where clerical, professional or administrative activities are performed. Such a building, room or space may be the principal structure, a portion of the principal structure, an accessory structure or a portion of an accessory structure on a lot.

Off-site commercial sign: means a billboard or sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Open space: means areas containing wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. For purposes of meeting open space requirements of this Code, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the total open space requirement. Open space shall not include areas within a right-of-way or areas which are private property.

Owner: means the person in who is vested the fee ownership, dominion, or title of property (i.e., the proprietor). This term may also include a tenant, if chargeable under his lease for the maintenance of the property, and any agent of the owner or tenant including a developer.

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Parcel or parcel of land: means a contiguous quantity of land in possession of, owned by, or recorded as property of the same claimant person in the public records of Sumter County, Florida, as of July 25, 2011 or as may be subsequently recorded pursuant to the Code.

Parking area or parking lot: means an area used for the temporary storage of vehicles. The owners or users of said vehicles may be charged fees for permitting their storage, but no vehicles are to be equipped, repaired, rented or sold in this area.

Parking space: means a portion of a parking area which is clearly marked as being intended for the storage of one vehicle.

Pass-through lane: Please refer to Bypass Lane.

Paved: means an area of ground covered with materials allowed for such purpose under these LDRs (ex. road standards different), including, as appropriate, but not limited to stone, brick, concrete, asphalt, or gravel, or similar materials making a firm, smooth, level surface.

Pennant: means any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, which will flutter or swing in the wind.

Permanent sign: means any sign which is intended to be and is so constructed as to be of lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear and tear) and position and in a permanent manner affixed to the ground, wall or building. Unless otherwise provided for herein, a sign other than a temporary sign shall be deemed a permanent sign unless otherwise indicated elsewhere in these Land Development Regulations.

Permitted use: means a use which is lawful under the terms of this Code.

Person: means any and all persons including any individual, firm, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Pervious: means areas of a development which are permeable (porous) to the passage of water.

Place of worship: means a building or property used for conducting the services of a generally recognized religious organization.

Planned development or planned unit development (PD)(PUD): means a development project where the land is planned and developed as a single unit or series of programmed stages rather than individual parcels. Portions of the final development product may be retained by the owner or sold to individual purchasers.

Planning and Zoning Board: means the City of Wildwood Planning and Zoning Board as provided for in this Code.

Pole sign: means a ground sign that is supported by one or more poles and otherwise separated from the ground by air. A pole sign is not a monument sign, another type of ground sign.

Portable sign: means any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this division, a natural or man-made air, inflatable sign shall be considered to be a portable sign.

Premises: means a parcel of land and any structures occupying the parcel of land.

Principal building: see "main or principal building."

Principally above ground: means that at least 51 percent (51%) of the actual cash value of the structure is above ground.

Principal use: Means the actual primary function for which a lot and buildings upon it are used.

Private club: means a building or portion thereof, owned and/or operated by a corporation, association, person, or group for a civic, educational, recreational, social or other public or semi-public purpose.

Program deficiency: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those LDR's floodplain management regulations or of the standards required by the National Flood Insurance Program.

Project: means improvements related to existing residential or non-residential sites in which this Code requires a permit or application approval.

Projecting sign: means any sign affixed perpendicular, or at any angle to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

Property Owner: means the person(s) in whom is vested the title of real property.

Protected tree: means any tree, except undesirable, noxious, or invasive species, with a diameter breast height (DBH) of ten (10) inches or greater.

Recreational vehicle (RV): means a vehicle similar to, but smaller than, a mobile home designed to serve as a temporary dwelling. It may be equipped with restroom facilities. These vehicles may be towed or may have the necessary automotive equipment to operate independent of another vehicle. Generally, this classification includes "campers," "travel trailers," and similar vehicles.

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Public safety and nuisance: means, in terms of floodplain regulations, anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

Rear lot line: see "Lot line, rear".

Rear setback: see "Setback, rear".

Rear yard: see "Yard, rear".

Reasonably safe from flooding: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle (RV) park: means an area set aside primarily for temporary travel trailers, campers and other recreational vehicles. This facility is intended to provide temporary, non-permanent water, sewer, and electrical hook-ups for such vehicles in exchange for a specified rate of compensation.

Record drawings: The final plans amended by the engineer-of-record and the surveyor-of-record so as to include all locations, dimensions, elevations and materials as constructed and installed. The term record drawings does not denote any guarantee as to the above, only due diligence in the preparation of the documents.

Registered land surveyor: means a registered land surveyor licensed by the State of Florida.

Regulatory floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a deficiency or violations: means, in terms of floodplain regulations, to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of non-compliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of these LDRs, or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Residential facility: means any residential facility licensed by HRS providing a family living environment including supervision and care necessary to meet the physical, emotional and social life needs of clients.

Rezoning: means an official reclassification of the zoning district of a parcel of land in accordance with the procedures set forth in this Code.

Right-of-way (ROW): means an area of land over which people and goods have the right to pass or travel. A public right-of-way grants passage to all and may grant the right to park registered vehicles in accordance with City parking restrictions. Public right-of-way is a form of easement dedicated to the City during subdivision or site plan for public use. Right-of-way is not part of the adjacent parcels; the right-of-way boundary usually coincides with adjacent parcel property lines.

Roadway: see "street."

Roof sign: means any sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat roofed building, the eave line of a building with a hip, gambrel, or gable roof.

Rotating sign or revolving sign: means an animated sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

School: means a building and/or property utilized for the purpose of providing formal primary, secondary and/or post-secondary education/training.

Semi-trailer: shall mean a trailer without motor power with a set or sets of wheels and /or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

Semi-truck: shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, or all trucks, tractors, or automotive towing vehicles that tow semi-trailers.

Semi-truck owner: means the person who is the owner of a semi-truck and/or trailer.

Semi-truck driver: means the operator of a semi-truck, whether or not they are the owner or lessee of said semi-truck.

Setback: means the minimum separation distance required between a property line and a building or structure.

Setback, building: means the distance between a given lot line, normal water line, right-of-way line and any portion or part of any structure. This setback distance will vary depending upon the zoning district and the particular side (front, rear or side) of the structure relative to the lot line, water body, or right-of-way line.

Setback, front: means the minimum separation distance required between the front property line and a building or structure.

Setback, rear: means the minimum separation distance required between the rear property line and a building or structure.

Setback, side: means the minimum separation distance required between the side property lines and a building or structure.

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Service street: means a local street or alley used to provide rear-yard access to businesses, institutions and residences for the purpose of providing services (for example, garbage collection or delivery services).

Shallow flooding: see "area of shallow flooding."

Shipping Container: means a steel intermodal container used to carry goods on trains, trucks or ships.

Shrub: a low, woody, perennial plant with one or more permanent woody stems dividing from the base that grows to a height of at least three (3) feet.

Side lot line: see "Lot line, side".

Side setback: see "Setback, side".

Side yard: see "Yard, side".

Sidewalk: means a concrete path constructed at a minimum of five (5) feet in width that is intended for pedestrians and non-motorized vehicles. Sidewalks may be located on private property or within a right-of-way.

Side yard: see "Yard, side".

Sign: means any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way or parking area (collectively referred to as a "public area"). For the purposes of these regulations, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered to be a single sign.

Sign area: means the square foot area within a continuous perimeter enclosing the extreme limits of the sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of the actual surface area. In the case of painted wall signs composed of letters, shapes, or figures, or skeleton letters mounted without a border, the sign area shall be the area of the smallest rectangle or other geometric figure that would enclose all of the letters, shapes and figures. The calculation for a double-faced sign shall be the area of one face only provided the sign is parallel and no greater than 24" apart or angled more than 30 degrees. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than twenty-four (24) inches apart.

Sign height: means the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. The base or structure erected to support or adorn a monument, pole or other freestanding sign is measured as part of the sign height.

Significant construction: means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

Sight triangle: means a triangle formed by measuring a distance of 25 feet from the point of intersection of the ingress/egress pavement line or public right of way and another public right-of-way pavement line and connecting the points so established to form a triangle on the area of the lot adjacent to said intersections. Within such site triangle, no structures shall exist between 18 inches (18") and six feet (6') as measured from road grade. The term visibility triangle is synonymous.

Simulated gambling device: means any device that, upon connection with an object, is available to play or operate a computer simulation of any game, where the play or operation of the device may deliver or entitle the person or persons playing or operating the device to a payoff directly or indirectly from the owner or operator of the device or that person's designee. The following rules of construction apply to this definition of "simulated gambling device":

- (a) The term device means any mechanical or electrical contrivance, computer, terminal, video or other equipment that may or may not be capable of downloading games from a central server system, machine, computer or other device or equipment. The term "device" also includes any associated equipment necessary to conduct the operation of the device.
- (b) The term upon connection with means insertion, swiping, passing in range, or any other technical means of physically or electromagnetically connecting an object to a device, including by the manual input by any person of characters, numbers, or any combination thereof, or other code for the purpose of accessing or activating a device, or any other mechanism or method by which the object provides access to the device.
- (c) The term object means a coin, bill, ticket, token, card, characters, numbers, or any combination thereof, other code, or any other tangible or intangible access mechanism or method, obtained directly or indirectly through payment of consideration, or obtained as a bonus or supplement to another transaction involving the payment of consideration.

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- (d) The terms play or operate or play or operation includes the use of skill, the application of the element of chance, or both.
- (e) The term computer simulation includes simulations by means of a computer, computer system, video display, video system or any other form of electronic video presentation.
- (f) The term game includes slot machines, poker, bingo, craps, keno, "fish", any other type of game ordinarily played in a casino, a game involving the display of the results of a raffle, sweepstakes, drawing, contest or other promotion, lotto, sweepstakes, and any other game associated with gambling or which could be associated with gambling, but the term "game" does not necessarily imply gambling as that term may be defined elsewhere.
- (g) The term payoff means cash, monetary or other credit, billets, tickets, tokens, or electronic credits to be exchanged for cash or to receive merchandise or anything of value whatsoever, whether made automatically from the machine or manually.
- (h) The use of the word gambling in the term "simulated gambling device" is for convenience of reference only. The term "simulated gambling device" as used in this part is defined exclusively by this subsection and does not incorporate or imply any other legal definition or requirement applicable to gambling that may be found elsewhere.
 - (i) For the purpose of determining the number of simulated gambling devices, each seat, terminal, or other interface at which a separate individual may use the device, shall be counted as a separate and distinct device, regardless of whether the device or any seat, terminal, or other interface is functional.

(j) *Single family attached (SFA)*: means a dwelling unit connected to at least one, but not more than two (2) adjacent dwelling units (no more than three (3) total units) by any architectural feature integral to its design or the design of its garage, excluding fences, posts, utility screen walls, stoops, driveways, walkways and air conditioning pads.

Single family detached (SF): means a traditional stand-alone dwelling unit that houses a single family and shares no connection to another dwelling unit. *Site plan*: means the drawing(s) which put forth an applicant's proposal for the development of a particular piece of land that is certified by a registered professional engineer.

Sketch: means a rough drawing or set of drawings which illustrates features of a site.

Smoke shop: means a business where 50 percent (50%) or more of its sellable inventory is tobacco and products for the use of tobacco and similar inhaled smokable products, including, but not limited to, vaping and electronic cigarettes. The term tobacco shop is synonymous with smoke shop.

Snipe sign: means a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to or placed on public property such as but not limited to a public utility pole, a public street sign, a public utility box, a public fire hydrant, a public right-of way, public street furniture, or other public property; except for A-frame and T-frame signs that are temporarily placed on public property under such limitations and constraints as may be set forth in the Land Development Regulations

Special exception: means a use that would not be appropriate generally or without restriction throughout a zoning district but may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in this Code.

Special flood hazard area: see "area of special flood hazard."

Spring: means a point where underground water emerges onto the Earth's surface.

Springshed: means those areas within ground and surface water basins that contribute to the discharge of a spring.

Start of construction: means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, improvement, or substantial improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation for this definition, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Statutory sign: means a sign the city is required to erect by any statute of the State of Florida or the United States for safety, directional, or traffic control purposes.

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Story: means that portion of a building included between the surface of any floor and the surface of the next floor above it. In the event there is not a floor above the former, then the story is that portion of a building between the top floor and the ceiling above it. Generally, a story is no more than 15 feet high from bottom to top.

Street: means a public or private thoroughfare which affords the principal means of access to abutting property. Alleys shall not be considered streets.

Street, arterial: see "arterial street."

Street, collector: see "major or minor collector street."

Street line: means the public right-of-way line of a street.

Street, local: see "local street."

Street, service: see "service street."

Street trees: means trees, shrubs, bushes, and all other woody vegetation on rights-of-way on either side of all lanes, streets, avenues, or ways within the City.

Structure: means a man-made object having a relatively stationary location on or in land or water whether or not it is affixed to the land or on a permanent foundation. As it relates to floodplain management, a structure refers to a walled, roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivider: means any firm, corporation, partnership, person or other legal entity who, acting as a unit, voluntarily engages in or proposes to engage in, the division of a parcel (or parcels) of land into smaller parcels of land.

Subdivision: means:

(A) The division of any parcel of land into three (3) or more contiguous lots for the purpose of building, development or transfer of ownership; or any division of a parcel of land requiring a new street or modification to an existing public street, or the provision of other public facilities or improvements, including but not limited to, drainage facilities and utilities. This term includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

(B) Subdivision shall not mean:

- (1) The transfer of property by sale, gift, or testate or intestate succession from the property owner to his or her spouse or lineal descendants, provided that all required utilities are in place prior to the issuance of a development permit,
- (2) The transfer of property between tenants in common or joint tenants for the purpose of dissolving the tenancy in common or joint tenancy,
- (3) The sale or exchange of parcels of land between owners of adjoining properties provided that additional lots are not thereby created and that the parcels remaining are not reduced below the minimum sizes required by the Code.

Substantial damage: means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. This term also includes "repetitive loss" structures as stated in section 6.8.

Substantial improvement: means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure in which the cumulative costs equals or exceeds 50 percent of the market value of the structure. This term includes structures that have incurred substantial damage. The term, however, does not include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code violation, which have been identified by the local Code Enforcement Officer prior to the application for permit of improvements, and which are the minimum necessary to assure safe living conditions.

The market value of the structure should be:

(A) The appraised value of the structure prior to the start of the initial repair or improvement, or;

(B) In the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure..

T-sign: means a temporary single or double-faced sign which is supported by a base that rests on the ground and is not embedded into the ground. A t-frame sign resembled an inverted T, with the sign attached to the top of the inverted shape.

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Temporary sign: means a sign intended for a use not permanent in nature. Unless otherwise provided for in these Regulations, a sign with an intended use for a period of time related to an event shall be deemed a temporary sign. A flag shall be deemed a temporary sign.

Tiny House: means a principal, permanent residential dwelling unit in a Tiny House Community that has a total square footage (inclusive of any additional stories) of between 170 square feet and 1,100 square feet. The minimum width of a Tiny House in a Tiny House Community shall be 8.5 feet, with a maximum width of 25 feet. Tiny houses shall follow and comply with all other applicable building codes.

Tiny House on Wheels (THOW): means a tiny house which is either built on a trailer or is towable by a bumper hitch, frame-towing hitch, or fifth wheel connection, and cannot move under its own power. Tiny House on Wheels shall not be permitted in the City of Wildwood.

Tiny House Pocket Neighborhood: means a neighborhood of tiny houses that has a minimum square footage of 100 square feet and a maximum square footage of 550 square feet. Each pocket neighborhood shall have a minimum of 4 tiny houses and a maximum of 12 tiny houses and be located on a maximum of 5 acres.

Tower: see "Communications tower".

Transit ready: means a built environment that encourages and can accommodate transit and multi-modal opportunities.

Travel Center: means a one-story retail store containing greater than five thousand (5,000) square feet of gross floor area that is designed and stocked to sell food, beverages, gasoline and other items. Travel centers shall not include overnight parking facilities for semi-trucks or semi-trailers.

Travel trailer: see "recreational vehicle (RV)."

Tree: means a woody or fibrous perennial plant which is capable of growing within the USDA Hardiness Zones 9A or 9B, and normally grows with an upright trunk to an overall height of at least 15 feet and to a minimum DBH of at least four inches.

Tree condition: means a rating of the health of a tree on a scale of 1-100 based upon procedures contained in the current edition, and as amended, of the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal.

Tree risk: means the rating of the risk that a tree poses to the surrounding area according to ISA Tree Risk Assessment Protocols (TRAQ)

Truck stop: means an establishment primarily for fueling, servicing, repair, and short-term parking of semi-trucks, semi-trailers or similar heavy commercial vehicles, including but not limited to the sale of accessories and equipment for such vehicles. It may also include overnight accommodations, showers, and restaurant facilities primarily for the use of semi-truck or semi-trailer crews.

Underscore Tree: means any tree species with a mature height of less than 20 feet (Referred to as Medium Trees in Table 6-3).

Unenclosed use: means a use which is not enclosed by a roof and at least three walls.

Unsafe sign: means a sign posing an immediate peril or reasonably foreseeable threat of injury or damage to persons or property.

Variance: means a grant of relief from the requirements of this Code, in the manner provided for variances in this Code (see section 3.12).

Vehicle sign: means a sign which covers more than twenty (20) square feet of the vehicle, which identifies a business, products, or services, and which is attached to, mounted, pasted, painted, or drawn on a motorized or drawn vehicle, and is parked and visible from the public right-of-way; unless said vehicle is used for transporting people or materials in the normal day to day operation of the business.

Vertical datum: means a reference surface used to ensure that all elevation records are properly related, relative to mean sea level. The current national datum is the North American Vertical Datum of 1988 (NAVD 88), although references to the former National Geodetic Vertical Datum of 1929 (NGVD 29) can still be found.

Vertical mix: means the percentage of a development's square footage devoted to multi-story buildings.

Viable tree: means any live tree meeting the definition of *protected* tree where the species is not listed as invasive exotic and the condition or risk rating meets the criteria of at least 50 as defined under *Tree Condition* on undeveloped properties. Or on developed properties, the arborist finds that the tree poses no more than Low Risk as defined under *Tree Risk*.

Violation: means the failure of a structure or other development to be fully compliant with the requirements of these Land Development Regulations. A structure or other development without an elevation certificate, other certifications, or other evidence of compliance with the LDRs Floodplain Development Regulations provided in Section 6.8 is presumed to be in violation until such time as that documentation is provided.

Visibility triangle: see "Sight triangle".

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Wall wrap sign: means a sign composed of fabric, plastic, vinyl, mylar or a similar material that drapes or hangs over the side of a building, wall or window.

Wall sign: means any sign attached parallel to, but within twelve (12) inches of a wall; painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Warning sign or safety sign: means a sign which provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that provides warning of a violation of law (e.g., no trespassing, no hunting allowed, etc.).

Watercourse: means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation: means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Wetlands: means lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and noncontiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bogs, wet prairies, and freshwater marshes.

Wind sign: means a sign which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include, pennants, ribbons, spinners, streamers or captive balloons, however, the term wind sign shall not include flags.

Wireless communications services: means pagers, cellular telephones, personal communication services, two-way radio, broadcast and similar technologies, which use antennas or towers to facilitate the transmission of signals from one (1) location to another for the purpose of allowing one-or two-way communication of voice or electronic messages where either the sending or receiving units, or both, are free standing and not connected to any system of wires or cables used to transmit such messages.

Yard, front: means the area of a property located between the front property line and the primary building which, except in certain exceptions for corner lots, runs the entire width of the lot between the side lot lines.

Yard, side: means the area of the property located between the side property lines and the primary building which, except in certain exceptions for corner lots, runs the entire width of the primary building.

Yard, rear: means the area of a property located between the rear property line and the primary building, running the entire width of the lot between the side lot lines.

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3.1. General.

- (A) *Establishment of zoning districts.* For the purpose of promoting the health, safety, morals, and general welfare of the citizens, residents, and businesses of the City of Wildwood, the following zoning districts are hereby established in TABLE 3-1.
- (B) *Permitted zoning districts.* TABLE 3-2 identifies the zoning districts which shall be allowed within the land use designations provided on the Future Land Use Map of the Comprehensive Plan. Planned developments are permitted pursuant to the regulations set forth in Chapter 8 of this Code.

3.2. Official Zoning Map.

- (A) *Zoning map.* The boundaries of the various zoning districts are shown on the official Zoning Map. The zoning map shall be maintained by the City through a GIS database and shall be made available to the public. All proposed changes to the district boundaries shall be heard by the Planning and Zoning Board and approved by the City Commission.
- (B) *Interpretation of zoning district boundaries.* Except as otherwise specifically provided, the abbreviations shown within district boundaries on the official Zoning Map indicates that district's regulations pertaining to the district extent throughout the whole area surrounded by the boundary line. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the provisions and rules below shall apply.
- (1) Boundaries indicated as approximately following the center line of a street, highway, or alley shall be construed to follow such center line.
 - (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - (3) Boundaries indicated as approximately following the City limits line shall be construed as following such a line.
 - (4) Boundaries indicated as following shorelines shall be construed as following the mean high-water line.

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- (5) Distances concerning boundary lines not relative to street center lines or lot lines specifically indicated on the official zoning map, shall be determined by the Board of Adjustment.
- (C) *Boundary line disputes.* In any instance where the boundary line of a zoning district is in dispute, the Development Services Director shall notify the Board of Adjustment. When notifying the Board, the Director shall request a public meeting to resolve the dispute and shall inform the Board of the reason they are unable to resolve the dispute. Upon receipt of a notice from the board of the day, time, and place of the meeting, the director shall notify the parties to the dispute, in writing, of the day, time, place and purpose of the public meeting. At this meeting, all parties will be given a proper amount of time to present their point of view on the dispute.
- (D) *Zoning overlay map.* A zoning overlay map is hereby established. The zoning overlay map shall be maintained by the City and shall delineate existing planned unit developments at time the Code was adopted. The zoning overlay map shall be amended to include all planned developments approved after the adoption of this Code as well delineate all mixed-use centers pursuant to section 3.5(D). The zoning overlay map shall be made available to the public.

3.3. Rezoning.

The regulations, restrictions, procedures, official zoning maps, and other material set out in these zoning regulations may from time to time be amended, supplemented, changed, or repealed.

(A) *Application.*

- (1) A zoning amendment may be proposed by the City Commission, the Planning and Zoning Board/e Board of Adjustment, any other department or board of the City of Wildwood, or any other person provided, however, that no such person shall propose an amendment for the rezoning of property which they do not own fee simple, except as agent, petitioner or attorney for an owner. Proof of such shall be in the form of a notarized authorization letter.
- (2) All proposals for zoning amendments shall be made by submitting an application for rezoning to the office of the Development Services Director. If the application is from anyone other than a City Official or Board, the payment of such fees as have been established by the City Commission shall be submitted.

(B) *Hearing notice.* All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to abutting property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway adjacent to the subject property in a location visible to the general public.

(C) *Review process.*

- (1) *Project Review Committee.* The Project Review Committee shall review all planned development applications in accordance with Chapter 1, section 1.6 prior to the zoning amendment be heard by the Planning and Zoning Board. All other zoning amendments are exempt from mandatory review by the Project Review Committee.
- (2) *Development Services Director review.* The Development Services Director shall review all proposed rezonings and make recommendations to the Planning and Zoning Board in the form of a staff report. For planned developments, the findings of the Project Review Committee shall be included in the staff report. A copy of this report shall be available at the Development Services Department of the City of Wildwood five (5) days before the public hearing.
- (3) *Planning and Zoning Board.* All proposed zoning amendments shall be heard by the Planning and Zoning Board. Before making a recommendation concerning the proposed zoning amendment, the Planning and Zoning Board shall hold a public hearing to consider the proposed zoning amendment. The Planning and Zoning Board shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to parties involved. Public notice shall adhere to Florida statute. At the hearing, any party may appear in person or by agent or attorney. Within a reasonable time after a proposed zoning amendment is officially received by the Planning and Zoning Board, the Board shall submit its report and recommendation concerning the proposed amendment to the City Commission. The report and recommendations shall make note of staff's recommendation. The Board's report and recommendations are advisory only and shall not be binding upon the City Commission.
- (4) *Report requirements--rezoning.* When pertaining to the rezoning of land, the report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:
 - (a) Whether the proposed change is consistent with the comprehensive plan;

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- (b) The existing land use pattern of the surrounding area;
 - (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
 - (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
 - (e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
 - (f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.
- (5) *City Commission.* The City Commission shall hold a public hearing to consider the proposed zoning amendment. The City Commission shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to the parties involved. At the hearing any person may appear in person or by agent or attorney. The City Commission shall take final action on the proposed zoning amendment by either approving or denying the proposed amendment. The zoning amendment shall be adopted by ordinance. Appeals from the decision of the City Commission shall be filed in the court having jurisdiction over such matters.

3.4. Zoning District Standards.

- (A) *Applicability.* Unless otherwise specified in this Code, the rules outlined below shall be used in applying the zoning district regulations. Upon annexation of a parcel of land into the City, the City shall begin the process of amending the Comprehensive Plan in accordance with Florida statute and include the annexed parcel on the Future Land Use Map and official Zoning Map. However, in the interim between the time when the area is annexed, and the City Commission completes the comprehensive plan amendment and rezoning process the annexed parcel will retain the County land use and zoning designations until otherwise classified by the City.
- (B) *Mix of housing types.* All developments are encouraged to contain a mix of housing types to provide a variety of housing options within the City of Wildwood. All developments containing 500 or more single-family detached residential units are required to contain one (1) or more additional housing types. Housing types are inclusive of the following four categories:
 - (1) Single family attached;
 - (2) Apartment or condominium building; or
 - (3) Dwelling units within a mixed-use building.
- (C) *Blending.* Within a development's internal boundary, the amalgamation of land uses (i.e., commercial, residential, etc.), densities or intensities may be allowed regardless of where the geographic zoning boundary line is located provided that the development's overall maximum buildout potential pursuant to section 3.5(C) are not exceeded. This provision may be allowed only within developments that proceed through the zoning process as planned developments.
- (D) *Density, intensity, and lot standards.* TABLE 3-4A through TABLE 3-4D identifies district densities, intensities, and standards per zoning district.

3.5. Mixed-use Zoning District Criteria.

- (A) *General.* Properties contained in a mixed-use zoning district may be subject to the standards listed within this section. Developments greater than 10 acres in a mixed-use zoning district, with the exception of Residential/Institutional/Office, are required to proceed through the development process as a planned development pursuant to Chapter 8 of this Code.
- (A) *Use percentages.* Developments greater than 10 acres in a mixed-use zoning district shall adhere to the requirements contained in TABLE 3-5. The percentages depicted in TABLE 3-5 relate to the percentage of the development's acreage devoted to each use category. Developments less than 10 acres in a mixed-use zoning district may develop as a mixed-use or single-use project which do not meet the requirements of TABLE 3-5.
- (B) *Determination of maximum buildout scenario.* The City shall review mixed-use developments in accordance with this section. The maximum buildout scenario is determined by first deducting the intended acreage devoted to residential. The applicable density is then applied to the residential acreage to determine the amount of dwelling units allowed. The acreage devoted to residential is deducted prior to assessing the amount of non-residential square footage. Applying the applicable intensity from the resulting remaining acreage will provide the maximum amount of non-residential square footage allowed. While the intended percentages may vary, the percentage of residential and non-residential uses must equal 100%. The amount of residential square footage contained within mixed-use buildings does not count against the maximum allowable non-residential building square footage.

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For example:

100 acres of Residential Mixed-use in which 35% residential is sought

$$\begin{array}{ll} (100) \times (.35) \times (10) = & \underline{350 \text{ dwelling units}} \\ (100) \times (.65) \times (.3) \times (43560) = & \underline{849,420 \text{ square feet of non-residential uses}} \end{array}$$

3.6. Principal Uses.

- (A) *Uses established.* The principal or main use(s) and associated structures of a property shall be allowed as one of the following:
- (1) *Permitted use.* This use is hereby established as the general use(s) in the various zoning districts, as specified in TABLE 3-6, and is a use of right when in compliance with the requirements of this Code. For instances where the intended use of the property is not specifically listed in TABLE 3-6, the Development Services Director may make a determination as to whether or not the intended use is permitted in a particular zoning district.
 - (2) *Conditional use.* This use is hereby established to conditionally allow specified uses as specified in TABLE 3-6. Because of their unique characteristics, these uses are not permitted as a matter of right, special use or otherwise allowed by this Code. Process information and regulations are contained in section 3.8 of this Chapter.
 - (3) *Special exception use.* This use is hereby established to allow uses not normally permitted in the various zoning districts. A special use is not a use of right and there is no presumption that it will be granted. Process information and regulations are contained in section 3.9 of this Chapter.
- (B) The use regulations specified in this Code shall be considered as specific regulations governing the use of parcels and structures located on the parcels.

3.7. Accessory Uses and Structures.

- (A) *General.* This use is hereby established to allow activities which are customarily incidental to the principal use, provided it meets the following general requirements:
- (1) An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure;
 - (2) Accessory uses must comply with standards pertaining to the principal use unless specified otherwise in this Chapter;
 - (3) Unless specified otherwise herein, accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the parcel on which they are located and not for use by the general public.
 - (4) Accessory uses may encroach into the side and rear setbacks established in TABLE 3-4. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line, unless the accessory use is located along property lines adjacent to a roadway. If the accessory use is located along property lines adjacent to a roadway, then the setbacks shall conform to those established in TABLE 3-4.
 - ~~(5) Accessory structures may be required to meet the requirements of Design District Standards (DDS) Chapter 2, (G)(1)(5). Semi-trailers and/or shipping containers are expressly prohibited to be used as accessory structures in all residential and commercial zoning districts.~~
 - ~~(6) Storage sheds will be limited to a maximum of 20 percent of the square footage of the principal structure. The principal structure square footage area is considered to be all square footage under roof and enclosed walls.~~
- (B) *Specified accessory uses and structures.* The following uses and structures, provided they satisfy the general criteria set forth above, are specifically presumed to be accessory:
- (1) *All zoning districts.* The following accessory uses are allowable in all zoning districts:
 - (a) Detached or attached storage or utility buildings such as garages and sheds; such a shed less than 100 square feet shall not require a building permit on a lot less than one acre; such a shed less than 200 square feet shall not require a building permit on a lot greater than one acre;

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- (b) In-ground and above ground swimming pools/spas and screen enclosures for the same;
- (c) Greenhouses (non-commercial);
- (d) On site utilities which serve only the development which they are located;
- (e) Photovoltaic systems and solar thermal arrays provided they are intended to serve the principal structure solely;
- (f) Satellite dishes or antenna for private use
- (2) *Residential zoning districts.* The following uses are allowable in all residential zoning districts:
 - (a) Family cottages provided the following are met:
 - (i) No more than one family cottage may be allowed as an accessory dwelling unit to a lot containing a single family detached dwelling;
 - (ii) Accessory family cottage may be attached to the principal structure or may be detached;
 - (iii) The living area of a family cottage shall be at least 400 square feet in size. A family cottage may be a maximum of 40% of the gross floor area of the principal structure not to exceed 1,200 square feet;
 - (iv) Both the principal structure and the accessory family cottage must be conventionally constructed (site built) structures each with individual full bathrooms;
 - (v) The accessory family cottage must be designed and located to be compatible with the appearance of the principal structure;
 - (vi) The construction of an accessory family cottage must not create a parking or drainage problem, and must conform to all setback provisions of this Code;
 - (vii) The principal structure and the accessory family cottage shall share the same access point or drive;
 - (viii) The accessory family cottages shall not be sold, transferred, or conveyed as a residential unit separate and apart from the principal dwelling unit;
 - (ix) There shall be one address to the main structure only; and
 - (x) There shall be one electric utility service meter; one water meter; one sewer connection and one trash pickup account for the site.
 - (b) Temporary real estate offices associated with subdivisions.
 - (c) Private laundry, maintenance and mail distribution facilities; private community recreational and business office facilities associated with residential developments.
- (3) *Institutional, commercial, or industrial zoning districts.* The following uses are allowable in all institutional, commercial and industrial zoning districts:
 - (a) One residential unit (conventional construction or Class A or Class B mobile home) for caretaker, security or maintenance facilities, which may be detached, connected to, or built above the business; and
 - (b) Dining rooms, cafeterias, snack shops, day care and employee fitness centers for the exclusive use of employees, clients and guests, and not open to the general public.

3.8. Conditional Uses.

- (A) *In general.* This use conditionally allows specified uses that, because of their unique characteristics, are not permitted as a matter of right, special exception or otherwise allowed by this Code. Such conditional uses, unless properly controlled, pose potentially serious health, safety or welfare concerns to the community. Therefore, it is the intent of the City Commission to ensure, through available and reasonable methods, that the location, construction, operation, and maintenance of a conditional use produces minimal adverse effect on the environment and public health, safety, and welfare, and to fully balance the need for such conditional use with the broad interests of the public. A conditional use is not a use of right and there is no presumption that such a use will be granted. Principal uses only allowed as conditional uses are specified in TABLE 3-6 and may be approved for a period of time as specified by the City Commission.
- (B) *Application procedure.* Written application shall be made to the City for a conditional use permit. In addition, the applicant shall provide the following information:
 - (1) A site plan in accordance with Chapter 4; and
 - (2) A written statement specifically addressing the general requirements set forth in subsection 3.8(e) below.
- (C) *Hearing notice.* All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property

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owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(D) *Hearing procedure.* The procedure for review and approval of a conditional use permit request shall be in accordance with section 4.2 of this Code.

(E) *General requirements and conditions.*

(1) *Conditions and safeguards.* In granting any conditional use permit, the Planning and Zoning Board may recommend, and the City Commission may prescribe appropriate conditions and safeguards to ensure the public health, safety and welfare as well as compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of this Code.

(2) *Review criteria.* When reviewing an application for a conditional use permit, the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:

- (a) The proposed use must comply with the Comprehensive Plan;
- (b) Allowance of the conditional use will not be detrimental to the public health, safety or general welfare;
- (c) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;
- (d) The site plan illustrates environmental safeguards, adequate parking, loading and services areas which are located such that there is no adverse impact on adjoining properties;
- (e) Significant measures such as increased buffering, screening, or landscaping have been incorporated into the site plan to protect the adjoining property owners from adverse impacts such as visual, noise, odor, dust, and particulates; and
- (f) Alternative properties are not available in which a conditional use permit would not be necessary.

(F) *Transfer or abandonment of a conditional use.*

(1) Conditional use permits may run with the owner or with the property. The City Commission shall, at the time of approval, specify whether the conditional use runs with the owner or the property. If it runs with the owner, ownership of a conditional use cannot be transferred to another party.

(2) A conditional use permit that is not initiated within one (1) year of being granted shall not be established without a new application and public hearing in accordance with the procedures for such. A conditional use that is abandoned for a period of six (6) months or more shall not be reestablished without filing a new application with subsequent public hearing in accordance with the procedures for such.

3.9 Special Exceptions.

(A) *General.* A special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare. Principal uses only allowed as special exceptions are specified in TABLE 3-6.

(B) *Procedure.* The following actions must be taken before the Planning and Zoning Board may grant a special exception:

(1) *Application.* A completed application form must be submitted to the Development Services Department. Before the application is processed the Development Services Department must verify the application is complete. Non-refundable fees are to be submitted with the completed application.

(2) *Narrative.* A narrative and site plan or sketch shall be included with the application describing and detailing the following:

- (a) Explanation of the proposed use on the property;
- (b) Explanation of proposed structures and their location;
- (c) Provision for ingress and egress;
- (d) Provision for off-street parking and loading areas;
- (e) Provision for refuse and service areas;
- (f) Provision for utilities;
- (g) Provision for screening and buffering of dissimilar uses;
- (h) Provision for signs and exterior lighting;

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- (i) Provision for required yards and green space;
 - (j) Provision for compatibility with adjacent properties; or.
 - (k) Provision for meeting any special requirements.
- (3) *Parking of Semi-Trailers and/or trucks.* An application for parking of semi-trailers and/or trucks shall provide the following information:
 - (a) The number of trucks and/or trailers expected;
 - (b) The length of time the trucks and/or trailers will be expected to remain on the property;
 - (c) The hours at which the trucks and/or trailer(s) may be taken to and from the property; and
 - (d) Other supplementary information as deemed appropriate to show conformance with the requirements of Sec. 3.22(D)(1)-(6).
- (4) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.
- (5) *Review process.* The Planning and Zoning Board shall have the power to hear and approve special exceptions as specifically authorized under the terms of these zoning regulations, to grant special exceptions with appropriate conditions and safeguards, or to deny special exceptions when not in harmony with the purpose and intent of these zoning regulations. In granting any special exception, the Board may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits, or any other conditions reasonably related to the requirements and criteria of this Code.
- (C) *Review criteria.* When reviewing an application for a special exception, the board shall consider the following requirements and criteria:
 - (1) The proposed use must comply with the Comprehensive Plan;
 - (2) The overall character of the neighboring properties must be maintained;
 - (3) Justification has been presented as to why the special exception should be granted;
 - (4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and
 - (5) Consideration has been given to surrounding property values.
- (D) *Expiration or revocation of special exceptions.*
 - (1) Special exceptions may run with the property or may be granted to a specific owner of the property as determined by the Development Services Director.
 - (2) A special exception use that ~~is~~does not ~~initiated~~begin to serve the purpose for which it was granted permission within one (1) year of being granted shall not be ~~established~~commenced without a new public hearing in accordance with requirements of this Chapter.
 - (3) A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of this Chapter.
 - (4) A reasonable time limit may be recommended and imposed for the special exception. A time limit may dictate when the special exception should be initiated and/or discontinued, or may set forth a specific time period for termination.
 - (5) A special exception approval may be revoked by the Board upon non-compliance and/or violation of any condition attached to the special exception, after notice and a public hearing.
- (E) *Special requirements.* For those special exception uses listed below, the following additional special requirements shall apply:
 - (1) *Assisted living facility.* (Allowed in R-1, R-2, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:
 - (a) The proposed site shall front an arterial or collector road.
 - (b) The proposed site shall utilize the lot requirements for the IN zoning district.
 - (c) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (d) The facility shall be compatible with the adjacent area.
 - (e) Additional buffering or screening may be required, when deemed necessary.

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- (f) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects lead to a reduction in roadway LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.
- (g) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- (2) *Auto Dealership, golf cart and similar sales.* (Allowed in C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC,). A special exception may be granted under the following conditions:
 - (a) The use and all associated activities must be in completely enclosed buildings; and
 - (b) Additional buffering and screening may be required, when deemed necessary.
- (3) *Bed and Breakfast.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, RIO). A special exception may be granted under the following conditions:
 - (a) The exterior appearance shall retain a single-family residential appearance.
 - (b) The proposed use shall be compatible with the adjacent area.
 - (c) Additional buffering and screening may be required.
 - (d) The owner, operator, or resident manager shall be required to reside on the premises.
 - (e) Kitchen facilities shall be limited to one central kitchen to serve overnight guests and residents only. Cooking facilities shall not be permitted in guest rooms;
 - (f) Exterior lighting shall be compatible with lighting in the neighborhood.
 - (g) One parking space per guest room and two parking spaces for owner/occupant is required.
 - (h) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.
 - (i) Guest stays shall be limited to thirty (30) consecutive days and no more than sixty (60) days in any one-year period.
- (4) *Car wash and auto detailing facilities, full or self-service.* (Allowed in C-1, C-2, C-2A, NMU-7, CMU). A special exception may be granted under the following conditions:
 - (a) The proposed facility must use an approved oil/water separator.
 - (b) The proposed facility must use the recycled water system established within the facility.
 - (c) The proposed facility shall be compatible with adjacent development.
 - (d) Additional buffering and screening may be required for accessory structures and uses, including, but not limited to, vacuum and tire air pump areas.
 - (e) All accessory structures, including, but not limited to vacuuming and tire air pump areas, shall be designed with colors and materials compatible with the primary structure.
- (5) *Cemeteries and mausoleums.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:
 - (a) The proposed site shall be a minimum of one acre.
 - (b) Additional buffering or screening may be required.
- (6) *Childcare facility, day care, or adult day care (excluding family day care homes as defined under Chapter 402 of the Florida Statutes).* (Allowed in R-1, R-2, R-3, R-4, R-5, MHP, CDT). A special exception may be granted under the following conditions:
 - (a) The proposed site shall be a minimum of 15,000 square feet with a minimum lot width of 100 feet.
 - (b) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (c) Additional buffering and screening may be required.
- (7) *Churches and places of worship.* (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10). A special exception may be granted provided the proposed site utilize the lot details for the IN zoning district.
- (8) *Community residential home.* (Allowed in IN, C-1, C-2, C-2A, C-3, CDT) A special exception for a community residential home with 7 or more unrelated residents may be granted under the following conditions:
 - (a) The proposed site shall not be located within a radius of 1,000 feet of another existing community residential home.
 - (b) The requirements of F.S. 419.001 shall be met, if applicable.

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- (9) *Golf courses and driving ranges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5). A special exception may be granted provided the golf course or driving range is a component of a residential subdivision.
- (10) *Hospital.* (Allowed in C-1, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, 466/301). A special exception may be granted under the following conditions:
- (a) The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.
 - (b) The proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.
 - (c) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS standards below the adopted level, non-road expansion mobility strategies shall be encouraged.
 - (d) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
 - (e) The facility shall be compatible with the adjacent area.
 - (f) Additional buffering or screening may be required.
- (11) *Independent living facility.* (Allowed in R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:
- (a) The proposed site shall front an arterial or collector road.
 - (b) The proposed site shall utilize the lot requirements for the IN zoning district.
 - (c) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (d) The facility shall be compatible with the adjacent area.
 - (e) Additional buffering or screening may be required.
 - (f) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.
 - (g) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- (12) *Kennels, animal rescue facilities.* (Allowed in AG-10 and AG-5). A special exception may be granted provided the proposed site shall not abut a residential or mixed-use zoning district.
- (13) *Nursing home.* (Allowed in C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:
- (a) The proposed site shall front an arterial or collector road.
 - (b) The proposed site shall be developed in accordance with the lot details for the IN zoning district.
 - (c) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (d) The facility shall be compatible with the adjacent area.
 - (e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where the project will lead to a reduction in LOS below the adopted standards, non-road expansion mobility strategies shall be encouraged.
 - (f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- (14) *Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items.* (Allowed in AG-5, C-2, C-3, 466-301). A special exception may be granted under the following conditions:
- (a) The area of the property utilized for outdoor storage must be enclosed by a wall, fence, or opaque landscape buffer so that the items in storage are not visible from any street or surrounding property.
 - (b) Additional buffering and screening may be required.
- (15) *Parking of donation trailer.* (Allowed in AG-5, AG-10, C-3). A special exception may be granted under the following conditions:
- (a) The semi-trailer must be a donation trailer.
 - (b) The property shall not be adjacent to a residential or institutional property.
 - (c) Minimum parking standards shall be maintained.
 - (d) The area where donation trailer parking is to occur must be paved

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- (e) The area where donation trailer parking is to occur must be buffered through a combination of the use of landscaping, screening, and fencing as required by the City; and
 - (f) The applicant can demonstrate that the donation trailer parking will not create a nuisance or otherwise be a threat to the public's health, safety, and welfare.
 - (g) Any other documentation necessary to show compliance with Sec. 3.22(E)(1)-(5) has been provided.
- (16) *Private and nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories.* (Allowed in RIO, IN, C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:
- (a) The proposed site shall not be located within a radius of 1,000 feet of another existing facility providing similar services.
 - (b) Additional buffering and screening may be required.
- (17) *Private clubs and lodges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:
- (a) The proposed site shall utilize the lot details for the IN zoning district.
 - (b) The facility shall be compatible with adjacent neighborhoods.
- (18) *Public buildings owned, operated, and used by a government entity.* (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10) A special exception may be granted under the following conditions:
- (a) The facility shall be compatible with adjacent development.
 - (b) The proposed site shall be developed in accordance with the lot details for the PEU zoning district.
- (19) *Recreational Vehicle Park (Allowed in C-3).* A special exception may be granted under the following conditions:
- (a) The proposed site shall front an arterial or collector road.
 - (b) The RV Park shall be compatible with adjacent development.
 - (c) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will result in a reduction of LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.
 - (d) Additional buffering and screening may be required.
 - (e) Additional requirements are listed in Section 3.17.
- (20) *Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses with potential outside storage.* (Allowed in C-2, C-2A, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC). A special exception may be granted under the following conditions:
- (a) Any outdoor storage of goods must be:
 - (i) Located contiguous either behind or flanking the principal structure
 - (ii) Be enclosed by a screen or other similar material
 - (iii) Be architecturally compatible with the principal structure
 - (iv) Additional buffering and screening may be required
- (21) *Restaurant and Café w/o Alcohol consumption with drive-through* (Allowed in RMU, RMU-10, C-1 and CDT). A special exception may be granted under the following conditions:
- (a) The proposed site shall front on an arterial or collector roadway
 - (b) Additional landscaping buffering and screening may be required
 - (c) Front setback shall adhere to the Land Development Regulations minimum requirements
 - (d) The proposed use shall be compatible with the adjacent area
 - (e) Exterior lighting shall be compatible with lighting in the neighborhood
 - (f) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.

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- (22) *Service and repair shops for automobiles, small engines, and other similar uses.* (Allowed in C-1, C-2, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT). A special exception may be granted under the following conditions:
- (a) The use and all associated activities must be in completely enclosed buildings, excluding the short-term parking of vehicles prior to repair and after repairs before customer pick-up.
 - (b) Additional buffering and screening may be required.
- (23) *Storage facilities (indoor, multiple-story).* (Allowed in NMU-4, NMU-7, ECNMU-7, CMU, CC). A special exception may be granted under the following conditions:
- (a) The use and all associated activities must be in completely enclosed buildings
 - (b) Additional buffering and screening may be required.
- (24) *Street and highway department garage or maintenance facility.* (Allowed in AG-10, AG-5, RIO, C-1, C-2, C-2A, C-3) A special exception may be granted. However, additional buffering and screening may be required.
- (25) *Tower or wireless communication services.* (Allowed in AG-10, AG-5, PEU, C-3, M-1, M-2, ARD) A special exception use may be granted under the following conditions:
- (a) A chain link fence, concrete wall or other fence or wall not less than six (6) feet in height from finished grade, shall be constructed around each tower.
 - (b) Towers shall be set back from any residential zoning district a minimum of three (3) times the height of the installed tower.
 - (c) Adequate buffering shall be required.
 - (d) Any tower visible from a residential or mixed-use zoning district should be disguised so as to not be recognizable as a telecommunications tower when viewed from the residential district.
 - (e) Towers shall be so situated upon the site upon which they are erected to be no closer than the height of the tower from any boundary of the site. For example, a 100-foot tower must be surrounded by at least 100 feet of property in all directions, as measured from the base of the tower, which property shall be owned by the same owner as the property upon which the tower situated.
 - (f) Any tower upon which use has been abandoned for more than 180 days shall be removed upon 60 days' notice by the City unless usage resumes within the 60-day period.
 - (g) No signage of any type shall be allowed upon any tower erected, unless required by the Federal Aviation Administration.
 - (h) Any lighting must be shielded to fall within the confines of the property, unless otherwise required by the Federal Aviation Administration.
 - (i) All towers shall be designed and constructed in such a way as to permit and accommodate at least one (1) other provider of wireless communications services. Providers are required, before filing for a special exception for a tower or placement of an antenna on an alternative support structure, to investigate the possibility of co-locating such facility on a tower or alternative support structure already in use by one (1) or more other providers of service. Each applicant for a tower or placement of an antenna on an alternative support structure, shall be required to certify in writing, as part of the application process, that it has investigated the possibility of co-location and that there are no towers or alternative support structures reasonably available on which the applicant could co-locate its antenna and reasonably meet its technical and service requirements.
- (26) *Travel Centers* (Allowed in C-3). A special exception use may be granted under the following:
- (a) The proposed site shall front on an arterial or collector roadway
 - (b) The proposed site shall be at least two (2) acres in size
 - (c) Additional landscaping buffering and screening may be required
 - (d) Outdoor storage shall be screened with a six (6) foot high opaque fence or wall
 - (e) Canopies must maintain a fifty (50) setback from arterial or collector roadway
 - (f) The facility shall be compatible with the adjacent area.
- (27) *Truck Stop.* (Allowed in M-1 and M-2) A special exception use may be granted under the following conditions:
- (a) Must be located with 0.5 miles of an I-75 interstate interchange.

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- (b) The proposed site shall front an arterial road.
- (c) The facility shall be compatible with the adjacent area.
- (d) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will lead to a reduction in LOS below the adopted level, non-road expansion mobility standards shall be encouraged.

3.10. Temporary Uses.

- (a) *General.* Use established to allow temporary uses and activities not normally permitted in the various zoning categories or activities for which a permanent use is not desired. A temporary use is not a use of right and there is no presumption that it will be granted. No temporary use shall commence prior to the issuance of a temporary use permit.
 - (b) *Application procedure.* Written application shall be made to the Development Services Department for a temporary use permit. In addition, the applicant may be required to provide a concurrency determination. All applicable fees shall be paid.
 - (c) *Decision.* Staff shall review a temporary use permit request and the Development Services Director shall approve, approve with conditions or deny the request.
 - (d) *Uses allowed and requirements.*
- (1) *Medical hardship.* A second principal residence on one (1) parcel of record may be allowed in cases of extreme medical hardship, such as where a temporary residence, which may be an RV or mobile home, is needed to house a caregiver or care receiver for a relatively short period of time.
 - (b) The maximum period for which approval may be given is three (3) years. Multiple renewals of the temporary residence for additional terms not to exceed three years each may be approved, approved with conditions or denied by the Development Services Director. The second principal residence must be removed from the property within the time set forth in the temporary use permit as approved, but in no event later than ninety days of the expiration of the temporary use permit, or not later than ninety days after recovery or relocation of the person receiving care, whichever occurs first.
 - (c) The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the second principal residence shall be restricted to the caregiver or care receiver, the caregiver's or care receiver's spouse or partner, and the minor children of the caregiver or care receiver's spouse or partner.
 - (d) A signed letter from a Florida licensed medical doctor or doctor of osteopathy, which shall include his or her license number, stating the requirement for continuous necessary medical care and oversight of the care receiver must accompany the application for recognition of hardship under this section.
 - (e) The caregiver's residence shall be connected to City water, wastewater, and reuse where available.
 - (f) A site plan including existing and proposed improvements shall be submitted along with a completed application and concurrency determination/reservation application.
 - (2) *On-site security.* An accessory residence on a non-residential property in need of on-site security or after- hours monitoring may be allowed.
 - (a) The maximum period for which approval may be given is two (2) years. Each renewal shall be approved, approved with conditions or denied by the Development Services Director.
 - (b) The residence shall be required to connect to City water, wastewater, and reuse where available.
 - (c) A written statement from the applicant stating the requirement for after-hours monitoring must accompany the application for temporary use.
 - (3) *Emergency situations.* A temporary second principal residence (such as an RV or mobile home) on one (1) parcel of record may be allowed in cases where the primary principal residence is determined to be uninhabitable due to excessive damage, destruction, or health conditions. Due to the extreme nature of these cases, the review and approval process for the temporary use permit may be waived by the Development Services Director.

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- (a) The maximum period for which approval may be given is six (6) months. Each renewal be approved, approved with conditions or denied by the Development Services Director. In order to be eligible for an extension of the temporary use, the resident shall provide documentation and irrefutable proof that steps are being taken to improve the conditions on the primary principal residence.
 - (b) The residence shall be required to connect to City water, wastewater, and reuse where available.
 - (c) The temporary use permit shall only be issued under these circumstances if the conditions of the primary principal residence are determined to result in an unnecessary and undue hardship upon the owner and the conditions are not determined to be self-created.
- (16) *Temporary structures or facilities due to construction or reconstruction.* Temporary structures or facilities to be used as a residence, or office for public use, during construction, repair or renovation of principal structure, including the use of mobile homes.
- (a) No temporary use shall commence unless and until a valid building permit has been obtained to construct, repair or renovate the principal structure on the property where the temporary structure is to be placed.
 - (b) The maximum period for which approval may be given is one (1) year. Renewals shall only be approved as is reasonably necessary to allow the proposed occupants of the principal structure to complete the construction, repair or renovation work necessary to make such building habitable.
 - (c) The temporary structure or facility must be located on the same parcel as the structure under construction and occupied by the residents of the primary structure.
 - (d) The temporary structure shall be required to connect to City water, wastewater, and reuse where available.
 - (e) Any permits required for the installation of temporary structures or facilities shall be obtained prior to commencement of the use.
 - (f) The temporary structure or facility must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after occupancy of the principal structure. A temporary use permit will be considered terminated if at any time the principal structure building permit becomes invalid.
 - (g) Temporary use permits for the temporary use of mobile homes, trailers or recreational vehicles utilized due to construction activities shall be approved by the Development Services Director.

3.11. RESERVED.

3.12. Variances.

- (A) *Conditions.* A variance may only be granted where, owing to special conditions as outlined below in this section, a strict literal enforcement of the provisions will, in an individual case, result in unnecessary and undue hardship upon the owner of the subject property or structure or upon the applicant for the variance. To warrant a variance, the specific property or building must exhibit one or more of the special features identified below which are not generally characteristic of properties or structures in the zoning district:
- (1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.
 - (2) Substantial and exceptional topographical conditions.
 - (3) Other substantial, extraordinary or exceptional situation(s) or condition(s) which are not generally prevalent in the zoning district as deemed appropriate by the Planning and Zoning Board.
 - (4) The need for the variance is not due to self-created conditions by the current or previous property owners.
- (B) *Procedure.* Before the Planning and Zoning Board may grant a variance, the following actions must be taken.
- (1) *Application.* A completed application must be submitted to the Development Services Department. Before the application is processed, the Development Services Department must verify that the application is complete. This application must also provide a discussion of why a variance is necessary and appropriate.

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- (2) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.
- (3) *Review process.*
 - (a) A written staff report is to be prepared by the Development Services Director and submitted to the Planning and Zoning Board. This report shall contain a determination regarding the completeness of the application and any recommendation regarding the variance. A copy of this report shall be available at the Development Services Department of the City of Wildwood within five (5) days of the public hearing.
 - (b) The Planning and Zoning Board is to conduct a public hearing on the variance application in a public place as specified by the Board. Any person may attend this hearing and provide reasonable and pertinent comments pertaining to the variance.
 - (c) The Planning and Zoning Board must make a determination that a variance is appropriate and that the granting of the variance will not adversely affect the public interest. If the board determines that a variance is not appropriate, it must state its reasons.
 - (d) The Planning and Zoning Board must provide written findings certifying that the board has complied with the specific rules governing individual variances and that satisfactory provisions and arrangements have been made concerning the following items (where applicable):
 - (i) Egress and ingress to the property and proposed structures thereon, including automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - (ii) Parking and loading areas with particular reference to the factors mentioned above.
 - (iii) The location, availability, and compatibility of utilities (i.e., sewer, water, reuse, electricity, gas, and telephone).
 - (iv) Screening, buffering, open space and landscaping with reference to the type, dimensions, and character of the proposed lot(s), structure(s), and use(s).
 - (v) The economic, fiscal, noise, odor, pollution, erosion, drainage, and public safety impacts of the variance upon adjoining properties, properties generally in the same zoning district, the community as a whole, and historic resources.
 - (vi) General compatibility with adjacent properties and structures, other properties and structures in the district, and other properties and structures in the surrounding area and community at large.

3.13. Density Bonuses.

- (A) *General.* Density bonuses, at the discretion of the City Commission, may be awarded as incentives for developers to provide certain aspects that benefit the community. Applicants seeking a density bonus shall notify the Development Services Director.
- (B) *Affordable housing density bonus.* Developments may achieve up to a 25% increase in the maximum allowable density in the respective zoning district in exchange for the construction of affordable housing units. Affordable housing is defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The City Commission may award a density bonus provided the following criteria are met:
 - (1) The development proceeds as a planned development.
 - (2) The planned development agreement shall reserve at least 20% of the total housing units, not including the bonus units, for affordable housing.
 - (3) The site plan clearly identifies the location of those units accounting for the affordable housing bonus.
 - (4) The development is located within a zoning district which allows a density of four (4) units per acre or greater.
 - (5) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.
 - (6) The development is not considered a Development of Regional Impact.
- (C) *LEED Silver rating.* Developments may achieve up to a 25% increase in the maximum allowable density or intensity in the respective zoning district in exchange for the development of Green Buildings. Green Buildings shall achieve

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LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The City Commission may award a density bonus provided the following criteria are met:

- (1) The developer has submitted a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher.
- (2) The development must provide documentation demonstrating the achievement of the rating prior to issuance of a certificate of occupancy.
- (3) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.
- (4) The development is not considered a Development of Regional Impact.

3.14. Community Residential Homes.

- (A) *State requirements.* The requirements and standards of F.S. 419.001 shall be met, if applicable.
- (B) *Permitted.* Community residential homes shall be allowed in zoning districts pursuant to TABLE 3-6.
- (C) *Distance requirements.* Community residential homes of six or fewer residents shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home with 7 or more residents as measured from the nearest point of the existing home to the nearest point of the proposed home. Any community residential home that is located within a planned development is not subject to these proximity requirements.

3.15. Home-based Businesses.

- (A) *Purpose.* It is the purpose of this section to provide for the orderly conduct of a limited commercial activity on property otherwise zoned for residential purposes.
- (B) Unless otherwise expressly permitted by applicable statutes or residential zoning regulations, including, but not limited to, mixed-used development plans and agreements for planned unit development, only commercial activity meeting the definition of a home-based businesses, as defined in § 559.955, Florida Statutes, is permitted on property zoned for residential use.
- (C) All home-based businesses located on property zoned for residential purposes must operate subject to the following provisions, conditions and restrictions:
 - (1) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may reside at the business. The business may have additional remote employees that do not work at the residential dwelling.
 - (2) Parking related to the business activities of the home-based business must comply with the zoning requirements applicable to other residential properties within the same zoning classification, and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Home-based businesses must comply with any regulations pertaining to the operation or parking of vehicles and trailers to residences where no home business is conducted. Any vehicles or trailers used in connection with the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces of the residence. Furthermore, no person shall park or store any boat trailers, general use trailers, recreational vehicles, and trailer coaches in the front yard of any residential district.
 - (3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood.
 - (4) No heavy equipment, defined herein as commercial, industrial, or agricultural vehicles, equipment, or machinery, may be parked or stored such that it is visible from the street or a neighboring residential property.
 - (5) The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
 - (6) The activities of the home-based business must be secondary to the property's use as a residential dwelling.
 - (7) The business activities conducted at the residence must comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke,

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dust, glare, fumes, or noxious odors as such regulations apply to other residences where no business is conducted.

- (8) All business activities conducted at the residence must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids as such regulations would apply to a residence where no business is conducted.
- (D) *Code Enforcement.* The City's Code Inspector shall enforce the requirements and standards of F.S. 559.955 and this Section 3.15. Anyone or any entity operating a home-based business in a manner inconsistent with F.S. 559.955 and this section is in violation of this code, and the city may enforce these provisions by any legal remedy available or as otherwise directed by general law, including, but not limited to, code enforcement proceedings or an action to enjoin any violations of this section.
- (E) Nothing herein may be deemed to excuse or exempt the owner or operator of a home-based business from paying any taxes, including business tax receipts, that may be due and owing in connection with the operation or establishment of any such business or complying with any federal or state occupational or licensure requirements.
- (F) *Intent.* It is the intent of this code provision to be interpreted in harmony with general law pertaining to home-based businesses, and in the event of any conflict with such general law, general law will govern and control the interpretation and application of this Section 3.15.

3.16. Mobile Home Parks.

- (A) In addition to standards and requirements set forth elsewhere in this Code, no mobile home park shall be permitted unless the project conforms to the standards provided in this section. Mobile home park subdivisions shall follow the approval process outlined in the Chapter 5, while rental parks will follow the procedures for site plan approval outlined in Chapter 4.
- (B) Any mobile home park subdivision developer who desires to sell lots within a park's confines shall construct all streets and utilities to City specifications and shall in all other respects, comply fully with the City subdivision regulations while being allowed to follow lot sizes, setbacks, etc., as set forth in this Chapter. Mobile home rental parks that wish for the City to take over and maintain their streets, drainage system, etc. must also follow the requirements within the subdivision regulations.
- (C) The following requirements are for mobile home parks having a common real property ownership and renting spaces to individual tenants. Mobile home parks that execute private ownership agreements must also follow these requirements.
 - (1) *Mobile home space.*
 - (a) Each mobile home shall be located on a space that will permit each unit to be sufficiently supported and anchored as in compliance with the state standards for anchoring mobile homes.
 - (b) Each approved mobile home space shall be clearly defined by stakes or other markers which physically delineate the location of each space within the mobile home park.
 - (c) A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. This skirt or apron shall be continually and properly maintained.
 - (2) *Street or driveway improvements.* All street or driveway improvements shall meet the requirements stipulated in the section of this Code addressing such improvements.
 - (3) *Street lighting.* All streets shall be illuminated at night or other periods of darkness in accordance with City standards.
 - (4) *Open space.* A minimum of 15 percent of the land area within the mobile home park shall be designed for recreation and open space purposes.
 - (5) *Drainage.* All mobile home parks must meet the drainage design and construction provisions specified in Chapter 6 of this Code.
 - (6) *Mobile Home Park Perimeter Setbacks.* In addition to the individual lot setbacks required in Table 3-4: Density, Intensity, and space Standards, Mobile home parks shall have the following park perimeter setbacks:
 - (a) Front: 35 feet.
 - (b) Side: 25 feet each side.
 - (c) Rear: 25 feet.

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- (d) Mobile home space setback measurement: In the event mobile home spaces are not platted or formally marked, Table 3-4 setbacks shall be measured from the adjoining mobile home.

(7) *Parking and signs.*

- (a) No parking areas or signs shall be permitted except in accordance with this Code.
- (b) No parking shall be allowed on any mobile home park access or circulation driveway.

- (8) *Expansion of existing mobile home parks.* Whenever the owner or operator of a mobile home park proposes to expand the existing mobile home park, the plans for such expansion shall be submitted and approved in the same manner as plans for a new mobile home park.

- (9) *Replacement mobile homes.* Any mobile home older than 20 years at the date of proposed installation shall not be allowed as a replacement home. In the event a mobile home on a lot or space zoned MHP or PD is damaged beyond 50 percent (50%) of the structure's value before damage by fire, collapse, explosion, or acts of God, it may be replaced by a tiny home as defined by Chapter 2, Section 2.2.

3.17. Recreational Vehicle (RV) Parks.

- (A) *Purpose.* The purpose of this section, applying to recreational vehicle parks, travel trailer parks, and campgrounds, is to provide an environment in which recreational vehicles may be located to enhance the enjoyment of leisure time activities on a temporary basis, and to provide a means whereby the use occurring upon the land will be made more compatible with surrounding properties. The following provisions shall apply to RV parks permitted by this Code.

- (B) A campground or RV park shall include a parcel of land under unified management which has been planned, designed and constructed for the placement of recreational vehicles for temporary occupancy of spaces for recreational purposes. In no case shall a recreational vehicle be occupied as a living quarter for more than six months out of any 12-month period. During the time that the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. The affixing of a recreational vehicle to the ground by way of tie downs or other removable fasteners, and the attachment of additions by way of removable attaching devices, shall not render the recreational vehicle a permanent part of the recreational vehicle site.

- (C) A recreational vehicle shall include:

- (1) *Travel trailer.* A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation, having a body width of no more than 8 ½ feet and an overall body length not exceeding 40 feet when factory equipped for the road.
- (2) *Pickup coach.* A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation and vacation.
- (3) *Motor home.* Portable temporary living quarters to be used for travel, recreation and vacation constructed as an integral part of the self-propelled vehicle.
- (4) *Camping trailer.* A canvas or other collapsible folding structure, mounted on wheels, designed as temporary living quarters for travel, recreation and vacation use.
- (5) *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 400 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 Codes.

- (D) *Master park plan permit.*

- (1) A master park plan permit is required prior to any construction, extension, alteration or disturbance of the land or its natural features and vegetation. All proposed master park plans shall be reviewed in accordance with the Chapter 4.
- (2) Prior to the issuance of a master park plan permit, the plan must be approved by the City Commission.
- (3) No building permit shall be issued prior to the review and approval of the master park plan.

- (E) *General provisions.*

- (1) RV parks shall be a permitted use in MHP and a special exception in C-3 pursuant to TABLE 3-6.
- (2) As a condition of the master park plan approval, the following accessory uses may be permitted: Commercial and non-commercial, low intensity recreation facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as retail sales establishments,

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personal service establishments, food service establishments, child care centers, RV model units, or sales and service establishments, mobile home, single family detached dwelling or single family attached dwelling, with a limit of two dwelling units maximum, for the exclusive use of the park management or caretaker, enclosed storage structures and storage garage facilities, with use limited to park residents only. No such structures shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement.

(3) All permitted accessory uses are subject to the following limitations:

- (a) Such uses shall be conducted solely for the convenience of the occupants and guests of the park, if the park is not zoned C-3.
- (b) Such retail establishments shall be oriented to the interior of the park unless the park is located in C-3.
- (c) Such uses and the parking areas primarily related to their operations shall not occupy more than five percent (5%) of the acreage of the park, except for non-commercial, outdoor recreation facilities, unless the park is located in a commercial district.

(F) *Specific provisions.* All campgrounds and RV parks are subject to the following additional provisions:

- (1) All such parks shall contain a minimum of ten (10) acres.
- (2) There shall be a building setback of 150 feet from any road right-of-way for any commercial building or accessory building, unless the park is located in a commercial district.
- (3) Property adjacent to federal, state, or County highways shall maintain a minimum building setback of 50 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads shall be 20 feet.
- (4) All RVs and additions must maintain a five (5) foot side setback and an eight (8) foot setback rear setback.
- (5) In parks allowing the use of "park trailers" or "park models" that were established prior to 1990, there shall be an area established for such "park trailers" or "park models" and for other trailers, RV's, and motor homes that are not used in a transient manner, but are placed in the RV park or campground for a period of three (3) months or more, separate from the area established for recreational units that are to remain placed in the park for less than three (3) months, so as to prevent intermingling of transient and non-transient structures and vehicles.
- (6) In parks allowing the use of "park trailers" or "park models" that were established after 1990, there shall be an area established for such "park trailers" or "park models" separate from the area established for other types of recreational units so as to prevent intermingling.
- (7) A well-maintained, landscaped buffer of a least 15 feet (15') meeting Regulation requirements is required around the perimeter of the park.
- (8) Each space shall contain a minimum of 2,400 square feet in area. The density of existing and future RV parks will not exceed ten (10) spaces per acre of land.
- (9) Each space shall abut at least 20 feet on a paved roadway or street, which shall have an unobstructed width of 20 feet for two-way drives and 12 feet for one-way drives.
- (10) Adequate trash disposal facilities shall be provided with easy access from each site.
- (11) Each space shall be identified by a marker clearly visible at a minimum distance of 20 feet.
- (12) All additions and attachments located on individual spaces must be constructed to meet standard building codes. Such additions or attachments shall include carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, and shall be permitted in accordance with the requirements applicable to mobile home dwellings, except as qualified below:
 - (a) No such structure shall be attached to any RV having a vehicular body length less than 21 feet.
 - (b) Such structures shall be designed to be removable. They may be attached to the RV and parking or patio pad.
 - (c) No such structure shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement, and shall have no sewer or water connections.
 - (d) No such structure shall be more than 10 feet wide, nor extended lengthwise beyond the front or rear of the RV. However, attachments may extend beyond the RV on units with a rear opening or irregular shaped lot where the placement of the attachment alongside the RV would result in an encroachment into the setback area.
 - (e) In parks established prior to 1990, no such structure shall be allowed in the area of the park designated for transient vehicles.

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- (f) All structures in any park shall be properly permitted as required by state and local law.
- (13) All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities.

3.18. Non-conforming Lots, Structures, and Uses.

- (A) Non-conforming lot size or structure size alone, when same was in lawful existence prior to the adoption of this Code, shall not constitute such a non-conforming use as to cause any of the provisions set forth herein to apply.
- (B) A non-conforming structure may be maintained, and repairs and alterations may be made; however, in a building which is non-conforming as to use, no structural alterations shall be made except those required by law. Repairs, such as plumbing, the changing of partitions or other interior alterations, are permitted. The expense of any such work shall not exceed 50 percent of the assessed value of the building or structure.
- (C) Nothing in this Code shall prevent the reconstruction, repairing, rebuilding, and continued use of any non-conforming structure which existed before the adoption date of this Code and was damaged by fire, collapse, explosion, or acts of God wherein the expense of such work does not exceed 50 percent of the assessed value of the structure at the time such damage occurred.
- (D) A non-conforming use of land or structure shall not be extended or enlarged to occupy a greater area of land or structure than was occupied as of the date of adoption of this Code.
- (E) When a non-conforming use of land or structure has been abandoned for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. A non-conforming use shall be considered abandoned:
- (1) When the intent of the owner to discontinue the use is apparent;
 - (2) When the characteristic equipment and furnishings of the non-conforming use have been removed from the premises and have not been replaced by similar equipment, unless other facts show intention to resume the non-conforming use;
 - (3) When it has been replaced by a conforming use,; or,
 - (4) A business registration expiring and not being renewed within 180 days of its expiration.
- (F) No non-conforming structure or land use shall be changed to another non-conforming use.

3.19. The Villages of Wildwood DRI Zoning District.

- (A) *Intent.* The purpose and intent of the Villages of Wildwood DRI zoning district (referred to in this section as "Zoning District") is to create a customized district to reflect the unique characteristics of the Villages of Wildwood DRI. The Zoning District applies only to the Villages of Wildwood DRI, which is only a portion of and supports the larger Villages of Sumter DRI within Sumter County. The Zoning District is planned for a town center, office, commercial, institutional and other uses providing mostly non-residential land uses which support the larger residential portion of the Villages of Sumter DRI. The Villages is a mature project with most of the residential units, street system, parks, recreation and amenities in place to serve its residents. For these reasons, the Wildwood portion needs to maintain continuity with the remainder of The Villages of Sumter DRI while also recognizing the Zoning District is a support to the much larger portions within Sumter County. Thus, any requirements must consider the Villages as a whole and not simply the portion within the City. For these reasons, these specified zoning provisions are needed to provide clarity and continuity for the future development of The Villages of Wildwood DRI. This Zoning District implements The Villages of Wildwood DRI future land use map category on the Comprehensive Plan Future Land Use Map. This Zoning District also supports the coherent, flexible and creative concepts of site planning displayed within The Villages which:
- (1) Accomplish a more desirable community and environment than would be possible through the strict application of traditional zoning requirements.
 - (2) Provide a stable community and environmental character compatible with surrounding areas and the character of the site.
 - (3) Create functional and attractive developments.
 - (4) Preserve the natural amenities of the land by providing scenic, functional and interconnected open areas.
 - (5) Provide for an efficient use of land resulting in an optimum network of utilities and streets and thereby minimizing infrastructure, development and costs.
- (B) *Design standards.* The Villages of Wildwood DRI will be developed consistent with the design standards contained in The Villages of Wildwood DRI Development Order adopted by resolution on November 10, 2008 (the DRI

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Development Order), the Memorandum of Agreement between the City of Wildwood, The Villages of Lake-Sumter, Inc., and Acorn Investments, LLC, (MOA) and/or the Conceptual Master plan. The density, intensity, land uses, and land use mix are provided in the DRI Development Order and Master plan. Lot size, setback requirements, right-of-way widths and other design standards are contained in the MOA with the City. These design standards provide the parameters that assure this development promotes compatibility with surrounding land uses, assure appropriate supporting infrastructure while minimizing public infrastructure costs, preserve and enhance the natural amenities of the land, conserve natural resources, and provide open spaces appropriate to the type of development proposed. It is the intent of this section to allow dialogue and flexibility of design standards within the master planning process between the developer and the approving authorities.

- (C) *Code of ordinances.* The Villages of Wildwood DRI will be developed and operate consistent with the general and permanent Ordinances of the City of Wildwood adopted on October 12, 1992 and effective on October 12, 1992. The following City of Wildwood Codes will not apply to The Villages of Wildwood DRI:

ARTICLE VII.	PLANNING AND ZONING.
Section 7-3.	Plats required for subdivisions.
Chapter 3	Advertising
ARTICLE I.	IN GENERAL
Section 3-1.	Sound trucks and sound amplifying devices.
Section 3-2.	Posting bills, etc.
Section 3-3.	Placing banners, etc., across streets.
Section 3-4.	Sign placement; visual standards.
Chapter 4	ALCOHOLIC BEVERAGES
ARTICLE I.	IN GENERAL
Section 4-2(a)	Consumption and use in public places and on private property.
Sec. 4-5. (a)	Sale prohibited near church or school.
Sec. 4-8. (b)	Business hours.
Chapter 9	HEALTH AND SANITATION
Sec. 9-13.	Location of trailers used for human occupation, entertainment or preparing meals.
Chapter 11	LICENSES AND BUSINESS REGULATIONS
ARTICLE VI.	PEDDLERS AND SOLICITORS
Sec. 11-218.	Transient merchants prohibited.
Sec. 11-223.	Time limitation for stops for vending.
Chapter 12	MOTOR VEHICLES AND TRAFFIC
ARTICLE III.	OPERATION OF VEHICLES
Sec. 12-57.	Parades, processions; permits required; exception.
Chapter 13	OFFENSES AND MISCELLANEOUS PROVISIONS
ARTICLE IV.	PUBLIC NUISANCES INFRINGING UPON RIGHT OF OTHERS TO QUIET ENJOYMENT OF HOMES, BUSINESSES, OR OTHER PROPERTY
Sec. 13-102. (4) a.	DEFINITIONS
Chapter 15	SOLID WASTE AND WEEDS
ARTICLE II.	REFUSE SERVICES
Chapter 16	STREETS AND SIDEWALKS
Sec. 16-1.	Excavations in streets - - Permit required.
Sec. 16-10.	Prohibited uses within road right-of-way; permits; temporary road closings. (a)(1), (a)(2), (a)(5), (b), (c)
Chapter 18	TREES
ARTICLE II.	TREES ON PUBLIC PROPERTY
DIVISION I.	GENERALLY
Sec. 18-27.	Street tree species to be planted.
Sec. 18-28.	Spacing.
Sec. 18-29.	Distance from curb and sidewalk.
Sec. 18-32.	Public tree care.
Sec. 18-37.	Arborist's permit and insurance.
Chapter 19	UTILITIES
ARTICLE II.	USE OF WATER AND SEWER SERVICES GENERALLY
Sec. 19-26.	Connections with waterworks system required.
Sec. 19-27.	Connections with sewer required.
ARTICLE III.	WATER

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DIVISION 3. RECLAIMED WATER

Together with such amendments thereto or subsequent adopted codes addressing the same or substantially similar issues.

- (D) *Layout.* The Villages of Wildwood MOA will establish the minimum lot widths and size, building setbacks, impervious surface ratios and other design details consistent with the conceptual master plan. The design of The Villages of Wildwood DRI as adopted by the DRI Development Order provides for the needed roadway connections to both the remainder of The Villages of Sumter DRI and the City of Wildwood.
- (E) *Implementation, maintenance, and enforcement.* The Villages of Wildwood DRI shall be developed consistent with the following requirements:
- (1) An approved conceptual master plan and design standards as specified in the MOA detailing specific layout and design features that deviate from the standards contained in the City's Land Development Regulations.
 - (2) A MOA between the developer and the City specifying the details of the responsibility for the provision of infrastructure and its maintenance.
 - (3) Any areas within The Villages of Wildwood DRI designated as preservation areas for habitat enhancement, wetland enhancement, or as an expansion of an existing wildlife corridor, must be subject to a conservation easement as defined in F.S. § 704.06 and, if applicable, as required by a Water Management District Environmental Resource Permit or as required by a Wildlife Habitat Management Plan for a DRI with a third-party entity approved by the City Commission. The third-party entity may be a public entity or a non-profit agency with long term experience in maintenance of conservation areas.
 - (4) Plans for habitat enhancement, wildlife management programs, and wetlands enhancements must be designed by a certified biologist, must use best management practices, and meet the approval of the state agency with general or specific authority, jurisdiction and permitting over the usage.
 - (5) A Community Development District (CDD) may be established and maintained with the duty and authority to implement and maintain the common areas, infrastructure, easements, contracts and agreements as required to comply with the approved master plan of development. Until the CDD is established, the developer/owner or property owner's association established to assure such responsibilities shall be responsible for all implementation and maintenance necessary to comply with the approved master plan of development.
 - (6) Failure of such parties to maintain the provisions of the approved master plan of development shall be a violation of this section and subject to Code compliance action.
- (F) *Open space.* Open space requirements are waived within The Villages of Wildwood DRI Zoning District due to the project envisioned within the Zoning District and the level of open space provided overall within the larger The Villages of Sumter DRI. However, the Zoning District will include open space and public gathering areas consistent with the character of the other town centers within The Villages. While open space may be used for stormwater management, the primary goal is to foster natural areas, provide an opportunity to maintain or restore native habitats and to enhance the experience visitors and residents have of the area.
- (G) *Design standards.* The design standards for the Zoning District will be as established within the MOA with the City. The MOA may include a description of all design features that deviate from the standards contained in the City's land development regulations and/or an alternate design manual that may be used in lieu of the City's land development regulations for this project. Should the development requirements of a particular phase deviate from the standards in the MOA, then the developer may submit a request to modify the development standards for that particular phase. If approved, these design standard modifications shall be incorporated into the MOA approved with the site plan and/or plat for that phase of development as directed in the MOA. All of the design and development standards that deviate from the City's land development regulations shall be incorporated into the MOA between the City and the developer that must be submitted and approved with the approval of the site plan and/or plat approval as directed in the MOA.

3.20. Excavation and Mining.

- (A) *Purpose and intent.* Excavation and mining are permissible pursuant to TABLE 3-6. It is the intent of this section to provide for such use in a manner which will have the least possible adverse impact to the community. As such, the City shall limit the potential location of such uses to the lands south of the Florida Turnpike
- (B) *Permittee.* Excavation and mining permits are issued jointly to the property owner and excavator designated therein. A change in owner or excavator shall be reported to the City Commission, in writing, by certified mail, within 30 days of such change by the new owner or excavator. For mining projects that require blasting, the property owner must own a minimum of 1,000 contiguous acres where the proposed mining is to occur. The permitting process for mining will follow the site plan process.

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(C) *Improper activity.*

- (1) *Circumvention.* Subdivision of property for the purpose of circumventing the intent of the excavation limit requirements of this Chapter is specifically prohibited.
- (2) *Dumping.* Dumping of debris, trash, garbage, hazardous or contaminated materials is prohibited in any excavation not permitted for such under local and state laws and said dumping shall be cause for suspension or revocation of the conditional use permit.

(D) *Blasting.* Blasting shall be regulated by the Florida Department of Financial Services, Division of State Fire Marshal and Chapter 69A-2, Florida Administrative Code.

(E) *Pumping.* Pumping shall be regulated by FDEP and or SWFWMD as applicable.

(F) *Development standards for excavation. The development standards for excavation are as follows:*

- (1) *Buffers and screening.* No excavation shall occur within 100 feet of adjoining property owned by others or the right-of-way of any public road or street, except no setback is required where a hill or elevation is removed to bring the level of the property into conformity with the natural elevations of the surrounding area.
- (2) *Side slopes.* The area being lowered shall be sloped at a rate of not more than 1 foot vertically to 3 feet horizontally (1':3') above the water table. The area being lowered may be sloped at a rate of 1 foot vertically to 1 foot horizontally (1'1') below the water table.
- (3) *Reclamation.* Upon completion each excavation shall be reclaimed so as to permit use of the land in conformity with the existing land use zone and usage of the surrounding area.
 - ii. At a minimum, excavation activities, including location of pits, depths, cubic yards excavated, and time constraints shall conform with any applicable FDEP Reclamation Plan.

(G) *Development standards for mining. The development standards for excavation are as follows:*

- (1) *Buffers and screening.* The development standards for buffers and screening are as follows:
 - (a) Except for monitoring wells and wildlife relocation activities, all mining activities shall maintain an activity separation as follows:
 - (i) For limerock mining 100 feet from any public right-of-way or public or private easement for drainage, utility or road purposes; 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.
 - (ii) For other materials 100 feet from any public right-of-way, or public or private easement for drainage, utility or road purposes, 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.
 - (b) Separations established by the approved site plan shall be marked in a manner acceptable to the City prior to initiation of any active phase of mining. Such markers shall remain until mining activities are concluded.
 - (c) Mining activities conducted within 1,000 feet of a public road shall be screened from view from that road by an earth berm or other suitable device, installed by the mine operator, sufficient to provide 100 percent opacity to a minimum height of ten (10) feet.
 - (d) When earth berms are used, the toe of slope nearest the public road shall be at least 25 feet from the edge of said road right-of-way.
 - (e) Earth berms within 300 feet of a public road shall be constructed with slopes gentle enough to permanently support ground cover without any noticeable erosion. Promptly after construction, berms shall be permanently vegetated to present an attractive appearance and prevent soil erosion. Berms will be maintained in such condition for the duration of the mining activity.
- (2) *Aquifer drawdown.* When dewatering is proposed it shall be regulated by SWFWMD as applicable
- (3) *Surface water management.* Surface water management shall be regulated by FDEP and/or SWFWMD as applicable.
- (4) *Traffic circulation.* Traffic circulation shall adhere to the following:
 - (a) Adequate ingress and egress areas shall be provided on-site so that loading operations, etc. do not require standing or stopping on public road rights-of-way;
 - (b) Any haul road connection to any public road is to be constructed and maintained to the satisfaction of the applicable governing agency.
 - (c) Interior devices or procedures shall be used to reduce the accumulation of limerock material and water on public roads, to the satisfaction of the applicable governing agency. Whenever, upon notice from the applicable governing agency, an accumulation of material or water from the

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mining operation renders the condition of a public road unacceptable, the operator shall promptly correct such condition, at his expense, in a manner acceptable to the applicable governing agency.

- (5) *Air pollution.* Mining equipment shall be properly maintained and operated, and mining operations shall be conducted, to minimize air pollution.
- (6) *Reclamation.* Reclamation shall be regulated by FDEP and/or SWFWMD as applicable.

3.21. Mixed-use Centers.

- (A) *Intent.* Mixed-use centers are intended to promote and allow for compact and walkable development and redevelopment in suitable locations throughout the City. Developments within a mixed-use center are permitted to, but are not required to, exceed the maximum density and intensity of the underlying zoning district. Developments which exceed the maximum density or intensity shall proceed through the planned development approval pursuant to Chapter 8 of this Code.
- (B) *Boundary and expansion.* Mixed-use centers shall be delineated on the zoning overlay map. The City may allow a development containing a parcel that encroaches within a mixed-use center to expand the boundary of the mixed-use center within said development site.
- (C) *Types.*
 - (1) *Employment mixed-use centers.* Developments within employment mixed-use centers are encouraged to contain minimum densities of 12 units per acre and minimum non-residential intensities of 0.5 FAR. The planned development agreement shall establish the maximum allowable dwelling units and non-residential square footage permissible within the development.
 - (2) *Neighborhood mixed-use centers.* Developments within neighborhood mixed-use centers are encouraged to contain minimum densities of 10 units per acre and minimum non-residential intensities of 0.25 FAR. The planned development agreement shall establish the maximum allowable dwelling units and non-residential square footage permissible within the development.
- (D) *Performance standards within mixed-use centers.* Developments within mixed-use centers which opt to exceed the maximum density or intensity of the underlying zoning district are intended to be transit ready, contain multi-modal infrastructure, and utilize land, energy, and resources efficiently. The planned development agreement shall outline specific performance standards for developments contained within a mixed-use center. At a minimum these standards shall include the following:
 - (1) Streets are to be designed in a grid network with walkable block perimeters. This exception to *Design District Standards*, Chapter 2, Residential Design Standards, (2)Sec(C)(1) regarding allowing curvilinear streets shall only apply to Mixed-Use Centers.
 - (2) Incorporation of pedestrian and bicycle facilities.
 - (3) Demonstration that the development is transit ready.
 - (4) Unified architectural design.
 - (5) Utilization of shared infrastructure including parking, loading and stormwater facilities
 - (6) Urban design features which create a vibrant civic and social environment such as trails, paths, parks, pedestrian plazas, public art, social gathering areas and other similar features.
 - (7) Methods to reduce water and energy consumption.

3.22. Parking of Semi-Trucks and Semi-Trailers.

- (A) *Purpose.* The purpose of this Section is to regulate the parking of semi-trucks and semi-trailers anywhere within the City limits, including any parking upon streets, rights-of-way, public property, and private property.
- (B) *Definitions.* The following terms shall be defined for purposes of this Section as follows:
 - (1) *Donation trailers* shall mean semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.
 - (2) *Property owner* shall mean the owner of real property.
 - (3) *Semi-trailer* shall mean a trailer without motor power with a set or sets of wheels and/or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

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- (4) *Semi-truck* shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, all trucks, tractors, or automotive towing vehicles that tow semi-trailers.
- (5) *Semi-truck owner* shall mean the person who is the owner of a semi-truck and/or semi-trailer.
- (C) *Parking of semi-trucks and semi-trailers on private property.* Parking of semi-trucks and semi-trailers on private property is prohibited in the City unless the property is located within the PEU, M-1, or M-2 zoning district, or a Special Exception has been granted allowing such parking in accordance with Section 3.9.
- (D) *Parking of semi-trucks and semi-trailers upon public streets, rights-of-way, and other public property.*
- (1) Semi-trucks shall not be parked upon public streets, rights-of-way, or any other publicly owned property in the City, except for purposes of pick-up or delivery, unless the property is located within the PEU, M-1, or M-2 zoning district.
 - (2) Semi-trucks or semi-trailers may be parked for up to 30 minutes for pick-up or delivery in all circumstances except where the pick-up or delivery involves complete relocation of the contents of a building such as when a person, family, or entity is relocating to a new home or office.
 - (3) When a person is relocating the contents of a building, pick-up or delivery by a semi-truck may continue for up to twenty-four (24) hours.
 - (4) Semi-trailers not connected to semi-trucks shall not be parked on public streets, rights-of-way, or other publicly owned property for any purpose within the City unless the property is zoned PEU, M-1, or M-2 or a Special Exception has been granted.
 - (5) The parking or placement of donation trailers is prohibited on public streets or any other public property.
 - (6) Enforcement against semi-truck drivers and semi-truck owners shall be in accordance with subsection (G) of this Section.
- (E) *Permit Required for Donation Trailers.*
- (1) Any person or entity wishing to place a donation trailer on private property must obtain a permit from the Development Services Department.
 - (2) Only entities or organizations that have a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, as amended, may apply for and obtain a permit. Proof of such tax status must accompany an application for a permit.
 - (3) A donation trailer that is subject to the provisions of this Section must have clearly identified, in writing, on its face the entity or organization that is maintaining the donation trailer. A phone number and address for such entity must also be written on the donation trailer.
 - (4) The donation trailer shall be located in an area on the property that will not impede traffic circulation, loading areas, or occupy parking spaces necessary to meet the minimum parking standards on the subject property.
 - (5) The donation trailer must be ancillary to the principal use of the property. The application for the permit must be signed by the property owner.
- (F) *Enforcement procedures against property owners.*
- (1) Violation of this Section by property owners shall be as in any Code Enforcement action. All provisions in the City's ordinances and statutes related to Code Enforcement shall apply. Fines shall be determined in the same manner as in any Code Enforcement action.
 - (2) In any Code Enforcement action brought against a property owner who has had in place and in use in a semi-truck trailer on property owned prior to November 25, 2013, and used as part of a business, a period of six (6) months from the date of the notice of violation shall be provided for the removal of such semi-truck trailer.
 - (3) One extension of no more than 90 days shall be allowed upon a written request being submitted to the Development Services Department.
- (G) *Enforcement procedures against semi-truck and semi-trailer owners and drivers.*
- (1) Failure to park semi-trucks or semi-trailers in compliance with this Section may result in enforcement against either or both the semi-truck or semi-trailer owner and driver.
 - (2) Enforcement shall be by any City Code Inspector.
 - (3) A police officer may take up, or cause to be taken up or removed to a place designated, any semi-truck or semi-trailer parked in violation of any of the provisions of the parking ordinances of the City, including this section, and is authorized and empowered to keep same in such place so designated until all fines and charges assessed for moving and storage against the owner and the semi-truck or

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semi-trailer have been paid or satisfactory bond arranged. If a police officer is required, in order to enforce the ordinances of the City to impound an illegally parked semi-truck or semi-trailer, all costs of impoundment shall be paid by the semi-truck owner and/or semi-truck driver before the vehicle is released to any person.

- (4) Any person, firm, or corporation violating any provision of this Section shall be fined according to a schedule set by separate resolution.

3.23. Dog Friendly Dining

(A) *Local exemption authorized.* There is hereby established a local exemption procedure to certain provisions of the Food and Drug Administration Food Code, as currently adopted by the state division of hotels and restaurants, in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.

(B) *Limitations on exemption; permit requirements.*

- (1) This exemption shall only provide a variance to those portions of the currently adopted Food and Drug Administration Food Code in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.
- (2) In order to protect the health, safety, and general welfare of the public, participating public food service establishments shall apply for and receive a permit from the City's Development Services Department (the "department") before allowing patrons' dogs on their premises. The department may establish a fee schedule for such permits. The application for the permit shall include the following information:
 - (a) The name, location, and mailing address of the public food service establishment.
 - (b) The name, mailing address, and telephone contact information of the permit applicant.
 - (c) A diagram and description of the outdoor area to be designated as available to patrons' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the City. The diagram or plan should be accurate and to scale but need not be prepared by a licensed design professional.
 - (d) A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.
- (3) In order to protect the health, safety, and general welfare of the public, the following regulations and limitations shall apply to establishments which obtain such a permit:
 - (a) Employees shall be prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment. Upon accidentally or otherwise having physical contact with a dog as described above, all public food service establishment employees shall promptly wash their hands.
 - (b) Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.
 - (c) Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.
 - (d) Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control. All dogs shall have all required licensing.
 - (e) Dogs shall not be allowed on chairs, tables, or other furnishings.
 - (f) All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.
 - (g) Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product in accordance with section 4-501.114 of the 2005 FDA Food Code. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.

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- (h) A sign or signs reminding employees of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.
 - (i) A sign or signs reminding patrons of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.
 - (j) A sign or signs shall be posted in a manner and place as determined by the local permitting authority that places the public on notice that the designated outdoor area is available for the use of patrons and patron's dogs.
 - (k) Dogs shall not be permitted to travel through indoor or non-designated outdoor portions of the public food service establishment, and ingress and egress to the designated outdoor portions of the public food service establishment must not require entrance into or passage through any indoor area of the food establishment.
- (4) A permit issued pursuant to this section shall not be transferred to a subsequent owner upon the sale of a public food service establishment but shall expire automatically upon the sale of the establishment. The subsequent owner shall be required to reapply for a permit pursuant to this section if the subsequent owner wishes to continue to accommodate patrons' dogs.
- (B) *Violations.* A violation of any of the permit requirements may result in suspension or revocation of the permit.
- (C) *Location.*
 - (1) Dog Friendly Dining may be permitted in the following areas:
 - (a) Private property; privately owned and maintained sidewalks and rights-of-way.
 - (b) County or State maintained sidewalks or rights-of-way with proof of authorization of the appropriate jurisdiction.
 - (2) Dog Friendly Dining may not be permitted in the following areas:
 - (a) City-maintained sidewalks or rights-of-way.
- (D) *Indemnification Required.* All applicants shall be required to acknowledge, at the time of application, that approval is conditioned on the applicant indemnifying and holding the City harmless for any loss or damage as a result of offering Dog Friendly Dining to their patrons. Such statement shall appear on the face of the Dog Friendly Dining application in bold, 14 pt. font.

3.24. Sign Standards

- (A) *Purpose and Intent.* It is the purpose of this section to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards and to protect the character of the City. Therefore, the display of signs should be appropriate to the land, building or use to which they are applied. It is intended that signs placed on land or on a building for the purpose of message display, identification or for advertising a use shall be deemed accessory and incidental to the land, building or use where the sign is located.
- (B) *Exemptions.* The following are exempt from this section:
 - (1) A sign, other than a window sign, located entirely inside the premises of a building or enclosed space.
 - (2) A sign on a car, other than a prohibited vehicle sign or signs.
 - (3) A statutory sign.
 - (4) A government sign.
 - (5) A traffic control device sign.
 - (6) A sign lawfully erected that is repainted or is having ordinary and customary repairs performed, including replacement of plastic or glass panels, without an increase in the size or number of sign faces.
 - (7) Any sign not visible from a public street, sidewalk or right-of-way or from a navigable waterway or body of water; except that the foregoing does not exempt a sign for a commercial use that is visible from an abutting residential use.
 - (8) A Master Planned Community or Project subject to a Developer's Agreement or Planned Development Agreement which has entered into an agreement with the City exempting such Community or Project from the provisions of this section. Such agreements shall provide sign standards for the Project as a whole, maintaining or improving upon minimum standards as required by this ordinance. Any provisions of this ordinance not covered in any such agreement shall remain enforceable.
- (C) *Prohibited Signs.* The signs and sign types listed below are prohibited within the city limits unless specified and shall not be erected, operated or placed on any property. Any lawfully existing permanent sign structure or sign type that is among the prohibited signs and sign types listed below shall be deemed a non-conforming sign.

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- (1) Abandoned or discontinued signs.
- (2) Animated signs within the Downtown Design District.
- (3) Attached signs that are taller than the wall of the building to which the sign is attached.
- (4) Attached signs that exceed two hundred fifty (250) square feet in sign area.
- (5) Bandit signs and snipe signs.
- (6) Billboards and off-site commercial signs.
- (7) Bus bench and bus shelter advertising signs.
- (8) Flashing signs.
- (9) Floodlights and beacon signs, except when required by the Federal Aviation Administration.
- (10) Flutter signs, streamers, balloons, wind signs, wind activated banners, natural or man-made air inflatables, pennants and other fixed aerial signage used for commercial advertising.
- (11) Freestanding or ground signs which are higher than (16) feet including any ground mounted monument signs, which are higher than sixteen (16) feet.
- (12) Freestanding or ground signs that exceed two hundred (200) square feet in sign area.
- (13) Holographic display signs.
- (14) Moving, twirling, or swinging signs, including multi-prism and tri-vision signs.
- (15) Murals containing commercial messages.
- (16) Neon signs.
- (17) Parking space signs that carry a commercial message.
- (18) Pavement markings, except for official traffic control markings and building address markings required by law.
- (19) Permanent pole signs.
- (20) Portable signs, except for A-Frame and T-Frame signs as allowed herein.
- (21) Revolving signs and rotating signs.
- (22) Roof signs.
- (23) Signs within a sight visibility triangle, obstructing a clear view of pedestrian or vehicular traffic, as defined in Design District Standards, Chapter 1, Section (G)(6).
- (24) Signs attached to a seawall, dock, buoy, tie pole or pier, other than warning signs and safety signs.
- (25) Signs in, on, or over the public right-of-way; other than fixed projecting signs in the Central Mixed-use (CMU), Downtown Mixed-use (CDT), and Community Commercial Mixed-use (CC) districts, traffic control device signs, bus stop informational signs, warning signs; safety signs, vertical streetlight banners, A-Frame signs, T-Frame signs, and awning or attached canopy signs over a public right-of-way as allowed in this division.
- (26) Signs in or upon any body of water, whether natural or man-made, within the limits of the city; except government regulatory signs, warning signs, and safety signs.
- (27) Signs located on real property without the permission of the property owner.
- (28) Signs nailed, fastened, affixed to, or painted on any tree or part thereof (living or dead), or other vegetation.
- (29) Signs, other than traffic control device signs, that use the word "stop" or "danger," or present or imply the need or requirement of stopping or the existence of danger, or which are a copy or imitation of traffic control device signs and which are adjacent to the right-of-way of any road, street, or highway.
- (30) Signs that are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled public rights-of-way thereby creating a potential traffic or pedestrian hazard or a nuisance to inhabitants of an adjacent neighborhood. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.
- (31) Signs that contain any food or other substance that attracts large numbers of birds or other animals and causes them to congregate on or near the sign or create a health or sanitary nuisance.
- (32) Signs that emit sound, vapor, smoke, odor, or gaseous matter.
- (33) Signs that obstruct, conceal, hide or otherwise obscure from view any traffic control device sign or official traffic signal.
- (34) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
- (35) Signs that interfere with any opening required for ventilation.
- (36) Signs that are attached to standpipes, gutters, drains, fire escapes or impair access to a roof.
- (37) Vehicle sign or signs with a total sign area in excess of twenty (20) square feet on any vehicle, and:

(a) The vehicle is not "regularly used in the conduct of the business".

(b) The vehicle is visible from a street right-of-way within fifty (50) feet of the vehicle.

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- (c) The vehicle is parked for more than two (2) consecutive hours in any twenty-four (24) hour period within fifty (50) feet of any street right-of-way.
 - (d) A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising.
 - (e) This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business; and which is currently licensed, insured and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle primarily for the purpose of advertising a business establishment or firm or calling attention to the location of a business establishment or firm.
- (38) Wall wrap signs.
- (39) Lit Border Signs: Signs made of lights, which white or colored, flashing or stationary, which border the entire area of a building, a business unit, windows and/or doors for the sole purpose of attracting attention to the business(es) therein. Temporary lights to celebrate holidays shall not be included in this definition, and are permitted (see Illustration)

(D) General Requirements. The following general requirements shall apply unless otherwise indicated.

- (1) **Support Requirements.** The supporting members of all signs shall be free of any external bracing such as guy wires or cables. All supporting columns shall be designed as integral or architectural features of the sign.
- (2) **Materials.** Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event as provided herein. However, paper or cardboard signs may be used for indoor window or temporary signs, when such are allowed.
- (3) **Construction Standards.** All signs shall be installed and constructed in a professional and workmanlike manner; and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated, or made of rust inhibitive material.
- (4) **Manufactured Signs.** All manufactured signs shall have a permanent and visible weatherproof identification plate affixed to the sign exterior. The plate shall identify: (1) the name of the manufacturer; (2) the date of installation; (3) the sign permit number; and (4) the electric permit number (if any) with the input VA (Volt Amperes) at full load for electric.
- (5) **Change of use or change of occupancy.** Any business undergoing a change of use or change of occupancy must submit a sign permit application.
- (6) **Message Neutrality.** Notwithstanding anything in this section to the contrary, no sign or sign structure shall be subject to any limitation based upon the message contained on such sign or displayed on such sign structure.
- (7) **Substitution of Non-commercial Speech for Commercial Speech.** Notwithstanding anything contained in this section to the contrary, any sign erected pursuant to the provisions of this division may, at the option of the owner, contain a non-commercial message in lieu of a commercial message and the non-commercial copy may be substituted at any time in place of the commercial copy. The non-commercial message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from a commercial message to a non-commercial message or from one non-commercial message to another non-commercial message; provided, however, that there is no change in the size, height, setback or spacing criteria contained in this section.
- (8) **Consent of Legal Owner of Property.** No sign may be displayed without the signed and notarized consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and any party and person holding a present legal right to possession, control, or use of the property.
- (9) **Signs on Public Property.** Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be deemed illegal and shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such sign the cost of removal and disposal of such sign. The foregoing shall not

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apply to temporary A-Frame signs and T-Frame signs as allowed pursuant to the conditions and limitations set forth herein.

- (10) *Clearance from Utilities, Interference with Surface and Underground Water or Drainage.* Signs shall maintain a minimum distance of six (6) feet horizontal clearance and twelve (12) feet overhead clearance from electrical conductors and from all communications equipment or lines. Signs and their supporting structures shall maintain clearance from and non-interference with all surface and underground facilities and conduits for water, sewage, electricity, or communications equipment or lines. Sign placement shall not interfere with surface or underground water or with natural or artificial drainage.
- (11) *Nuisance Signs or Signs Presenting Immediate Peril to Public Health or Safety.* The building official, code inspector, or special magistrate may order the repair of signs declared a nuisance, and with or without notice may cause any structurally unsafe or structurally insecure sign to be immediately removed if in his or her professional judgment and professional opinion the sign presents an immediate peril to the public health or safety.

(E) Permanent Signs

- (1) *Permanent Signs Allowed in Zoning Districts.* A permanent sign shall require a sign permit. Within all zoning districts, the City shall allow permanent signs that meet the criteria and limitations set forth in the subsections below and in Table 3-9.
 - (a) Permanent sign on a parcel in residential use. A permanent sign located on a parcel in residential use in any zone may not be separately or specially illuminated, unless otherwise specified in this division.
 - (b) Permanent sign on a parcel in non-residential use. A permanent sign on a parcel in non-residential use may be illuminated by internal illumination, or lit by external indirect illumination, unless otherwise specified in this division. However, a permanent sign may not be illuminated in a manner that leaves the illumination device exposed to public view.
 - (c) Internal illumination. Outdoor internally illuminated signs, including but not limited to awning/canopy signs, cabinet signs (whether freestanding or building mounted), or changeable copy panels, shall be constructed with an opaque background and translucent letters or other graphical elements, or with a colored background and lighter letters or graphics.
 - (d) Indirect illumination. Indirectly lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Light bulbs or tubes used for illuminating a sign, shall not be visible from the adjacent public rights-of-way or residential properties.
 - (e) Illumination of signs adjacent to single-family residential uses. No sign located within 50 feet of a property with a single-family use or zoned for a single-family use shall be internally illuminated.
 - (f) Any portion of the sign face or sign structure that is illuminated shall count as part of the total square footage of allowable sign area.
 - (g) Changeable copy signs shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles is calculated using the following formula:

Measurement Distance = $\sqrt{\text{Area of Sign} \times 100}$

The measurement distance can be rounded to the nearest whole number.

- (h) Changeable copy signs shall be sited in a manner that the intensity or brilliance does not interfere with the effectiveness of an official traffic sign, device or signal.

(F) Sign Permit Requirements

- (1) *Application.* A sign permit application shall be prepared and submitted on forms available at the Development Services Department.
- (2) *Site Plan.* A site plan shall be submitted as indicated on the sign permit application.
- (3) *Fees.* Fees shall be submitted as indicated on the sign permit application.

(H) Sign Types Requiring a Permit

- (1) Monument Signs.
 - (a) Monument signs for single-use developments, inclusive of one single occupant building, one tenant building, or one single use development with multiple buildings. One monument sign is

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allowed for each single-use development. The maximum size of a monument sign shall be the lesser of:

- (i) two hundred (200) square feet; or
- (ii) one and one half (1 ½) square feet of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented. For purposes of this subsection, the frontage of only one (1) street shall be used in making the calculation described above.

The maximum height of the monument sign shall be ten (10) feet. Up to fifty (50) percent of the sign surface of the monument sign may consist of a changeable copy sign; provided, however, that the sign copy cannot be changed more frequently than once every eight (8) seconds. The monument sign may be illuminated. Landscaping to complement the single-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

- (b) Monument signs for multi-use developments, inclusive of multiple-building occupant developments, multiple-building tenant developments, and multiple-building shopping centers. One monument sign is allowed for each multi-use development or each single building within a multi-use development. The maximum size of the monument sign shall be the lesser of:

- (i) two hundred (200) square feet; or
- (ii) one (1) square foot of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented for the first one hundred (100) feet of frontage plus one-fourth (1/4) square foot of sign area for each additional linear foot over 100 feet of the aforesaid road frontage. The maximum height of the monument sign shall be sixteen (16) feet. The monument sign may be illuminated. All tenant panels in a monument sign, including those added to an existing sign structure, shall be constructed of similar materials and illuminated by a similar method. Landscaping to complement the multi-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

- (c) Monument signs at entrances to residential developments. Two monument signs are allowed on opposite sides of each point of ingress or egress from or to a residential development. Neither sign shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The maximum size of a monument sign shall not exceed twenty-four (24) square feet in size and shall not exceed eight (8) feet in height. The twenty-four (24) square feet of sign area may be split equally between two monument signs located on each side of the entry or exit street. The monument sign shall be located on a landscaped island or lawn area protected from vehicular contact and shall not encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be internally or indirectly illuminated.

- (d) Monument sign for a parcel in educational, religious or public use. In addition to any monument sign allowed above, one (1) additional permanent monument sign may be allowed for a parcel in educational, religious or public use. The sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. Landscaping to complement the use should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be illuminated. However, this additional monument sign shall not be allowed if there is an additional permanent wall sign on the same parcel.

- (2) *Wall Signs.* One (1) wall sign is allowed for each face of a building or part of a building that is occupied by a permitted or conditional non-residential use.

- (a) The size (area) of the wall sign for an occupant or a tenant shall be the lesser of the following:
 - (i) two hundred fifty (250) square feet; or

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- (ii) one and one half (1 ½) square feet per one (1) linear foot of building frontage for a single occupant building; or
 - (iii.) one and one half (1 ½) square feet per one (1) linear foot of building frontage for the occupant or tenant space in a multi-tenant development, each as measured on the street toward which the wall sign is oriented. (b) A wall sign shall not extend higher than the building wall to which it is attached.
- (b) With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.
- (c) Up to fifty percent (50%) of the wall sign surface may consist of a changeable copy sign; provided, however, that the sign copy of the changeable copy sign shall not change more than once every eight (8) seconds.
- (d) With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.
- (e) The wall sign may be illuminated.
- (f) In addition to any wall sign allowed above, one (1) additional permanent wall sign may be allowed for a parcel in educational, religious or public use, where a permissible secondary use is occurring on the same parcel. The wall sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. The wall sign may be illuminated. However, this additional permanent wall sign shall not be allowed if there is an additional monument sign on the same parcel.
- (g) Large-scale anchors, which exceed seventy-five thousand (75,000) square feet in gross leasable area, may display one (1) major wall sign, not exceed the maximum square footage allowed in this section, and two (2) secondary signs on the main facade. The secondary signs shall not exceed thirty-two (32) square feet each.
- (h) Wall signs shall not be installed to cover windows, doors, or other types of fenestrations.
- (3) *Wall Signs for Walk-up Window or Entrance.* In addition to any other wall sign allowance, a business shall be allowed one (1) wall sign installed within thirty (30) feet of its main entrance if the business uses a separate window or entrance designed to allow customers to be served without entering the building. The wall sign shall be located near the walk-up window or entrance and shall not exceed six (6) square feet in area and shall not exceed six (6) feet in height. The wall sign may be illuminated.
- (4) *Drive-Through Lane Signs.* For a drive-through establishment, an additional display sign is allowed for each drive-through lane provided that such sign does not exceed forty (40) square feet in size and does not exceed eight (8) feet in height. The additional display sign may be internally illuminated and may emit sound only as part of a business transaction. Any sounds emitted must comply with Chapter 13, Article IV of the Code of Ordinances of the City of Wildwood.
- (5) *Umbrella Signs.* For each table in an outside seating area for a registered business establishment, one (1) umbrella sign per umbrella is allowed. An umbrella sign shall not exceed three (3) square feet in area and shall not exceed eight (8) feet in height. An umbrella having an umbrella sign shall be mounted on or in the table or in an umbrella holder adjacent to the table. A sign permit is not required for an umbrella sign.
- (6) *Awning Signs.* For each awning, one sign is allowed. The awning sign shall not exceed an area greater than twenty (20) percent of the surface area of the awning or canopy. The total square footage of the awning sign shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. An awning sign may be internally illuminated.
- (7) *Canopy Signs.* For each building canopy (non-freestanding), one sign is allowed. Except for the sign area limitation for canopy signs at service station islands, a canopy sign shall not exceed an area greater than twenty (20) percent of the surface area of the canopy. The total square footage of the canopy sign

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shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. A canopy sign, other than those of fabric or similar materials, may be internally illuminated.

- (8) *Signs for Freestanding Commercial Canopies.* For freestanding commercial canopies, one (1) canopy sign may be installed for each canopy side facing a public street or driveway. A canopy sign shall not exceed ten (10) square feet and shall not be mounted higher than the top of the canopy itself. A canopy sign may be internally illuminated. The square footage of all canopy signs on a canopy shall be counted against the maximum square footage of allowed wall signage for any building wall sign on the same parcel.
- (9) *Changeable Copy Signs.* As part of a permitted monument sign or wall sign, a changeable copy sign, manual or electronic (LED), may be installed. The changeable copy sign shall not exceed fifty (50) percent of allowable area of the monument sign or wall sign. The changeable copy sign shall not exceed ten (10) feet in height when installed as a part of a monument sign for a single occupant or tenant building. The changeable copy sign shall not exceed sixteen (16) feet in height if part of the monument sign is for a multiple occupant or tenant building. A changeable copy sign that is a part of wall sign shall not be installed higher than the wall of the building. The sign copy on a changeable copy sign shall not be changed more than once every eight (8) seconds. Changeable copy signs may be internally illuminated.
- (10) *Projecting Signs.* For buildings in the Central Mixed-use (CMU), Downtown Mixed-use (CDT), and Community Commercial Mixed-use (CC) districts, one (1) projecting sign is allowed for each ground floor occupant or tenant space. The projecting sign shall be attached to the building frontage on the street or driveway on which the sign is located. The maximum size of the projecting sign shall be the lesser of sixteen (16) square feet OR one (1) square foot per linear foot of occupant or tenant building frontage on the street or private driveway on which it is located; however, the square footage of a projecting sign shall count toward the maximum square footage of wall signage allowed for the building. The maximum thickness of the sign face of a projecting sign shall not exceed twenty-four (24) inches when such sign is of solid construction. A projecting sign shall have a minimum vertical clearance of nine (9) feet and shall not be mounted higher than the wall of the building. A projecting sign that extends over a sidewalk in the public right-of-way shall be limited to a projection distance not to exceed two-thirds (2/3) of the width of the sidewalk. A projecting sign may be illuminated.
- (11) *Window Signs.* Window signs are permitted provided that the window sign may not cover more than twenty-five percent (25%) of the area of any window. Window signs may be internally illuminated. A sign permit is not required for a window sign.
- (12) *Door Signs.* Door signs are permitted provided that the door sign may not cover more than twenty-five percent (25%) of the area of any door. Door signs shall not be illuminated. A sign permit is not required for a door sign.
- (13) *Flagpoles and Flags; Flag Brackets, Flag Stanchions and Flags.* Flagpoles and Flags.
 - (a) For each parcel and development site in residential use with one principal structure, one flagpole may be installed and two (2) flags may be displayed per flagpole. For each parcel and development site that is over one-half (1/2) acre in size and is in non-residential use, up to three flagpoles may be installed and up to two (2) flags may be displayed per flagpole. A flag shall not exceed twenty-four (24) square feet in size.
 - (b) Flag Brackets, Flag Stanchions, and Flags. For each principal structure on a parcel, up to two flag brackets or stanchions may be attached or placed for the display of flags. A flag displayed from a flag bracket or a flag stanchion shall not exceed twenty-four (24) square feet in size.
 - (c) For the purpose of determining the size of the flag, only one (1) side of the flag shall be counted as display surface.
 - (d) Flags on parcels in non-residential use may be externally illuminated.
- (14) Any lawfully erected sign that is structurally altered in any manner, including height, size or location.
- (H) *Measurement of Sign Area.* The area of a sign is measured or calculated as follows:
 - (1) *Background panel signs.* Sign copy that is mounted, affixed, or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose both the sign copy and the background.
 - (2) *Background surface signs.* The area of a sign consisting of copy mounted as individual letters or graphics against a wall, fascia, or parapet of a building surface or another surface, that has not been painted,

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- textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose each word, graphic or discrete visual element in the total sign.
- (3) *Illuminated background signs.* The area of a sign with copy mounted, affixed, or painted on an illuminated surface or illuminated element or a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy.
 - (4) *Double-faced signs.* If a sign has two display faces, and the interior angle between the two faces is thirty (30) degrees or less or parallel and 24" apart or less, then the sign area is considered one sign face only, for purposes of calculation; however, if the two faces are of different sizes or shapes, then the larger is used. If the sign has two display faces, and the interior angle between the two faces is greater than thirty (30) degrees or parallel and more than 24" apart, then the sign area is the sum of the areas of the two faces.
 - (5) *Multi-faced signs.* If a sign has three or more faces, then the sign area is equal to fifty (50) percent of the aggregate area of all sign faces. The area of each face shall be determined according to subsection (a) or (b) of this section, as applicable.
 - (6) *Sculptural and non-planar signs.* The area of a spherical, free form, sculptural or other nonplanar sign is fifty (50) percent of the sum of the areas, using only the four vertical sides of the smallest four-sided polyhedron which will completely enclose the entire sign structure.
 - (7) *Measurement of Sign Height.* The height of a freestanding sign shall be measured as the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. Monument sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of architecturally embellishing and enhancing the appearance of the sign structure. Such extensions shall not exceed thirty-six (36) inches for the base, eighteen (18) inches at the top of the sign, or twelve (12) inches for each vertical side of the sign.
 - (8) *Sign Setbacks.* All signs shall be set back at a minimum of ten (10) feet from the property line, except otherwise stated in this Section. Monument signs may be allowed in the C-1 Zoning District only if the ten-foot sign setback can be met.

(I) *Temporary Signs*

- (1) Temporary signs shall require a Temporary Sign Permit through Code Enforcement.
- (2) The City shall allow temporary signs that meet the criteria and limitations set forth in Table 3-7 and Table 3-8. In a residential zoning district where a non-residential use is allowed, the non-residential use shall be treated as if it was located in a non-residential zoning district.
- (3) Signs advertising open houses and garage sales. Such sign(s) shall be limited to one (1) sign within the property per street frontage, and shall not exceed six (6) square feet in area.
- (4) In a non-residential zoning district where a residential use is allowed, the residential use shall be treated as if it was located in a residential zoning district.
- (5) A temporary sign displayed on a window surface must be displayed on the inside of the window surface, shall cover no more than twenty-five (25%) of the window surface, and shall not be illuminated.
- (6) Temporary off-site signage shall only be permissible for subdivisions under construction. A temporary off-site sign shall be allowed in all zoning districts. Pole signs and monument signs shall be the only permissible sign types for an off-site temporary sign. The maximum allowable area (including copy area and base/ supports of the sign) shall be as follows:
 - (a) 1 square foot per linear foot of lot frontage on the major right of way.
 - (b) 100 square foot maximum.
 - (c.) Eight (8) foot maximum height.
- (7) Temporary off-site signs must be set back fifteen (15) feet from the right-of-way. No other signage is permitted on the property associated with the temporary off-site sign permit. A temporary off-site sign permit shall only be valid for one (1) year. The applicant may seek up to two (2) extensions lasting no longer than six (6) months each. Under no condition shall the sign remain erect for more than two (2) years. It shall be the responsibility of the property owner, not the developer, to remove the sign. The City reserves the right to seek action against the property owner for any off-site sign which remains erect after the expiration of the permit.

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- (8) Political signs as regulated under F.S. Sections 106.143 and 106.1435, shall be removed within fourteen (14) days after either the ending of a campaign or following the election.
- (J) **Non-conforming Signs.** All signs that are lawfully in existence or are lawfully erected and that do not conform to the provisions of this division are declared non-conforming signs. It is the intent of this division to recognize that the eventual elimination of non-conforming signs as expeditiously and fairly as possible is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this division. It is also the intent of this division that any elimination of non-conforming signs shall be affected so as to avoid any unreasonable invasion of established property rights. Existing billboards shall be governed by Section (K).
- (1) Legal non-conforming signs:
- (a) A legal non-conforming sign is a sign that lawfully existed at the time of the enactment of this division that does not conform to the regulations as specified in this division.
 - (b) A legal non-conforming sign may continue to be utilized only in the manner and to the extent that it existed at the time of the adoption of this division or any amendment thereof.
 - (c) A legal non-conforming sign may not be altered in any manner not in conformance with this division and shall not be structurally altered to prolong the life of the sign. This does not apply to reasonable repair and maintenance of the sign. Reasonable repair and maintenance of non-conforming signs, including change of copy, is permitted, as provided for herein. Reasonable repair and maintenance means the work necessary to keep the sign, including the sign structure, in a good state of repair, but does not include replacement of materials in the sign structure. Reasonable repair does not include:
 - (i) Any modification that changes the structure, or type of structure, such as conversion of a wooden sign structure to a metal sign structure.
 - (ii) Any modification, including the addition of embellishments, that changes the sign area or the height above ground level.
 - (iii) Any modification that enhances the visibility of the sign's copy, or the period of time that the copy is visible.
 - (iv) Any modification that adds changeable faces or electronic message signs.
 - (v) Any modification that adds artificial lighting or changes the existing lighting such that illumination is increased.
 - (d) Should a non-conforming sign become damaged, destroyed or deteriorated by any means to the extent that it requires more than reasonable repair and maintenance, as defined in subsection (c) above, then the sign shall not be reconstructed except in compliance with the sign code. In the event that a non-conforming sign was approved as part of a site plan zoning approval, then the non-conforming sign may be reconstructed in accordance with the site plan zoning approval.
 - (e) Any building permit for an addition, alteration, or improvement valued at more than fifty (50) percent of the fair market value of the structure or building for work at locations where any non-conforming sign exists shall specify and require that such non-conforming signs located within the boundaries of the development site, and within the limits of the applicant's control, shall be brought into conformance with the provisions of this division, provided that if the non-conforming sign is a type of sign that is prohibited under section 3.24(D), Prohibited Signs in All Zoning Districts, it shall be removed.
 - (f) Legal non-conforming signs that are located on a parcel of property that is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal non-conforming status of that sign provided that the non-conforming sign:
 - (i) Is not increased in area or height to exceed the limits of the zoning district in which it is located.
 - (ii) Remains structurally unchanged except for reasonable repairs or alterations.
 - (iii) Is placed in the most similar position on the remaining property that it occupied prior to the relocation. And
 - (iv) Is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal non-conforming sign shall be subject to all provisions of this section in its new location.

(2) Signs rendered non-conforming:

- (a) Except as provided in this section, a non-conforming sign may continue in the manner and to the extent that it existed at the time of the adoption, amendment or annexation of the division that rendered the sign non-conforming. This section shall not prohibit reasonable repairs and alterations to non-conforming signs.
- (b) A non-conforming sign shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this division. An existing monument sign that conforms to the size and height limitations set forth herein, but is otherwise non-conforming, may be relocated a single time to another location on the same parcel.

(3) Signs for a legal non-conforming use:

- (a) New or additional signs for a non-conforming use shall not be permitted.
- (b) A non-conforming sign for a non-conforming use that ceases to be used for a period of sixty (60) consecutive days or is replaced by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.

(4) Signs discontinued:

- (a) The right to use a non-conforming sign shall be prohibited upon the occurrence of one or more of the following:
 - (i) A change of use of the parcel or structure;
 - (ii) A change in occupancy of the parcel or structure;
 - (iii) A change in business type at the location of the parcel or structure; or
 - (iv) The vacancy of a sign structure.
- (b) Sign structures that remain vacant, unoccupied or devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies, for a period of ninety (90) days, shall be deemed to be discontinued.
- (c) A non-conforming sign deemed discontinued shall immediately terminate the right to maintain such sign.
- (d) After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.
- (e) Removal of a discontinued non-conforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign that are not currently in use or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

(5) Unsafe signs:

- (a) If the building official determines any sign or sign structure to be in an unsafe condition, he/she shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours.
- (b) If the correction has not been made within forty-eight (48) hours, the building official may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located.

(K) *Billboard signs.*

- (1) Billboard signs are prohibited. After February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), the erection of billboard signs is prohibited for the purposes and reasons set forth in City of Wildwood Ordinance No. 2017-03.
- (2) Definitions.
 - (a) Legally existing billboard signs defined. For purposes of this section, nonconforming billboard signs, defined as follows, are legally existing billboard signs.
 - (b) A nonconforming billboard sign is defined as:

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- (i) Any billboard sign that was legally erected prior to February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City of Wildwood; or
- (ii) Any billboard sign that was legally erected before a permit was required by the city for off-site signs; but which billboard sign complies completely with the City of Wildwood's off-site sign regulations; or
- (iii) Any billboard sign erected after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the city prior to February 13, 2017. No permits shall be issued for the erection of billboard signs after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), except as otherwise provided for in this section.

Any billboard sign which does not constitute a nonconforming billboard sign, as described above, shall be deemed either a prohibited sign or an abandoned sign and shall be removed on or before February 16, 2020. Nonconforming billboard signs shall be allowed to remain so long as such signs conform with the regulations set forth in this section.

- (3) Standards pertaining to legally existing billboard signs. Any legally existing billboard sign as described above shall be subject to the following standards:
 - (a) A legally existing billboard sign is allowed to contain non-commercial speech in lieu of any other speech.
 - (b) Substitution or interchanging of letters, poster panels, painted boards, animation, changeable copy or demountable materials shall be permitted; provided that any such substitution or interchanging shall not increase the size, shape, height or the number of sign faces of the sign, except as otherwise provided for in this section.
 - (c) Maintenance and Repair of Monopole and Non-Monopole Billboards:
 - (i) Monopole billboards: Non-conforming billboard signs which are constructed as monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered except as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. For the purposes of this section, a monopole billboard is defined as a billboard constructed with a steel pole, I-beam or equivalent as primary support, with a catwalk, and a single display panel.
 - (ii) Non-Monopole Billboards: Non-conforming billboard signs which are not monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered, except as provided below, or as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. A non-monopole billboard may be upgraded to and replaced with a monopole billboard; provided, however, that the upgrade to a monopole billboard shall not increase the overall size of the single display panel of the non-monopole billboard.
 - (d) Any non-conforming billboard sign which is destroyed to the extent of seventy-five (75) percent of its current appraised value (based on records of the Sumter County Property Appraiser) shall not be rebuilt or repaired unless:
 - (i) Within thirty (30) calendar days after the destruction of the non-conforming billboard sign, the owner of the sign files an application with the city clerk petitioning city council to allow the reconstruction and maintenance of the non-conforming billboard sign for a period not to exceed seven (7) years;
 - (ii) The owner of the non-conforming billboard signs provides substantial and competent evidence to city council that: (i) the billboard sign was originally erected less than seven (7) years prior to the date on which the sign was destroyed; and (ii) the sign owner has

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failed to recoup the sign owner's investment in the non-conforming billboard sign as of the date of the sign's destruction. If such evidence is presented, the city Commission may allow the sign owner to rebuild or repair the non-conforming billboard sign and to maintain said sign for an additional period of time as determined by the City Council in order to allow the sign owner time to recoup his or her investment; provided, however, such a period of time shall not exceed seven (7) years. At the conclusion of said period, the billboard sign shall be removed.

- (iii) If the non-conforming billboard sign cannot be rebuilt or repaired, then the owner of the sign shall be responsible for removing all remaining portions of the sign structure within sixty (60) calendar days after the date of destruction of the billboard sign.
- (iv) Any non-conforming billboard sign which is removed or destroyed, either: (1) criminally or accidentally (e.g., vandalism, other criminal or tortious act) or (2) by a natural disaster (e.g., hurricane, tornado, or earthquake) may be repaired or replaced at its original location. Notwithstanding the foregoing, a non-conforming billboard sign may still be deemed an abandoned sign subject to section (e), below, where the owner takes no action to repair or replace the non-conforming billboard sign.
- (e) Any non-conforming billboard sign which becomes an abandoned sign shall be removed.
- (f) No non-conforming billboard sign shall be relocated except as provided in subsection (4). In the event a legally existing, non-conforming billboard sign is relocated, the relocation of the sign shall not result in any increase in the size, height or number of sign faces of the non-conforming billboard sign.
- (g) All non-conforming billboard signs shall be the subject of an operating permit issued in accordance with subsection (d). Any non-conforming billboard sign which does not possess an annual operating permit in accordance with (d) shall be deemed to constitute an abandoned sign.
- (4) Relocation of non-conforming billboard signs. No non-conforming billboard sign may be relocated unless one (1) of the following conditions exist or will occur as a result of the relocation:
 - (a) The relocation of the non-conforming billboard sign is expressly allowed by, and is made in accordance with, the terms of a variance granted by the city prior to the effective date of City of Wildwood Ordinance No. 2017-03; or
 - (b) The non-conforming billboard sign is located on land which is being acquired for public right-of-way purposes as a part of a federal or state road, including, without limitation, the "federal-aid primary highway system," the "interstate highway system," and the "state highway system" as those terms are defined in Fla. Stat. § 479.01; and further provided that the sign owner, property owner, and the condemning authority elect in writing to relocate the non-conforming billboard sign in accordance with Fla. Stat. § 479.15, (2016). In such an event, the non-conforming billboard sign may be relocated in accordance with standards and requirements of Fla. Stat. § 479.15, (2016); provided, however, the applicant shall demonstrate to the city that the proposed relocation conforms completely with the requirements and standards contained in Fla. Stat. § 479.15, (2016). In the event that Fla. Stat. § 479.15, (2016), is later amended, revised, superseded or revoked, then the relocation of non-conforming billboard signs shall only be allowed or permitted in accordance with such amendments, revisions or superseding statutes enacted by the Florida Legislature.

In addition to satisfying one (1) of the foregoing conditions, no relocation shall occur until the non-conforming billboard sign being relocated has been removed.

- (K) **Penalties.** Penalties for violation of this Section 3.24 shall be as provided in Section 1-7 of the Code of Ordinances of the City of Wildwood; however, notwithstanding anything in the LDR or in the City of Wildwood Ordinance Code to the contrary, a penalty for a violation of this Section 3.24 shall be limited to civil penalties only and shall not extend to any criminal penalty including but not limited to incarceration. Upon observation of any violation of this Section 3.24, a City of Wildwood Code Inspector, as defined in Chapter 2 of the Code of Ordinances, reserves the right to enforce penalties including but not limited to the physical removal of any non-

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conforming or prohibited signs, in addition to the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.

(L) **Severability.**

- (1) Generally. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section.
- (2) Severability where less speech results. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinances, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.
- (3) Severability of provisions pertaining to prohibited signs. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinance, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 that pertains to prohibited signs, including specifically those signs and sign types prohibited and not allowed under section 3.24(D), Prohibited Signs, of this Section 3.24. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) thereby ensuring that as many prohibited sign types as may be constitutionally prohibited continue to be prohibited.
- (4). Severability of prohibition on billboards. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section and/or any other Code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained in this Section 3.24 or in the City of Wildwood Code of Ordinances.

3.25. **Tiny House Planned Developments**

- (A) **Purpose.** The purpose of this Section is to establish regulations relating to the development of tiny house communities and tiny house pocket neighborhoods within the City limits.
- (B) **Planned Development Required.** Each proposed tiny house community or pocket neighborhood shall be required to obtain a Planned Development overlay consistent with the requirements of Chapter 8 and its subsections. Tiny House Planned Development overlays shall be permitted in the following zoning districts: ARD, MHP, RMU, RMU-10, RIO, NMU-4, NMU-7, CMU, R-1, R-2, R-3, R-4, and R-5. Lot requirements should follow Table 3-4: Density, Intensity, and Lot Standards for the zoning district in which the Planned Development is proposed; however, due to the unique nature of tiny house communities and pocket neighborhoods, some requirements within Table 3-4, including minimum living area requirements, may not apply. Additional deviations from Table 3-4 may be approved at the sole discretion of the Development Services Director.
- (C) **Applicability of the Design District Standards.** Tiny House Planned Developments shall adhere to the Design District Standards. After the tiny house is delivered to the site, the trailer or bumper hitch, frame-towing hitch, and wheels shall be removed and the base of the house shall be permanently affixed to a foundation.

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3.26. Internet Cafés

- (A) *Purpose and intent.* Internet cafés are permissible as either a Permitted Use or Conditional Use where indicated by Table 3-6. In addition to the other provisions of this Chapter, it is the intent of this section to provide for such use in a manner that will have the least possible adverse impact to the community.
- (B) *Use Permittee.* Conditional use internet café permits are issued jointly to the property owner and internet café operator designated therein. A change in property owner or internet café operator shall be reported to the city, in writing, by certified mail, within 30 days of such change by the new property owner or internet café operator. A change in property owner or internet café operator with a conditional use permit shall require a new operating permit.
- (C) **Parcel Location Standards/Separation Requirements.** Internet café businesses shall be allowed only in the zoning districts in which internet café is listed as either a permitted or conditional use under Table 3-6. Regardless of whether the internet café is a permitted or conditional use, the separation standards established in this Section shall require the separation of internet café businesses from any uses listed in this Section and located in the City. Any internet café business, established or expanded after February 28, 2022, in such a district shall be separated by at least the number of feet set forth as to the following uses:
- (1) Residential property. The distance from this use shall be one thousand (1,000) feet. For purposes of this section only, "residential property" shall mean land that is:
 - (a) Located in a mixed-use zoning district or residential zoning district; and
 - (b) Designated as a mixed-use or residential future land use category on the adopted future land use map of the City or County or an exclusively residential planned development.
 - (2) Other uses. The distance from these uses shall be two thousand five hundred (2,500) feet:
 - (a) Public or Private Schools, child care or day care centers licensed as such by the State of Florida;
 - (b) Churches and places of worship; and
 - (c) Government-owned parks, playgrounds and libraries.
 - (d) A parcel shall be deemed to be used for any of the above purposes if a valid land use permit has been issued for such use and such use is either actively conducted on the property or there has been measurable, good faith progress in implementation of such use at that location in accordance with the permit.
 - (3) Exemptions. No internet café business shall become non-conforming through subsequent establishment of the uses specified in subsection (C)2, nor shall a permit for an internet café business be denied based on the issuance of a land use permit for one (1) of the uses listed in subsection (C)2 if the application for such permit was filed after the filing of the application for the permit for the internet café business. No internet café lawfully operating as of February 28, 2022 shall be denied an operating permit solely on the basis that is a non-conforming use under the amended Allowable Principal Use Matrix or that its current site is non-conforming with the Parcel Location Standards/Separation Requirements of this subsection (C). No internet café business shall become non-conforming in the event the business closes due to the death of the owner, provided however, the internet café business must resume normal operations within ninety (90) days of its initial date of closure.
- (D) *Operating Permit Required.* Notwithstanding any provision of these Land Development Regulations that may be provided otherwise, an operating permit shall be required for any existing or new operator of an internet café to operate an internet café within the City; and any existing or new operator of an internet cafe must comply with the Site Standards of subsection (E) and Operating Standards of subsection (F) set forth in this Section. The following are exempt from the requirements of this subsection:
- (1) An individual's personal, recreational, and non-commercial ownership, possession, play, operation or use of a device that could be construed to be a simulated gambling device.
 - (2) A religious or charitable organization conducting a fund-raising activity involving gaming provided the religious or charitable organization conducts such activity in compliance with all applicable laws.
 - (3) Pari-mutuel facilities, operated by a holder of a pari-mutuel permit issued pursuant to F.S. Ch. 550, and Fla. Admin. Code 61D, or to any devices or games therein.
- (E) *Site Standards.* The site and principal structure on which an internet cafe business is operated shall comply with the following standards:
- (1) Exterior Premises Lighting. The exterior and parking area of the site or principal structure in which an internet café is operated shall contain the number and type of lighting fixtures necessary to produce a sufficient intensity of light so as to have no exterior or parking area of the site or principal structure that is dark, dim, shadowy or otherwise unlit.
 - (2) Signage. Exterior signage shall be limited to the advertisement of the consumer product or service sold on the premises, and the name of the internet café. No signs shall be posted on the exterior of the

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premises that suggest gambling takes place on the premises or displays any image commonly associated with gambling. All signage shall be subject to any other applicable requirements of the City of Wildwood Code and Land Development Regulations.

(F) *Operating Standards.* An internet café business shall be operated to conform to the following standards:

- (1) Days/hours of operation. Internet cafés shall not operate between the hours of 12:01 a.m. to 8:00 a.m.
- (2) Safety and Security Requirements. The following safety and security standards devices and standards shall be maintained:
 - (a) A cash management policy and practice limiting cash on hand including the use of a drop safe or cash management device for restricted access to cash receipts;
 - (b) Height markers displaying height measures at all exits of principal structure;
 - (c) A silent alarm system capable of notifying law enforcement;
 - (d) During designated business operation hours as set forth in the permit, staff at least one licensed, armed security guard after 5:00 p.m. until closing; and,
 - (e) A security camera system during business hours capable of recording and retrieving an identifiable image for both the interior and exterior of the premises, including the parking area.
- (3) Criminal Background Screening. Internet café operators shall require and ensure that a criminal background check is conducted, within thirty (30) days of hire, for all employees working on site or in the principal structure and shall ensure that documentation of the criminal background check is maintained at the business location.
- (4) Signs, Postings, and Disclosure Notices.
 - (a) Internet café operator shall post a notice at all public entrances to principal structure stating cash register contains limited amount of cash and that the personnel on site do not have access to the safe;
 - (b) Internet café operator shall post notice that the principal structure is under surveillance;
 - (c) Internet café operator shall establish and maintain a written set of rules for the operation of the simulated gambling devices and electronic game equipment, and the participation in any contest, sweepstakes, or drawing and award of any prize. A complete copy of the rules, prizes, and odds of winning shall be made available upon request without cost;
 - (d) Internet café operator shall affix signage to each simulated gambling device or electronic game equipment, and shall conspicuously post signage in the principal structure, that includes the following language: "The video displays are for amusement and entertainment only. The video displays do not determine the result of your sweepstakes entries;"
 - (e) Internet café operator shall include in its rules and shall conspicuously post a sign containing the following language: "State and local law prohibits this establishment from requiring an entry fee, payment, or proof of purchase as a condition of participating. No donation or contribution is required. You may obtain free entries upon request from any employee on the premises;"
 - (f) Internet café operator shall conspicuously post the operating permit at the entrance or main counter; and
 - (g) Internet café operator shall also post the name of the internet cafe operator and permit holder, a description of all products and services sold with their corresponding price, and the complete rules for all drawings, sweepstakes or game promotions at the premises' front or main counter.
- (5) Additional Requirements and Limitations.
 - (a) Entries that are available without purchase or financial donations shall be made available to customers on request. Internet café operators shall not impose any condition on the provision of such entries other than proof of identity by a government issued identification from any state. The internet café operator shall not limit the number of such entries offered per day per individual to less than the equivalent number of entries that internet café operator provides individuals who make a donation, or purchase of a product or service valued at least \$1.00.
 - (b) An internet café operator conducting a drawing by chance in connection with the sale of a consumer product or service, sweepstakes or game promotion shall be required to:
 - (i) Maintain a list of names and addresses of all persons who have won prizes which have a value of more than \$25 for one (1) year; and
 - (ii) Maintain a trust account or bond in an amount equal to the total announced value of the prizes offered or \$50,000 whichever is less.
 - (c) Internet café operators shall not sell or permit any individual to consume or possess any alcoholic beverages on the premises.
 - (d) Internet café operators shall not sell tobacco or vaping products on the premises.
 - (e) Internet café operators shall not permit minor persons to enter the premises.

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- (f) *Inspection of Premises.* During operating hours, the City Code Inspector, or other authorized authority including the Wildwood Police Department, or their respective agents may enter the premises for purposes of inspecting all areas of the premises otherwise accessible to the general public to assess compliance with the provisions of this Section, the use and operating permits for the premises, or any other ordinances within their authority, including but not limited to the right to enter the premises and to select any electronic game equipment or simulated gambling device to inspect, test and have tested to determine compliance with this Section. An operator may be issued a show cause order requiring the production on premises of documents or data relating to its operations, electronic game equipment or simulated gambling device. Within three (3) days of receipt of a show cause order the operator shall produce all requested records and inventory. Production of records or inventory shall only be for inspection and review to determine compliance with this Section.
- (G) *Initial Operating Permits for Existing Operations.* Within sixty (60) days of February 28, 2022, those operators that have been operating an internet café as of February 28, 2022, at a site or principal structure, and which apply for, facially qualify for in accordance with the operating standards set forth herein, and pay required fees for an operating permit, shall be granted an operating permit for the Site and Principal Structure as provided for in this Section. Each such operator shall, in addition to the requirements set forth herein as part of the application, to achieve the facially qualified status, provide proof satisfactory to the City that the operator was lawfully operating an internet café as of February 28, 2022 which such evidence may include: a current and valid lease; rental agreement; purchase and sale contract; bill of sale or receipt indicating the purchase; lease or use of the site or principal structure for an Internet Café; or other certificate, permit, license/registration or receipt issued by the U.S. Federal government, State of Florida, or local government within the corporate limits of the City.

3.27. Design District Standards.

- (A) In addition to the standards of this Chapter 3, Zoning, new residential and commercial development is also subject to a separate document, the Design District Standards. In addition to these Zoning Standards, other Chapters may be impacted by separate requirements of this document related to design and development. Said document may be accessed on-line from the development services website, or may be viewed in person at the Development Services Department.

TABLE 3-4: Density, Intensity, and Lot Standards

A

Residential Zoning Districts																					
Zoning District*	AG-5	AG-10	RR		ER		R-1		R-2		R-3			R-4			R-5		MHP		
Maximum Density (units per acre)	1/5	1/10	1		2 ³		4 ³		6 ³		9 ³			12 ³			15 ³		10 ³		
Minimum Open Space (%)	40	40	DDS		DDS		DDS		DDS		DDS			DDS			DDS		15		
FAR	0.2	0.2	0.2		0.2		0.3		0.3		0.3			0.3			0.3		0.3		
ISR																					
Dwelling Unit Type	SFD	SFD	MH	SFD	MH	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH ⁶	MH ⁷	SFD
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600	750	750	750
Maximum Lot Coverage (%)																			50 ²	50	50
Minimum Lot Width (ft)			50	50	50	50	40	40	40	40	40	35	35	40	35	35	35	35	40	40	40
Minimum Setbacks (ft):																					
Front ⁴	35	35	30	30	30	30	25	25	20	20	20	20	30	20	20	30	20	30	8	25	25
Rear	25	25	15	15	15	15	15	25	10	10	10	10	15	10	10	15	10	15	8	15	15
Side	20	20	10	10	10	10	5		5		5			5					8	10	10
Minimum Building Separation (ft) ¹							10	15	10	15	10	15	25	10	15	25	10	25	16	20	20

*For full zoning district names, see Table 3-1

Abbreviations/Acronyms:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

DDS - Design District Standards (Residential)

FAR - floor area ratio

ISR - Impervious surface ratio

Notes:

¹ Minimum building separation between two different unit types is 25 feet. Minimum building separation is 10 feet excluding of accessory structure.

²This requirement shall not apply to existing mobile home parks.

³May receive a 25% increase in density if the affordable housing or LEES standards of Comp. Plan Policy 1.1.7a-b are met.

⁴The front setbacks for homes in new subdivisions shall vary on the same block per DDS Chapter 2, (D)(5).

⁵Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

⁶This column applies to manufactured homes within a mobile home park.

⁷This column applies to manufactured homes on single lots outside of mobile home parks.

Chapter 4 – Site Plan Regulations

- 4.1. General. 4-1
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4.1. General.

(A) *Purpose and intent.* It is the purpose of these site plan regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:

- (1) To assure the project is compatible with the surrounding area and that it will serve to enhance the general character of the area and the City;
- (2) To assure that adequate provisions are made for vehicular traffic access, ingress, egress, internal circulation and parking, traffic control, pedestrian and bicycle movement and safety, and emergency vehicle access;
- (3) To assure that adequate screening and buffering where necessary are provided between the project and contiguous properties;
- (4) To assure that adequate provisions are planned for public facilities and services necessary to the maintenance of the health and welfare of the residents of the project;
- (5) To assure the adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings as they relate to other improvements, to public roads/streets, to internal roads, to parking areas, to recreation areas, to sidewalks, and to contiguous properties;
- (6) To assure that the natural qualities and characteristics of the land will be preserved, and that the project site will be appropriately landscaped, and provisions established for the maintenance of the same;
- (7) To assure that adequate recreation space will be provided within projects and that provisions are made for the supervision and maintenance thereof;
- (8) To assure that the aesthetics and architectural details of the project are compatible with the surrounding area and serve to enhance the character of the area;
- (9) To assure the prevention of haphazard, premature, or scattered land development;
- (10) To assure safety from fire, panic, crime, and other dangers, and to promote health and the general welfare;
- (12) To provide adequate drainage and to assure protection from flooding hazards and ensure proper water management;
- (13) To assure the protection of the natural and scenic resources of the City, including surface waters, and groundwater recharge areas; and
- (14) To promote development patterns that encourages the use of alternative forms of transportation.

(B) *Jurisdiction.* Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for site plan approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code.

- (C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.
- (D) *Expiration of approvals.* The development permit shall be valid for a period of one (1) year. A development permit shall automatically expire if construction of on-site improvements is not started within one (1) year of its issuance. Start of construction shall mean actual construction of roadways, parking lots, utilities or buildings in accordance with approved development plans. Clearing, grubbing, and other preliminary site preparation activities shall not constitute start of construction for the purpose of this section. The approving authority may grant an extension of time, not to exceed one (1) year, for good cause.
- (E) *Developer's agreement.* Prior to approval of a site plan, a developer's agreement may be required if deemed necessary by the City Manager and/or City Attorney.

4.2. Procedures for Review of Site Plans.

- (A) *Site plan required.* An approved development permit is required prior to the issuance of a building permit. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
- (B) *Applicability.* The procedures contained in this Chapter will be used for the review of the following:
 - (1) All non-residential projects including public buildings and facilities;
 - (1) Apartment or condominium projects (multi-family);
 - (2) Mobile home parks (rental);
 - (3) Recreational vehicle parks/campgrounds (master park plan);
 - (4) Projects involving land development without structures, such as parking lots, stormwater ponds or any other improvements to the site. Such projects may not require review by the Planning and Zoning Board, or the City Commission as determined by the Development Services Director;
 - (5) Projects involving new construction, the alteration or conversion of any existing structure into a non-residential or multi-family residential facility which involves a change where there is a need for upgrading of the site through parking requirements, drainage improvements, fire flow, etc.;
 - (6) Any developments permitted under conditional uses in Chapter 3.
- (C) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to submit a site plan. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.
- (D) *Review of site plans.*
 - (1) *Purpose.* The purpose of a site plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas.
 - (2) *Application.* Applications seeking site plan approval shall submit an application to the office of the Development Services Director. Appropriate fees shall be paid at the time of submittal.
 - (3) *Review process.* Site plans shall be subjected to the review and approval processes outlined in section 1.14 of this Code.

4.3. Minor Site Plans.

- (A) *Purpose.* Minor site plans are required for residential and non-residential development that has been determined by the Development Services Director to have limited potential for off-site impacts. The Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee. In all other cases, the Development Services Director has the power to approve minor site plan applications. Due to the limited off-site impacts, submittals are not required to provide all required information listed in section 4.4 below. However, interested applicants are required to confer with the Development Services Director on the information that is required for minor site plan approval.

(B) *Applicability.* Minor site plans may include the following:

- (1) Single-family detached and attached dwelling units or minor appurtenances thereto, such as private swimming pools and screen enclosures.
- (2) Additions to existing structures that are less than 50 percent (50%) of the total square footage of the existing structure and do not exceed 2,500 square feet.
- (3) For changes in use without addition to existing structures but require other on-site improvements such as stormwater or parking improvements.
- (4) For minor modifications to approved site plans.
- (5) Accessory structures used for storage purposes only that adhere to the following criteria:
 - (a) Shall not exceed 600 square feet;
 - (b) Height is restricted to one story;
 - (c) Must be of similar construction and architectural style as the primary structure;
 - (d) Shall be a permanent structure constructed on a foundation having either a concrete slab or stem wall and meet the minimum requirements of the Florida Building Code;
 - (e) Must meet all applicable zoning regulations; and
 - (f) Shall only be utilized for storage use.

4.4. Required Application Information-Major Site Plans.

- (A) Site plans shall be prepared on sets of sheets sized 24 inches by 36 inches (24"x36"), and/or may also be submitted electronically. Electronically submitted drawings are to be referenced to state plane coordinate system, NAD83, Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.
- (B) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All site plans are required to meet the City's design district standards.
- (C) *General development and proposed improvements.* Plans shall contain the following information at a minimum:
 - (1) *General information.* Provide the following general information:
 - (a) Name of project.
 - (b) Statement of intended use of site.
 - (c) Metes and bounds legal description of the property, tax parcel ID(s), and size of parcel(s) in acres or square feet;
 - (d) Name, address and telephone number of the owner or owners of record.
 - (e) Name, address and telephone number of the owner's (or owners') agent.
 - (f) Name, address, signature and registration of the professionals preparing the plan(s).
 - (g) Date, north arrow and scale, number of sheets; the scale (sufficient to depict all site features at a clearly legible scale) shall be designated on all sheets in a dedicated location in the top right corner of each sheet.
 - (h) Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares shall be at a scale of not less than 1-inch equals 1,000 feet, and also delineating proximate major roadways.
 - (i) Bearings and distances of boundary lines with a heavy line. Also provide the linear dimensions of the site.
 - (j) Easements, right-of-way dedications and reservations.
 - (2) *Buildings and structures.* Provide the following information concerning buildings and structures:

- (a) Intended use.
 - (b) Number of stories and height of the building(s).
 - (c) Number of dwelling units and density calculated per section 3.4(D).
 - (d) If a restaurant, show number of seats and occupancy load.
 - (e) Projected number of employees.
 - (f) Non-residential square footage for proposed development calculated per section 3.4(B).
 - (g) Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.
 - (h) Fire line plans for buildings including a fire suppression system.
- (3) *Zoning and future land use.* Zoning and future land use district(s) on and adjacent to the tract.
 - (4) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses.
 - (5) *Private site, if any.* Identification of the location, size, and purpose of all non-public or private sites, if any, including, but not be limited to, private roads, drainage systems, recreational facilities, outparcels, gate and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be identified.
 - (6) *Setbacks.* Building setback lines, where applicable, shall be shown.
 - (7) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plan.
 - (8) *Transportation and mobility network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract, including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys must be provided.
 - (9) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights. Also provide fire flow demand calculations. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.
 - (10) *Topography.* Existing topographic conditions on the property being developed overlaid with a depiction of all proposed development and extending 25 feet beyond the property line including surface water elevations and date recorded.
 - (11) *Other conditions on tract.* Existing and proposed watercourses, wetlands, preservation areas, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract.
 - (12) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other adverse influences.
 - (13) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract.
 - (14) *Flood Hazard Areas.* Delineation of flood hazard areas, floodway boundaries, flood zones and base flood elevations. Where the parcel on which the proposed development will take place will have more than five (5) lots or is larger than five (5) acres and the base flood elevations are not included on the Flood Insurance Rate Map (FIRM) or in the flood insurance study, such elevations shall be prepared in accordance with currently accepted engineering practices.
 - (15) *Stormwater management system.* Indicate the flow direction and location of detention and retention areas.
 - (16) *Dredge and fill.* If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to issuance of such permit from the water management district.
 - (17) *Erosion control.* Provision for the control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction, with

control methods meeting Natural Resource Conservation Service and FDEP best management practices.

- (18) *Landscaping*. Provide a signed and sealed landscaping plan meeting all requirements of DDS Chapter 2, including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable.
 - (19) *Exterior Lighting Design Plan* as described in the City's Design District Standards, Chapter 1, Sec. (F)(7).
 - (20) *Solid waste*. Location and access provisions for refuse service, including pad screening, fencing and landscaping. Approval from the appropriate entity is required before site plan can be approved.
 - (21) *Boundary survey*. A boundary survey of the lands to subject to the site plan performed and prepared under the responsible direction and supervision of a professional surveyor.
 - (22) *Tree survey*. A tree survey listing all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches for areas planned to be developed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.
 - (23) *Aerial photograph*. An aerial photograph with the source and date of the photograph.
 - (24) *Phasing*. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.
 - (25) *Geotechnical analysis*. An analysis showing any karst or similar features causing concerns with sinkhole formation or percolation of untreated water into the aquifer.
- (D) *Additional analyses/information*. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 4.4(C).
- (1) *Traffic impact analysis (TIA)*. The applicant shall submit a TIA conducted within one (1) year prior to submittal and has been accepted by Sumter County Public Works. When a TIA shows a project will reduce the level of service (LOS) for a roadway below its adopted level, non-road expansion mobility strategies shall be preferred for mitigation.
 - (2) *Environmental assessment*. A professionally conducted survey of native vegetative communities shall be required for all undeveloped sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:
 1. (a) Wildlife and listed species populations within the proposed development site;
 2. (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species; and
 3. (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, or, in the event that on-site protection is shown to be ineffective, the use of conservation easements; or the use of low impact development techniques.
 - (3) *Supplemental applications*. The following supplemental applications are also required:
 - (a) Sign application, if applicable;
 - (b) Tree removal permit; and
 - (c) Application for a utility easement (if City utility easement is needed for development).
 - (4) *Stormwater calculations*. The applicant's engineer shall provide the stormwater calculations for the area subject to the site plan that demonstrate compliance with these regulations, and with the regulations of the water management district.
 - (5) *Agreements*. Copies of any and all executed agreements with the City tied to the property subject to the site plan (i.e., PD, developer's, development, MOU, etc.).

- (6) *Easements.* Copies of all proposed or executed easements, for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.
- (7) *Agency permits.* A list and status of all applicable permits from other agencies required for the development.
- (8) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).
- (9) *Planned Development Land Use Allocations.* For projects subject to an existing Planned Development agreement, a list and calculation of total allowed land use allocations for the PD (in square feet and acres), as well as remaining allocations available to the PD after the proposed development is complete, to ensure consistency with Comprehensive Plan Mixed-use percentage requirements.
- (10) *Illicit discharge and Connection Stormwater Affidavit.* A fully executed affidavit shall be submitted.

(E) *Additional required legal submittals where public improvements/facilities are dedicated to the public.* The approval of the site plan wherein public improvements/facilities are to be dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as appropriate/applicable:

- (1) *Surety.* When applicable, ~~The~~ approval of any site plan shall be subject to the applicant guaranteeing the installation ~~and maintenance~~ of the required improvements by posting a surety in the amount of one hundred twenty percent (120%) of the construction costs. Costs for construction shall be determined by an signed and sealed estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the director of public works ~~Public Works Director~~ and/or the City Engineer. ~~In all cases where public improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. The certificate of occupancy shall not be issued until the surety is approved. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety.~~ The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
 - (a) A maintenance performance bond underwritten by a surety insurer authorized to transact such business in the State of Florida;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance performance bond agreement; or;
 - (e) Other means of security acceptable to the City Attorney's ~~office and the public works and/or utilities departments.~~
- (2) *Title Opinion/certificate.* A property information report or a title opinion/certificate of ownership, signed by a licensed attorney-at-law ~~or an abstract company~~, in form approved by the City Attorney, and showing:
 - (a) Parties executing the site plan are owners of the land;
 - (b) All mortgages, liens/liens, or other encumbrances;
 - (c) That all taxes and assessments are paid to date;
 - (d) Legal Description of site plan is correct; and;
 - (e) No conflicting rights-of-way, easements or plat exist.
- ~~(3) As-built surveys. The City shall not accept improvements nor issue a certificate of occupancy until three (3) copies of as-built plans are submitted to the City and reviewed, and determined to be consistent with this Code, in accordance with the closeout procedures outlined in section 1.16(C) of these regulations.~~
- (34) *DDS standards.* In addition to the site plan regulations contained herein, please see the *Design District Standards* (DDS) for other standards which might be applicable.

4.5 Required Final Closeout Information

(A) Final Closeout Procedures.

- (1) Prior to the acceptance of any privately or publicly maintained improvements and issuance of certificate of occupancies, the applicant must submit a Final Closeout Application to the City for review and approval. The City will provide the required forms and closeout checklists through the PRC Coordinator. The Final Closeout Application shall include the following items:
 - (a) Engineer's Certification of Completion.
 - (b) As-Built Survey.
 - (c) Recorded copies of all easements as shown on the approved site plan (if applicable).
 - (d) Surety. In all cases where public infrastructure or improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Costs for construction shall be determined by a signed and sealed estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the Public Works Director and/or the City Engineer. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
 - (i) A maintenance bond underwritten by a surety insurer authorized to transact such business in the State of Florida;:
 - (ii) A cash deposit and escrow agreement governing control and use thereof;:
 - (iii) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);:
 - (iv) A cashier's check or certified check and maintenance bond agreement; or:
 - (v) Other means of security acceptable to the City Attorney.
 - (e) Title Opinion. A property information report or a title opinion, signed by a licensed attorney-at-law, in form approved by the City Attorney, and showing:
 - (i) Parties executing the site plan are owners of the land;:
 - (ii) All mortgages, liens or other encumbrances;:
 - (iii) That all taxes and assessments are paid to date;:
 - (iv) Legal description of site plan is correct; and:
 - (v) No conflicting rights-of-way, easements or plat exist.
 - (f) Other items as applicable on the City's Final Construction Clearance Procedures checklist.
- (2) The City and/or their representative will, at the City's option, perform a site inspection, review the Final Closeout Application, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the Final Closeout Application, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied, the City will accept the constructed improvements.
- (3) The closeout procedures outlined above are required to be completed prior to the issuance of any certificate of occupancy for buildings associated with a development plan approval, the use of any constructed improvements by the general public, or the commencement of any maintenance period required by the City.

Chapter 5 – Subdivision Regulations

- 5.1. General. 5-1
- 5.2. Procedure for Subdividing Land. 5-2
- 5.3. Minor Lot Split. 5-3
- 5.4. ~~Preliminary Plan.~~ 5-3
- 5.5. ~~Improvement~~Preliminary Improvement ~~Plat~~n Submittal Requirements. 5-4
- 5.6. Final Plat Submittal Requirements. 5-7
- 5.7. Completion and Inspection of Improvements. 5-8
- 5.8. Gated Communities. 5-9
- 5.9. Model Homes. 5-9

5.1. General.

- (A) *Purpose and intent.* It is the purpose of these subdivision regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:
- (1) To establish standards of subdivision design which encourage the development of sound neighborhoods and the creation of healthy living environments;
 - (2) To prevent traffic hazards and to provide safe and convenient mobility, both vehicular and pedestrian, in new land development;
 - (3) To provide public open spaces in new land development through the dedication or reservation of land for recreational, educational, and other public purposes;
 - (4) To maintain accurate land records for the convenience and protection of the public and for adequate identification and permanent location of real estate boundaries;
 - (5) To aid in the coordination of land development within the corporate limits of the City in accordance with an orderly physical pattern and to discourage haphazard, premature, uneconomic or scattered land development;
 - (6) To assure that the citizens and taxpayers of the City will not have to bear the cost resulting from haphazard subdivision of land and the lack of authority to require installation by the developer of adequate and necessary physical improvements and to that end, to assure to the purchaser of land in the subdivision that necessary improvements of lasting quality have been installed;
 - (7) To serve as a tool for the implementation of the goals of the Comprehensive Plan;
 - (8) To ensure that public facilities are available concurrent with the impact of the subdivision; and
 - (9) To promote development patterns that encourage the use of alternative forms of transportation.
- (B) *Jurisdiction.* Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for subdivision approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code. No subdivision shall be platted or recorded, nor any building permit issued, unless the subdivision meets all requirements of these regulations and has been approved in accordance with the requirements hereinafter provided.
- (C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.
- (D) *Expiration of approvals.* The approval of the ~~preliminary plan or~~ preliminary improvement ~~plat~~n shall be valid for a period of 24 months. If the applicant has not obtained final plat approval within said 24 months, and if an extension of time has not been approved by the City Commission on a demonstration of good cause, approval shall be automatically revoked and the applicant must reapply under the provisions of this Code or any subsequent

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code then in effect. If the project is phased, the final plat approval must be obtained for each new phase within 24 months of the date of plat approval of the previous phase.

5.2. Procedure for Subdividing Land.

- (A) *Stages.* All submittals of plans and applications will be made to the Development Services Department. There shall be three (3) stages for the approval of all subdivision plats. The City will allow applicants to combine the first two stage of the subdivision approval process at the applicant's risk. These stages are intended to permit full and adequate review by the City in order to ensure and protect the public interest. These two three (3) stages are hereby established:

- ~~(1) Preliminary plan;~~
- ~~(2)(1) Preliminary improvement plat;~~ and
- ~~(3)(2) Final plat.~~

- (B) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to record a plat. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.

~~(C) Review of preliminary plan.~~

- ~~(1) Purpose.~~ The purpose of the preliminary plan is to provide for an initial review of the subdivision proposal and the basic development concepts prior to proceeding with the detailed phases of the improvement plan.
- ~~(2) Application.~~ Interested developers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.
- ~~(3) Review process.~~ Each preliminary plan shall be subjected to the review and approval processes outlined in section 1.14 of this Code.

~~(D)(C) Review of improvement preliminary improvement plats.~~

- (1) *Purpose.* The purpose of the ~~improvement preliminary improvement~~ plat is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas. Construction shall not begin until the applicant has received ~~improvement preliminary improvement~~ plat approval and the surety bond has been accepted. Construction on individual lots shall not begin until after the approval and recording of the final plat.
- (2) *Application.* Interested applicants shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.
- (3) *Review process.* Each ~~improvement preliminary improvement~~ plat shall be subjected to the review and approval processes outlined in section 1.14 of this Code. The surety bond shall also be reviewed and accepted.

~~(E)(D) Review of final plat.~~

- (1) *Purpose.* The purpose of the final plat is to ensure the preparation, completion and recording of a final plat and its accompanying legal documentation and the review and approval of final technical submittals and engineering drawings.
- (2) *Application.* Interested subdividers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.
- (3) *Review process.* A final plat shall be subjected to the review and approval process as outlined in section 1.14 of this Code.
- (4) *Recording of final plat.* The mylar, or equivalent material copy, of the approved final plat will be retained by the City for the purpose of recording with the Sumter County Clerk of Courts after approval by the ~~City Commission~~ Development Services Director. All fees and documents required by the Sumter County Clerk of Courts for filing and recording of the approved final plat shall be transmitted through the Development Services Department to the Sumter County Clerk of Courts when final approval is received. No plat of lands in Wildwood subject to this Code shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the ~~City Commission~~ Development Services Director.

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~~(F)~~(E) Re-plats. ~~Modifications to previously approved plats that do not increase the number of lots shall be considered as re-plats.~~ Each re-plat shall be subjected to the review and approval processes, including, as applicable, an amended ~~improvement~~preliminary improvement plat~~a~~ reflecting any applicable changes to such plan based on the changes made by the re-plat, as outlined in section 1.14 of these Regulations. ~~Absent extraordinary circumstances as determined by the Development Services Director~~In general, re-plats may not occur for one (1) year after the original plat approval date and may only occur annually thereafter based on the original plat approval date, provided however, that the Development Services Director may waive this limitation upon good cause shown by a Developer.

5.3. Minor Lot Split/Lot Combination/Lot Line Deviation

- (A) *Applicability.* This section applies to the division of a single existing previously unsubdivided parcel into two (2) legally separate lots or the combination of two (2) legally separate lots. In lieu of complying with section 5.2, the applicant may conform to the procedural requirements set out in this section. Minor lot splits shall not apply to a subdivision into more than two (2) lots or additional lot splits on contiguous land or within the same existing subdivision. The purpose of a minor lot split is to negate the need to plat a parcel into two (2) separate parcels via the formal subdivision process. The lot subject to the minor lot split cannot be part of or be created by a previous lot split or plat. New lots or parcels shall not create a non-compliance with any development standard requirements in Table 3-4 of the Land Development Regulations.
- (B) *Application required.* The applicant shall apply to the Development Services Director on an application form for the division of a single existing lot into two lots or combining lots, stating the applicant's plans for development with the following minimum criteria:
- (1) A plan prepared by a registered professional engineer or surveyor showing the lot size, location of proposed buildings, location of easements, names of bordering streets, applicable building setbacks, names and locations of all bodies of water, wetlands and all other waterways and watercourses abutting or encroaching upon subject property. This plan must also show existing buildings and lot dimensions;
 - (2) A brief description of all utilities and City services, including sewers, potable water facilities, reuses, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the habitation and/or maintenance of subject properties;
 - (3) A listing of the names and addresses of the record owners abutting subject property; and
 - (4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split or lot combination) and as proposed (i.e., after the proposed lot split or lot combination), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the City. Said surveys shall include the depiction of existing improvements thereon.
- (C) *Procedure.* Once the application is determined to be complete, the Development Services Director shall review the request for compliance with this Code. The Development Services Director may require an applicant to follow the standard subdivision procedure contained in this Chapter if it may be determined that the summary procedure is being utilized by an applicant in order to defeat the objectives of subdivision.
- (D) Recording. Upon approval of a lot split, a copy of the plan splitting the lots shall be recorded for each lot in the Official Records of Sumter County.

(E) Lot Line Deviation.

(1) Purpose and intent.

(a) To reconfigure two or more lots of record or legally created lots each of which currently meet all other sections of these Land Development Regulations and all requirements of the Comprehensive Plan; or

(b) To reconfigure two or more lots of record or legally created lots in order to meet all other sections of the Land Development Regulations and all requirements of the Comprehensive Plan or to make each lot more compatible to the Land Development Regulations and the Comprehensive Plan; or

(c) To reconfigure two or more lots of record, either one or all of which are non-conforming lots of record due to setbacks, in order to make them more conforming lots of record.

(2) Standards.

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- (a) A Lot Line Deviation/Adjustment may be applied for lots in either platted subdivision or a metes and bounds legal description, provided that each parcel or lot is currently recognized as a lot of record or legally created lot approved by the City.
- (b) Existing access to each lot may not be altered for each lot (i.e., an easement may not be added or extended).
- (c) Access, utility, or stormwater easements shall not be negatively impacted (i.e., easements shall not be blocked by potential improvements).
- (d) Unbuildable or non-conforming lots shall not be created through a lot line deviation.
- (e) Only abutting lots of record or abutting legally created lots may be reconfigured.
- (f) Lot Line Deviation/Adjustment shall not be approved within a platted subdivision when such lot line adjustment changes the character of the subdivision, or where the lot line adjustment increases the density, beyond the general nature of the subdivision.
- (g) Lot Line Deviation/Adjustment shall not be approved if it creates a non-conforming lot(s).
- (h) For lots of record created by a plat recorded on or after July 1, 1972, a replat may be required upon determination by the Development Services Director.

(3) Initial Submittal Requirements.

- (a) Complete an application form as provided by the City.
- (b) Provide a sketch of the description of the proposed Lot Line Deviation/Adjustment, showing the proposed lot reconfiguration, access, structures, and ownership.
- (c) Provide an aerial photograph no older than four years showing the boundaries of the proposed adjustment overlain.
- (d) Provide current property record cards of the affected parcels.
 - (i) Provide copies of warranty deeds for the affected parcels.
 - (j) Provide any other information required by the Development Services Director or designee.

(4) Review.

- (a) The Development Services Director or designee shall transmit a copy of the proposed Lot Line Deviation/Adjustment to the city attorney any other appropriate departments of the City for review and comments.
- (b) If the proposed Lot Line Deviation/Adjustment meets the conditions of these regulations and otherwise complies with all applicable laws and ordinances, the Development Services Director or designee shall tentatively approve the Lot Line Deviation/Adjustment subject to the final approval requirements specified in subsection (5).

(5) Final approval submittal requirements.

- (a) Prior to final approval, and in addition to any other requirements, legal descriptions, acreage and square footage of the original and proposed lots, together with the legal description of any existing or proposed easements, shall be shown on a boundary survey prepared by a professional land surveyor registered in the State of Florida.

(b) In the event the proposed Lot Line Deviation/Adjustment contains parcels greater than 40 acres in size, a sketch of the description for the land area containing such parcels shall be accepted instead of a boundary survey. However, a boundary survey shall be required for the land area containing parcels 40 acres or less in size. (Example: two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 45 acre parcel and a 55 acre parcel would allow a sketch of description, but two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 65 acre parcel and a 35 acre parcel would require a sketch of description for the 65 acre parcel and a boundary survey for the 35 acre parcel.)

(c) The boundary survey must show all structures, easements, flood zones with base flood elevation, and wetlands showing the total acreage inside and outside of the wetland jurisdiction line.

(6) Recording.

(a) Upon approval of the Lot Line Deviation/Adjustment, the City shall record the Lot Line Deviation/Adjustment on the appropriate City maps and documents.

(D) (b) The applicant shall record the Lot Line Deviation/Adjustment in the Public Records of Sumter County

5.4. Reserved. Preliminary Plan.

~~(A) — Required submittals for preliminary plan. The preliminary plan shall be drawn on sheets sized 24"x36", or submitted either in paper or electronic format (electronic referenced to state plane coordinate system, NAD83 Florida West), and shall show the following:-~~

~~(1) — Title block. The title block shall be placed on each sheet and shall contain the following information:~~

~~(a) — Proposed subdivision name;~~

~~(b) — Section, township, and range of the property; and~~

~~(c) — Date of preparation.~~

~~(2) — General information. Provide the following general information:~~

~~(a) — Scale and north arrow;~~

~~(b) — Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one inch (1") equals 1,000 feet);~~

~~(c) — A table showing information such as zoning, acreage to subdivided, number of lots, phase number, datum, etc.;~~

~~(d) — Tabulations of open space, density, intensity, etc.;~~

~~(e) — Legal description and tax identification of the lands to be subdivided;~~

~~(f) — Certification of registered professional engineer and/or surveyor;~~

~~(g) — Contact information of the property owner, surveyor, and engineer;~~

~~(3) — Boundary survey. A survey, prepared by a registered surveyor in the State of Florida, including bearings and distances of boundary lines with a heavy line, as well as all other requirements for surveys in the State of Florida;~~

~~(4) — Zoning and design district standards. Zoning district(s) on and adjacent to the tract to be subdivided. Indicate all setbacks, buffers, and other features, demonstrating compliance with the design district standards where applicable;~~

~~(5) — Transportation network on and adjacent to the tract. Identification of existing and proposed streets on and adjacent to the tract to be subdivided, including: the name, right-of-way width and~~

~~location, existing easements on the property and location of all existing driveways and median openings, as well as sidewalks and bike lanes, within 100 feet;~~

~~(6) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown;~~

~~(7) *Natural features.* Identification of lakes, marshes or swamps, watercourses, wetlands, and other pertinent features as shown on a recent aerial photo. Also include the location of all trees with a DBH of greater than ten (10) inches.~~

~~(8) *Topography.* Contours at a minimum of five-foot intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded.~~

~~(9) *Utilities.* Identify the proposed source of water, sewer, gas and electricity. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.~~

~~(10) *Drainage concept plan.* Indicate the general flow direction and location of retention areas;~~

~~(11) *Other.* Identification of existing and proposed improvements including buildings on the tract proposed, and existing easements.~~

5.5. ~~Improvement~~Preliminary improvement ~~Plat~~n Submittal Requirements.

(A) The ~~improvement~~preliminary improvement ~~plat~~n, application, and other materials shall, where applicable, include existing conditions and proposals, include notes whenever possible to explain, verify or identify additional information that is important to the understanding of the site and the plan of development, and, at a minimum, depict, show, identify, or otherwise provide the information contained in section 5.5(C).

(B) ~~Improvement~~Preliminary improvement ~~plat~~ns shall be prepared on sheets sized 24 inches by 36 inches (24"x36"). ~~Improvement~~Preliminary improvement ~~plat~~ns may be submitted in paper or electronic format. Electronically submitted plans shall be referenced to the state plane coordinate system, NAD83 Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.

(C) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All submittals shall contain the following at a minimum:

(1) *Title block.* The title block shall be placed on the bottom of each sheet, in the lower right-hand corner, and should contain the following information:

- (a) Proposed subdivision name;
- (b) Section, township, and range of the property; and
- (c) Date of preparation.

(2) *General information.* Provide the following general information:

- (a) Scale and north arrow;
- (b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one-inch equals 1,000 feet);
- (c) A table showing information such as zoning, acreage to be subdivided, number of lots, phase number, datum;
- (d) Metes and bounds legal description, size in acres or square feet, and tax identification of the lands to be subdivided;
- (e) Certification of registered professional engineer;
- (f) Contact information of the property owner, surveyor, and engineer;

(3) *Boundary lines.* Bearings and distances of boundary lines with a heavy line;

(4) *Zoning and future land use.* Zoning and future land use district(s) on and adjacent to the tract to be subdivided;

(5) *Easements.* Location, width, type, and purpose of existing and proposed easements and rights-of-way;

(6) *Dedication and reservations.* All parcels of land proposed to be dedicated or reserved for public use such as roads, easements, parks, sidewalks, bike or pedestrian trails, shall be indicated on the plat.

(7) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses;

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- (8) Lots, blocks. The lot lines, lot dimensions, lot numbers and block numbers shall be shown.; For projects with a preliminary plat per F. S. 177. 073, include the number and percentages of proposed homes to be permitted prior to plat recording;
- (9)(9) Tracts. The tracts and tract numbers shall be shown.
- (9)(10) Setbacks. Building setback lines from side, front and rear, where applicable shall be shown;
- (10)(11) Soils. A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat
- (11)(12) Transportation network on and adjacent to the tract. Identification of existing and proposed streets on and adjacent to the tract to be subdivided including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys shall be provided;
- (12)(13) Utilities on and adjacent to tract. Identification of existing and proposed utilities on and adjacent to the tract to be subdivided, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights;
- (13)(14) Public sites, if any. Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, public roads, parks, playgrounds, lift stations, or other public uses.
- (14)(15) Private sites, if any. Identification of the location, size, and purpose of all nonpublic or private sites, if any, including, but not limited to, private roads, drainages systems, recreational facilities, outparcels, gates and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be indicated.
- (15)(16) Topography. Contours at a minimum of one-foot (1') intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded;
- (16)(17) Other conditions on tract. Existing and proposed watercourses, wetlands, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract to be subdivided;
- (17)(18) Other conditions on adjacent lands. Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivisions plat by name, recordation date, and number, and show approximate percent of buildup, typical lot size and dwelling type;
- (18)(19) Proposed public improvements, if any. Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract;
- (19)(20) Limits of floodplain. Indicate flood elevation of 100-year flood as established by the Federal Emergency Management Agency, Flood Insurance Rate Map. The actual acreage above the 100-year flood elevation shall be listed;
- (20)(21) Stormwater management system. Full and complete details for the construction of the stormwater management system;
- (21)(22) Landscaping. Provide a landscaping plan including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;
- (22)(23) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7);
- (23)(24) Boundary survey. A boundary survey of the lands to be platted performed and prepared under the responsible direction and supervision of a professional surveyor;
- (24)(25) Tree survey. A tree survey depicting all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches overlaid on the overall ~~improvement~~preliminary improvement plan, plus a tabulation by species and DBH of all trees to be preserved and removed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.
- (25)(26) Aerial photograph. An aerial photograph with the source and date of the photograph; and
- (27) Phasing. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

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(28) Title opinion or property information report. A title opinion, signed by a licensed attorney-at-law or a property information report, in accordance with Florida statute in a form approved by the City Attorney

(29) For projects with a plat per F.S. 177. 073, proposing homes to receive building permits prior to plat recording:

(a) Provide the number or percentage of proposed homes to be permitted prior to plat recording;

(b) Construction and Maintenance Agreement;

(c) Performance bond in accordance with section D(13), below. Subdivisions being developed in a CDD may be exempt from posting a surety;

(d) Engineer' s Opinion of Probable Cost for Paving, grading, and drainage);

(a)–An application for preliminary concurrency determination pursuant to section 7.2(B)(2);

(e)_____

(f) Letters of service will be submitted by all appropriate utility companies stating that all easements are adequate; and

(g) Developers Agreement; if required by the City Manager.

(30) For projects with a plat per F.S. 177.073, a certificate of occupancy will not be issued on any home permitted by this section until final plat approval has been obtained from the Development Services Director and the plat is recorded with the Sumter County Clerk of Courts.

(31) For lots that are issued building permits pursuant to F.S. 177.073, no changes can be made to the approved preliminary improvement plat or platted lots.

(D) *Additional analyses.* The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

(1) *Traffic impact analysis (TIA).* The applicant shall submit a TIA conducted within one (1) year prior to submittal with parameters which have been accepted by Sumter County Public Works;

(2) *Environmental assessment.* A professionally conducted survey of native vegetative communities shall be required for all proposed development sites. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

(a) Wildlife and listed species populations within the proposed development site;

(b) The feasibility and availability of on-site management and protection of identified wildlife and listed species; and

(c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

(3) Preliminary concurrency determination. An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(4) Supplemental applications. The following supplemental applications are also required:

(a) Sign application, if applicable;

(b) Tree removal permit; and

(c) Application for Utility Easement, if applicable.

(5) *Stormwater calculations.* The subdivider's engineer shall provide the stormwater calculations for the area to be subdivided.

(6) Flood elevation data. All new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is lesser, shall include base flood elevation data.

(7) *Covenants.* A draft copy of any proposed protective covenants or deed restrictions shall be submitted.

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- (8) *HOA documents and/or maintenance agreement.* An agreement outlining the supervision and maintenance of all common areas within the subdivision, unless maintenance is provided by a Community Development District (CDD).
- (9) *Agreements.* Copies of all executed agreements tied to the property being subdivided (i.e., PD, developer's, development, etc.).
- (10) *Agency permits.* A list and status of all applicable permits from other agencies required for the development. ~~Improvement~~Preliminary improvement plat approval and authorization to begin construction activities shall not be granted until the applicant has provided copies of all other applicable permits to the City.
- (11) *Easements.* Copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.
- ~~(12)~~(2) *Illicit Discharge and Connection Stormwater Affidavit.* Fully executed affidavit shall be submitted.
- (13) *Surety for Performance.* The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred ~~thirtytwo~~ percent (~~132~~0%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
- (a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance bond agreement; or
 - (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

5.6. Final Plat Submittal Requirements.

- (A) *Clerk of Courts review.* The office of the Sumter County Clerk of Courts shall have the opportunity to review the plat for conformity to F.S. Chapter 177 prior to consideration for approval. The draft of the final plat shall be drawn with black drawing ink on regular paper using sheets sized 24 inches by 30 inches (24" x 30") at a scale of sufficient size to show all detail and otherwise meeting the requirements for the final plat in sections B and C below.
- (B) *Requirements for final plat.* The required submittals, meeting the legal requirements of platting, of the final plat shall consist of a fully executed correct plat map, meeting all state and City standards, final engineering drawings and auxiliary submittals, and all required legal instruments. The final plat shall be drawn with black drawing ink on mylar, using sheets sized 24 inches by 30 inches (24"x30") at a scale of sufficient size to show all detail. Each sheet shall have a marginal line completely around the sheet placed to leave three-inch (3") binding margin on the left and one-inch (1") margin on the other three sides. Final plats shall meet all the requirements of F.S. Chapter 177 including the requirement to note in the dedication the construction, ownership and maintenance responsibilities for all infrastructure, including compliance with subsection 6.5(A), *General*, and those requirements mandated by the Sumter County Clerk of Courts in section A above and shall be so certified by the land surveyor. The final plat shall constitute only that portion of the approved ~~improvement~~preliminary improvement plat which the applicant proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Five (5) copies, one (1) of which shall be mylar, of the final plat shall be submitted. Driveway restriction areas shall be graphically shown on final plats for corner lots in compliance with subsection 6.5 (C)(1), *Driveway Access*.
- (C) *Additional required submittals.* This approval of the final plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Engineer or Public Works Director and City Attorney as appropriate.

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- (1) *"As-built" construction drawings.* Three (3) copies of these "drawings" shall be submitted to the Development Services Director. The sheet size shall be 24 inches by 36 inches (24"x36") unless another size is approved. In lieu of "as-built" construction drawings the developer may post a surety guaranteeing performance.
- (2) *Surety for Performance.* The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred ~~thirtytwo~~ percent (1320%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
 - (a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance bond agreement; or
 - (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.
 - (f) In the event the bond was not required at the ~~improvement~~preliminary improvement plat~~n~~ stage, it may be required at the final plat state if the improvements have not been completed
- (3) *Surety for Maintenance.* In all cases where public improvements are installed, a two-year (2-year) surety in the amount of twenty percent (20%) of the construction costs must be posted to guarantee maintenance of the public improvements. The amounts of the surety must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
 - (a) A maintenance bond underwritten by a surety insurer authorized to transact such business in this state;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance bond agreement; or
 - (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.
- (4) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).
- (5) *Building elevations and model home details.* Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.
- (6) *Covenants.* Any protective deed covenants to be placed on the property shall be notarized and, in a form, suitable for recording.
- (7) *Title ~~certificate~~opinion or property information report.* A ~~certificate of ownership~~title opinion, signed by a licensed attorney-at-law or ~~an abstract company~~a property information report, in accordance with Florida statute in a form approved by the City Attorney.
- (8) *Letters of service.* Letters will be submitted by all appropriate utility companies stating that all easements are adequate. In cases where the City does not receive cooperation from utility company, Development Services Director may determine adequacy of proposed easements.

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- (9) *HOA documents and/or maintenance agreement.* An agreement outlining the supervision and maintenance of all common areas within the subdivision.
 - (10) *Permits.* Copies of all applicable permits (i.e., driveway, SWFWMD, County, FDOT, etc.) shall be provided.
 - (11) *Agreement.* No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.
 - ~~(11)~~(12) *Plat Language.* Plat shall comply with the language requirements noted in the Appendix ____.
 - (D) *Clerk of Courts recording.* Within the legal timeframe, the approved plat shall be submitted to the Sumter County Clerk of Courts for recording with recording fee, and at the time of recording, the following shall be submitted to the Sumter County Clerk of Courts for their distribution:
 - (1) *Original final plat.* The mylar copy of the final plat is to be contained within the Sumter County Clerk of Courts' original plat book.
 - (2) *Copy of final plat.* An additional copy of the final plat will be retained by the Sumter County Clerk of Courts as public record.
- 5.7. Completion and Inspection of Improvements.
- (A) *Completion of improvements.* All physical improvements (including all utilities) shall be installed in accordance with the approved ~~improvement~~preliminary improvement plat~~n~~. If field conditions, or other circumstances, necessitate changes to the proposed improvements, the applicant must submit revised drawings to the City for approval prior to construction. The improvements may be completed in one of two ways:
 - (1) All of the required improvements shall be completed prior to the filing of the final plat for approval;
 - (2) Or, with the ~~Development Services Director-City Commission's~~ approval, the developer, in lieu of completing the improvements as stated above, shall post a surety guaranteeing performance to the City Commission for and on behalf of the City. The surety should be sufficient to cover the cost of all improvements required to be installed by the subdivider. The actual construction and installation of such improvements shall be done immediately after approval of the final plat by the Development Services Director, or at such a time as may be established by the City Commission. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall be in a form acceptable to the City Attorney and may be by the means set forth in section 5.6(C).
 - (3) The accurate location of all monuments and permanent reference monuments (PRM) shall be located on all block corners if rectilinear, and at all PCs and PTs, if curvilinear, but in no case more than 1,000 feet apart. All lot corners shall be marked with three-fourth inch I.D. iron pipes, three-fourth inch iron rods, two (2) feet long or concrete monuments, two feet long, minimum. Markers shall be installed prior to submission of and approval of the final plat and shall conform to locations indicated on the approved ~~improvement~~preliminary improvement plat~~n~~.
 - (4) *Inspection.*
 - (a) After required improvements have been installed, a registered professional engineer shall submit certification in the format required by the City that the improvements have been constructed according to approved plans and specifications.
 - (b) The City Engineer and City inspectors may inspect all construction subject to these regulations. The City Engineer shall have the authority to reject materials and work when not in conformity with the approved plans and specifications.
 - (c) Laboratory tests are to be made by a duly licensed testing laboratory at the developer's expense. Copies of all test reports shall be submitted to the City Engineer's office. Laboratory tests or field measurements are required for, but not limited to, the following:
 - (i) *Subgrade and shoulders.* Width, depth, density and bearing;
 - (ii) *Base.* Width, depth, density, bearing and crown;
 - (iii) *Surface course.* Width, depth, extraction, composition and stability;
 - (iv) *Concrete.* Compression strength;
 - (v) *Water mains.* Pressure test and bacteriological clearance;
 - (vi) Gravity sanitary sewer--Infiltration/exfiltration, air testing; and
 - (vii) Sanitary force mains--Pressure test.
 - (d) Prior to final inspection by the City, and the start of the two (2) years of maintenance by developer, the developer's engineer shall submit a statement to the City Engineer that all

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Land Development Regulations

materials used met the approved specifications and that the tests and measurements performed by him met the requirements of the plans and specifications.

5.8. Gated Communities.

- (A) *Provisions.* It is recognized by the City that there exists a market demand for the development and establishment of residential subdivisions which restrict access by the general public through the utilization of entryway gates and other restricted access points. As Florida law generally prohibits the use of public funds for private use, the utilization of such gates and restricted access points as a means of limiting access by the public requires, inter alia, that the roadways, street lights, drainage systems (which includes, without limitation, stormwater detention/retention areas and under drains), sidewalks, and certain other subdivision infrastructure and improvements be privately owned and maintained. Further, the City recognizes that the public's interest is served only if gated communities and the components of its community subdivision infrastructure are designed, constructed, and maintained in accordance with the applicable provisions of the Code. As such, provided the community subdivision infrastructure is privately owned and maintained consistent with the requirements of this Code and such other applicable City codes and state law and upon approval of the City, proposed residential subdivisions may be developed and maintained as a gated community and existing residential subdivisions (i.e., platted of record) may be converted to and maintained as a gated community. Notwithstanding the foregoing, failure to so comply after approval is obtained may result in, without limitation, the removal of the gates or prohibiting the closure of the gates.
- (B) *Prohibitions.* It is recognized by the City that the approval of gated communities may provide a hindrance to the goals of the comprehensive plan in terms of providing development that promotes transit and interconnectivity. Therefore, gated communities shall not be approved if one of the following criteria is met:
- (1) The subdivision's primary access intersects a planned or existing transit route; or
 - (2) By approving a gated community, the City has compromised transportation and infrastructure interconnectivity with existing developments or the ability of future vacant tracts to interconnect.

5.9. Model Homes.

- (A) Except as otherwise provided for in ~~this~~ section 5.5, no building permit shall be issued until such time as a final plat approval has been obtained from the Development Services Director~~City Commission~~ and the plat is recorded with the Sumter County Clerk of Courts. A developer may be allowed to obtain one (1) building permit for a model home for each 40 lots located within a proposed subdivision prior final plat approval and recordation. Notwithstanding the permitted rate for model homes, the maximum number of building permits for model homes to be allowed in any one (1) subdivision shall not exceed ten (10). In developments which are subject to an executed Chapter 163 Agreement with one thousand (1,000) units or greater, the developer is allowed to obtain building permits for up to forty percent (40%) of the lots within any single subdivision that is within an approved master development plan. In addition, the following shall apply for lots where model homes are allowed:
- (1) The lots upon which the model homes are constructed shall be located within 300 feet of an active and approved fire hydrant;
 - (2) Main sewer and water lines for said lots shall be installed by the developer and be subject to review and approval by the City;
 - ~~(4)~~(3) The lots shall have a minimum of 20-foot-wide emergency access road extending from a paved public street to within 50 feet of the proposed structure, as approved by the City Engineer; and
 - ~~(5)~~(4) A certificate of occupancy will not be issued on any model home permitted by this section until final plat approval has been obtained from the ~~City Commission~~Development Services Director, ~~and the plat is recorded with the Sumter County Clerk of Courts, and all other requirements of this Code have been met.~~

Chapter 6 – Technical Standards

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6.1. General.

- (A) *Purpose and intent.* These standards shall apply to regulate development allowed by this Code. The intent of these technical standards are to promote development that is aesthetically pleasing, compatible with the community character of the City of Wildwood, properly served with necessary public facilities and services, compatible with neighboring uses, and minimizes adverse impacts to natural resources.
- (B) *Phased development.* Projects subjected to phasing shall be improved and designed so that each phase of development may function on its own if subsequent phases are not developed.
- (C) *Agreements.* It is the intent of the City Commission to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development, all in conformity with and to carry out the purposes of the comprehensive plan and Land Development Regulations. Written agreements are encouraged and may be required by the City Manager, Public Works Director, and/or Utilities Director prior to, or concurrently with, applying the technical standards contained in this Chapter within a proposed development site. These agreements should determine at a minimum the responsibility and timing for provision of infrastructure and services, maintenance of improvements, payment of applicable City impact fees and other similar development issues. Any such agreements or contracts shall be reviewed by all department heads affected by the agreement and the City Attorney prior to adoption by the City Commission.
- (D) *Chapter 163 Agreement.* Projects which are subject to an executed 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may be allowed to adhere to alternative development standards, provided the proposed development standards meet the intent of this Code and meet or exceed the minimum requirements of this Code.

6.2. Potable Water.

This section covers the requirements for installing water systems which includes the furnishing, installing, laying, jointing, and testing of all water lines, hydrants, fittings, valves and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing water service operations and modifications required to perform the new work. When development or redevelopment is proposed for a property with water lines available to the property, connection to the central water system shall be required. For purposes of this section, "available" shall mean that the city's waterworks system is accessible at any point up to 1,000 feet from the owner's property line.

(A) General requirements.

- (1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by the tests shall be remedied and re-tested.
- (2) The entire potable water system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, hydrants, services and service laterals with respect to the proposed development improvements and the existing water systems. Main sizes shall be indicated on the master plan.

- (3) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.
- (4) All pipe, valves, fire hydrants and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation and pressure rating.
- (5) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.
- (6) *Assembly of joints.* Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells. (NOTE: When mechanical equipment is used to assemble joints, care should be taken to prevent over-insertion).
- (7) *Cleaning.* All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.
- (8) *Bedding and backfill.* Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Potable water system construction.*

- (1) The contractor shall install warning tape or stenciled lettering on pipe and early warning tape approximately 12" above top of pipe.
- (2) *Water valves.* Water valves shall be provided as stated below for all branch connections, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repaired water distribution system.
 - (a) Two inches (2") through 12 inches shall be Mueller (or approved alternative) resilient seat gate valve, modified wedge disc type, suitable for direct earth burial, suitable for mechanical joint and to comply with AWWA specifications. Water valves 1-1/2" or smaller shall be gate valves, iron body 150 psi working pressure wedge disc, in full compliance with Fed. Specifications.
 - (b) Valves shall be located on all tees and crosses per AWWA standards using an (n-1) formula.
 - (c) Valves are to be placed so that the maximum allowable length of the water main required to be shut down for repair work shall be 1,000 feet.
 - (d) Valves located on transmission mains (12" or greater) shall be located so that no more than one (1) hydrant would be out of service as a result of a single water main break.
- (2) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by one piece of ductile iron shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation. Valve box extensions shall be by the same manufacturer as valve box or ductile iron pipe.
- (3) Valve boxes shall be installed in vertical alignment and positioned to facilitate the operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil and bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point.

- (4) Fire hydrants shall be mega-lug restraints to prevent movement due to water pressure thrust. Gravel shall be placed around the base of the hydrant to ensure complete drainage of the hydrant when closed. See City of Wildwood Water Details.
- (5) Connections to existing water lines shall be where shown on the plans and shall be done as detailed on the plans or as directed by the City Engineer. Connection cannot occur until clearance has been obtained by FDEP. Connection of new to existing mains shall be performed in a normal accepted method for connecting mains and shall be done without unduly disrupting service. All connections regardless of how done are subject to the approval of the City Engineer as to method, time, and location. To ensure adequate backflow prevention and accountability of water use, the contractor shall install a temporary jumper connection until such time as the new line is cleared by FDEP.
- (6) After pressure testing has been accomplished, the contractor shall disinfect all potable water lines of all sizes and material per FDEP requirements.
- (7) The contractor shall furnish all equipment and materials necessary to do the work of disinfecting and shall perform the work in accordance with the procedure outlined in the AWWA Specifications C-651. The use of chlorine tablets for disinfection purposes shall not be allowed. After treatment, the line shall be flushed with clean water until the residual chlorine content is within the range of 0.2 to 4.0 ppm.
- (8) After disinfection has been accomplished, samples of water for bacteriological analysis shall be collected and tested by an independent testing laboratory approved by the State of Florida and the City. Should these samples or subsequent samples prove to be unsatisfactory, the piping shall be disinfected until satisfactory samples are obtained. Official certificates of the tests shall be submitted to the City. Samples shall be taken on two (2) consecutive days.
- (9) It is the intent of this section to ensure that all parts of the work, including but not being limited to pipe, fittings, joints, valves, hydrants, and any other appurtenances are subjected to disinfection as described herein. To achieve this, all methods of disinfection shall be approved by the City and FDEP.

(C) *Potable water system design.*

- (1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.
- (2) Two-inch (2") water mains shall be polyvinylchloride (PVC) or polyethylene (PE). Four-inch (4") to eight-inch (8") water mains shall be polyvinylchloride (PVC), HDPE directional bore, or ductile iron pipe (DIP). All PVC pipe shall be potable water blue, have identifying tape and locating wire on top. PVC pipe 4" to 8" in diameter shall meet requirements of ANSI/AWWA C-900, DR25. HDPE pipe shall meet requirements of ANSI/AWWA C906, DR-9 and DR-11.
- (3) 10" to 36" water mains shall be PVC or DIP. PVC pipe shall meet requirements of ANSI/AWWA C905, DR18.
- (4) Water mains shall be:
 - (a) A minimum of four inches (4") in diameter.
 - (b) All proposed water mains shall be extended across the entire frontage of the property (i.e., from property line to property line) if identified on the City's Utility System Master Plan.
 - (c) When water main extensions are required, large diameter mains (12" or larger) shall be installed on designated roads per the approved Utility System Master Plan, as amended.
 - (d) Water mains shall be sized appropriately to meet the minimum design pressure and required fire flow.
 - (e) Minimum depth of all water mains shall be three feet (3') from the top of pipe to finished grade.
 - (f) Where waterways, canals, ditches, or other cuts are crossed, ductile iron pipe shall be installed across and up to 10 feet on each side of the bottom. Additionally, approved utility crossing signs shall be placed on the pipe alignment at each side of the crossing. Plans for subaqueous crossings shall be subject to approval by the City Engineer and Utility Director.
- (5) Where fire hydrants or fire systems are to be installed the minimum diameter water main serving the hydrant shall be six inches (6") for looped lines and eight inches (8") for dead end lines. Not more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main nor more than one (1) hydrant on a dead end eight (8")-inch water main. All hydrant connections off the water mains shall be six inches (6") in diameter, ductile iron pipe.
- (6) Fittings used with PVC mains shall be cast iron conforming to the requirements of ANSI Specification A21.10 with mechanical joints. Fittings shall have a minimum pressure rating of 150 psi and shall be provided with cement linings complying with ANSI Specification A21.4 or latest revision. Fittings shall be tar-coated outside. Where valves are fitted directly to a mainline "tee", the tee is to be a trinity valley (or equal) mechanical joint anchoring tee.
- (7) Taps on PVC water mains shall be full bodied tapping sleeves.

- (8) Design calculations, prepared by a registered professional engineer, shall be submitted to the City for review concurrent with the plans that demonstrate that the proposed potable water system is capable of providing the required fire hydrant flow (minimum 1,000 gallons per minute (GPM)) plus maximum daily day customer demand flow at all parts of the system. The design calculations shall demonstrate the expected operating pressures for the water system. The working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. All pressure connections on the existing system used for calculation purposes shall be based upon a recent fire hydrant flow test, water treatment plant operating data, etc.
- (a) Water main capacity shall be designed to maintain a minimum pressure of 20 pounds per square inch (psi) at street level under all fire flow conditions.
 - (b) Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters (ISO), as stated in their publication "Guide for the Determination of Required Fire Flows".
- (9) All water mains, other than individual service lines, shall be looped where practical. Dead-end lines may be permitted within the design of a looped system. When dead end lines are used, they shall be provided with a hydrant or blow-off at the terminus as a means of flushing.
- (10) Fire hydrants.
- (a) Fire hydrants shall be provided in all new developments and shall be spaced no greater than 1,000' and no greater than 500' from any building or as otherwise specified by the Fire Department.
 - (b) A minimum distance shall be maintained of seven and a half feet (7 ½ ') to the left, right, and front of the hydrant and four feet (4') to the rear from any obstruction such as fences, buildings, trees, etc. This requirement applies to Fire Department Connections (FDC) as well.
 - (c) Fire hydrants shall be a minimum of 6 feet (6') and a maximum of 9 feet (9') from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be 18 inches minimum and 24 inches maximum above final grade. Steamer port shall be correctly positioned for the proper connection with the approval of the City and Fire Department.
 - (d) Fire hydrants to be in full compliance with AWWA specification NO. C-502-54 or latest revision thereto. Hydrants to be compression type as manufactured by Kennedy Muller or approved equal, factory painted red, and are to be equipped with one 4 ½ inch steamer nozzle and two 2 ½ inch hose nozzles (nozzle threads to be National Standard). All hydrants to be traffic models with two-piece barrels and stems and with breakaway joints, dry top design and 5 ¼ inch main valve opening.
 - (e) All fire hydrants will be color coded after flow testing to indicate the gallons per minute available from the hydrant. The color coding will be consistent with the color coding described in NFPA 291, "Recommended Practice for Fire Flow Testing and Marking of Hydrants," 2013 edition as reproduced in subsection (b), below.
 - (f) Specific bonnet color codes based on gallonage:

(i) Class AA	1500 GPM or greater	light blue
(ii) Class A	1000 to 1499 GPM	green
(iii) Class B	500 to 999 GPM	orange
(iv) Class C	499 GPM or less	red
 - (g) Fire hydrants will have the appropriate color for the available GPM applied to the bonnet (top) as described in subsection 6.2(C)(12)(b), above. The barrel of the hydrant will be painted chrome yellow for municipal water systems and red for private hydrants.
 - (h) No more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main. No more than one (1) hydrant shall be allowed on a dead end eight (8") inch water main.
 - (i) "No Parking" signs shall be installed prohibiting parking within 15 feet of a fire hydrant.
- (11) Water services shall be installed at property corners and may be either single or double type services for subdivision lots, both residential and commercial.
- (12) Where reuse water is available, potable water connections shall be equipped with appropriate backflow prevention devices per FDEP requirements.

- (13) — Backflow prevention devices shall be set within 12 inches of the meter (1st connection), with RPZs set a minimum of 12" above the 100-year flood plain.
- (14) Minimum size service pipe for three (3) or more meters on one service connection shall be two inches (2"). Minimum service size shall be ¾ inch for residential use and one inch (1") for commercial use.
- (15) Meters shall be installed as specified in the City of Wildwood Standard Details. Water meters for commercial, industrial, or other uses shall be sized by a registered professional engineer.
- (16) Water meters shall be located at the right-of-way line and on the property owner's side of the right-of-way line.
- (17) Service lines to meter from main shall be Polyethylene (Class 200) conforming to AWWA C-901 latest edition, unless otherwise approved by the City. All service lines shall be provided with an approved backflow prevention device.
- (18) The minimum casing pipe size and wall thickness shall be as shown in the following table for the sewer and water carrier pipe size indicated:

TABLE 6-1: WATER PIPE SIZE AND THICKNESS

Carrier Pipe (Nominal Size – Inch)	Casing Pipe (Outside Diameter – Inch)	Casing Pipe (Wall Thickness – Inch)
4"	16"	0.250"
6"	18"	0.250"
8"	20"	0.250"
10"	24"	0.250"
12"	24"	0.250"
14"	30"	0.375"
16"	30"	0.375"
18"	30"	0.375"
20"	32"	0.375"
24"	36"	0.375"

- (19) The carrier pipe shall be either Pressure Class 350 ductile iron pipe or solid steel pipe. The carrier pipes shall be supported by pre-manufactured stainless steel casing spacers within the casing pipe. Wooden skids will not be allowed.
- (20) Additional information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.
- (21) The minimum horizontal separation between sanitary sewers and existing or proposed water main mains shall in accordance with FDEP regulations.

6.3. Sanitary Sewer and Reuse.

This section covers the requirements for installing sanitary sewer systems which includes the furnishing, installing, laying, jointing, and testing of all sewer lines, manholes, fittings and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing sewer operations and modifications as required. When sanitary sewer is available within or adjacent to a property proposed for development or redevelopment, the use of septic tanks shall be prohibited. For purposes of this section, "available" shall mean that the city's sewer system is accessible at any point up to 1,000 feet from the owner's property line.

(A) General requirements.

- (1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by tests shall be remedied and re-tested.
- (2) The entire sanitary sewer system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, services and service laterals with respect

to the proposed development improvements and the existing sewer systems. All main sizes shall be indicated on the master plan.

- (3) Excavation and backfill, seeding and mulching, dewatering, clearing and grubbing, cleanup and other related site work for sanitary sewer construction are specified in FDOT Standard Specifications for Road and Bridge Construction, latest edition.
- (4) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.
- (5) All pipe and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation, and pressure rating. Where ductile iron pipe is to be installed in the system, the words "Epoxy Coated" or "Epoxy Lined" shall be clearly marked on the pipe.
- (6) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.
- (7) *Assembly of joints.* Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells.
- (8) *Cleaning.* All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.
- (9) *Bedding and backfill.* Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Sanitary sewer system construction.*

- (1) Sanitary sewer manholes shall be constructed in accordance with the City of Wildwood Standard Details.
- (2) Installation of precast manholes shall comply with the manufacturer's recommendations. Precast concrete sections shall be set so the manhole will be vertical and with sections in true alignment. Joint surfaces of the base or previously set section shall have an O-ring installed in the recess or shall be sealed with pre-molded plastic joint sealer equal to "Ramnek"®. If "Ramnek" is used, joints shall be pre-primed and wrapped on the exterior to provide a sealed manhole.
- (3) All holes in sections used for their handling shall be thoroughly plugged with Embeco 167 and 381 Mortar, non-shrinking grout, or approved equal applied and cured in strict conformance with the manufacturer's recommendations so that there will be zero leakage through openings and around pipes. The grout or mortar shall be finished smooth and flush with the adjoining interior and exterior manhole wall surfaces.
- (4) Manhole frames and covers shall be set to conform accurately to the finished ground or pavement surface as established by the contract drawings, unless otherwise directed by the City Engineer. Frames shall be set concentric with the manhole base and adjusted to grade.
- (5) Unless a drop connection is installed, pipes shall match crown to crown at all manholes to maintain hydraulic gradient. A drop manhole connection shall be required for all inverts over 24" above the floor of the manhole.
- (6) Unless otherwise approved by the City, service lines from the property line to the collection sewer shall be at a minimum depth of three feet (3') at the property line and shall be laid to straight alignment and uniform slope compliant with FDEP regulations. All service lines shall be at least four inches (4") in

diameter. Cleanouts shall be provided as determined by the engineer of record but shall not be spaced greater than 75'.

- (7) All caps and plugs shall be braced, staked, anchored, wired on, or otherwise secured to the pipe to prevent leakage under the maximum anticipated thrust conditions from internal abnormal operating conditions or pressures from water or air.
- (8) Ductile iron pipe may be used in lieu of concrete encasement where water line crosses sewer lines with less than six inches (6") vertical clearance, with a length of pipe centered at the point of crossing, so as to locate joints at a maximum distance from the water line.
- (9) Unless otherwise specified, force mains shall be installed in accordance with AWWA C-600, latest. 492.2.7. All installed force mains constructed of PVC shall be installed with a solid copper locating wire as specified on the City of Wildwood Standard Details.
- (10) Where force mains are cresting a hill and air release valves are to be installed, install force main at minimum 48" cover to facilitate proper ARV installation.
- (11) The contractor shall install early warning tape approximately 12" above all force mains.
- (12) Provide air release valves in high spots of force mains as shown on the drawings or as directed. If obstructions are encountered during construction that cause a dip and a consequent sharp rise in the force main, then an air release valve shall be installed at the newly created high point upstream from the dip.
- (13) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by cutting pieces of pipe shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation.
- (14) Valve boxes shall be in vertical alignment and so positioned as to facilitate operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil or bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point. Valves shall be set vertically so that the stem forms a vertical line. Care shall be taken to keep out dirt and sand, and no valve shall be operated until it has been cleaned of sand, grit, or other foreign material.
- (15) The contractor shall furnish and install all supports necessary to hold the piping and appurtenances in a firm, substantial manner at the lines and grades indicated on the drawings or specified.
- (16) All bends, tees, and other fittings in force mains buried in the ground shall be mechanically restrained.
- (17) All force main piping shall be subjected to hydrostatic testing in accordance with the City of Wildwood Construction Specifications for Water and Wastewater, latest revision.

(C) *Sanitary sewer system design.*

- (1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.
- (2) The developer shall comply with the applicable requirements established by the FDEP.
- (3) *Average Daily Flow (ADF)* – The sewer system design shall be based on full ultimate development as shown or projected. The average daily flow (ADF) from domestic units shall be calculated based on City and FDEP requirements.
- (4) *Design Considerations.*
 - (a) Sewers 24 inches in diameter or less shall be installed with straight alignment and grade between manholes, with manhole spacing not to exceed 400 feet for sewers 15 inches or less, and 500 feet for sizes larger.
 - (b) All sanitary sewers shall terminate in manholes.
 - (c) All manholes and sewers shall be located in public right-of-way or assigned easements. No manholes or sewers shall be located in side or back lot easements unless the following conditions are met:
 - (i) The easement is of adequate width;
 - (ii) The easement is dedicated to the public; and
 - (iii) Deed restrictions are enacted.
- (5) Sanitary sewer easements shall be required for all gravity sanitary sewer lines which are not in a public right-of-way. Easements shall be a minimum of 20 feet wide for sanitary sewers that are not more than 15 feet deep. For sewers that are more than 15 feet deep, easement shall be a minimum of 30 feet wide. The depth of the sewer shall be measured from the design invert of the pipe to the surface of the proposed

final grade. Where the easement is located adjacent to the right of way, the City may approve a narrower easement.

- (6) Maximum depth of sewer mains shall be 20 feet unless otherwise approved by the Utility Director.
- (7) Sewer main pipe diameters shall be a minimum of 8" in diameter. The engineer shall submit calculations demonstrating that an 8" sewer main is sufficient for the expected flows. If a larger sewer main is needed, the engineer shall specify the required diameter. Sewer service laterals shall be a minimum of 6" in diameter.
- (8) Sewer mains and laterals shall be designed and constructed to give mean velocities, when flowing full, of not less than 2.0 feet per second based on Mannings formula using an "n" value of 0.013.

TABLE 6-2: MINIMUM PIPE SLOPES

Pipe Diameter	Minimum Slope
6" (Building Sewer or Sewer Lateral)	1.04%
8" (Gravity Sewer Main)	0.40%
10" (Gravity Sewer Main)	0.28%
12" (Gravity Sewer Main)	0.22%

- (9) Sewer mains shall be constructed of PVC. Separation between water mains shall be in accordance with FDEP criteria. PVC sewer mains shall be SDR-35, except in cases where the depth of the sewer main will exceed 15 feet, in which case they shall be SDR-26.
- (10) All easements shall be a minimum of ten feet (10') for a single pipe and fifteen feet wide for two (2) pipes.
- (11) Sewer mains shall maintain a minimum cover of thirty-six inches (36"). The depth of cover shall be measured from the top of sewer main to the finished grade directly above the pipe.
- (12) *Manholes.*
 - (a) Maximum spacing between sewer manholes shall not exceed 400 feet. A manhole shall be required for all changes in slope or alignment.
 - (b) Manhole depths from 0' to 15' shall be constructed using 22" ring min. (USF 170E). Manholes in excess of 15' shall use 32" diameter ring covers (USF 230).
 - (c) Where the depth of the manhole from the top of ring to the invert of effluent main is less than 36", a flat top manhole shall be used.
 - (d) Drop connections shall be provided where the difference in elevation between the incoming sewer invert and the exiting manhole invert is equal to or greater than 24".
 - (e) Unless a drop connection is installed, pipes shall match crown-to-crown at all manhole locations
 - (f) The minimum diameter of manholes shall be 48".
 - (g) Manholes should be placed as close to the high point of the road as possible to minimize infiltration.
 - (h) Laterals connected directly into a manhole shall not dump directly onto the bench and shall have a defined channel.
 - (i) Pipes entering manholes in line with flow channel shall be 0.1' minimum above the effluent invert.
 - (j) Total depth of manholes shall not exceed 20' in depth unless approved by the City Engineer.
- (13) Reserved.
- (14) All laterals shall be installed perpendicular to the sewer main except for dead end manhole connections where lateral length shall be limited to a maximum of one hundred twenty-five feet (125'). Cleanouts shall be provided every seventy-five feet (75') minimum. A cleanout shall be provided at the right of way line, between the sidewalk and the curb, or as otherwise approved by the City Engineer. The City shall only be responsible for the lateral from the approved cleanout location to the main.
- (15) Four-inch (4") to twenty-four-inch (24") sewer force mains shall be polyvinylchloride (PVC) or ductile iron pipe (DIP) based on pressure. All PVC pipe shall be sewer green with identifying tape and locating wire. PVC force main pipe shall meet requirements of ANSI/AWWA C-900, DR25 for sizes four inch (4") through twenty-four (24").
- (16) Sizing of sewer force mains shall be in accordance with sound engineering practices and the City's Utility System Master Plan, as amended. Force mains shall be designed to maintain a minimum velocity of two feet (2') per second. Design calculations showing the pressures designed for the force main system are required. The working pressures within the system shall not exceed the pressure class of the pipe with a 2.0 safety factor.
- (17) Force mains shall enter the terminal facility (gravity sewer manhole, pumping station, wet well, or other) at a point equal to the operational water level of said receiving unit. Should an elevation drop be required

- to obtain the outlet connection, the prior down-slope of the force main shall not exceed 45 degrees and adequate air venting shall be provided at the profile breakpoint.
- (18) Fittings shall be DIP fittings for DIP and PVC pipe installations.
 - (19) Valves shall be installed on all subsidiary force mains at the point of connection to the major main. Where force mains are proposed to be extended, valves shall be installed at intervals not exceeding 1,000 feet.
 - (20) *Generators.* Sanitary sewer pumping stations shall be provided with emergency backup generators based on the following criteria:
 - (a) New developments shall have a minimum of one (1) generator (fixed or mobile).
 - (b) Fixed generators shall be required for Master Lift Stations.
 - (c) In addition to the requirement set forth in subsection 6.3(C)(20)(b), one (1) portable generator shall be required for every four (4) lift stations proposed.
 - (d) Any other lift station not requiring permanent standby power shall be equipped with a standby power generator plug.
 - (21) *Pump Stations.*
 - (a) For pumping stations with a peak flow demand of 1,000 gallons per minute (GPM) or less, a minimum of two (2) pump units shall be provided (with one (1) pump operating to meet peak flows, and one (1) pump on standby). When the peak design flow exceeds 1000 GPM, three (3) or more pump units shall be included in the facility (with two (2) pumps operating to meet maximum demand and one (1) pump on standby).
 - (b) The selected sewage pump system shall have the minimum capability of pumping the design peak flow at the maximum computed system total dynamic head (TDH) requirements.
 - (c) Head-capacity curves shall be prepared for the proposed pumping system in order to determine the various operational conditions. Hydraulic computations shall be in accordance with good engineering practice, with pipe friction loss calculated by the "Hazen-Williams Formula", using standard friction factors based on the materials used.
 - (d) The wet well structure shall provide a minimum capacity between operational water levels sufficient to allow a minimum of ten (10) minutes between successive starts of the pumps, when the effluent rate is one-half the maximum one pump capacity. Low water levels shall provide adequate submergence to preclude pump inlet vortexing, air binding or any other design considerations. Operational maximum high-water levels shall not exceed the invert elevation of the lowest influent pipe, with high water alarm no higher than one half of said pipe. A minimum size hopper bottom shall be provided, with the wet well floor sloping to said bottom at a slope of not less than one to one (1:1). Additionally, where the wet well extends below the ground water table, the structure shall be designed to eliminate any possibility of flotation.
 - (e) Odor control shall be provided as needed.
 - (f) All sewage pumping stations shall be provided with a station water system, with adequate capacity and pressure, for wash down or other requirements. Said supply shall be completely separated from the potable supply by use of a Wilkens/Zurn-975XL reduced pressure type backflow preventer or other City approved protective system. Backflow device shall be tested by a certified tester within five days of installation, with written results provided to the City.
 - (g) Wet well shall have either an HDPE liner or an approved interior coating.
 - (h) Sewage pumping units shall be capable of handling raw, unscreened sewage and shall be capable of handling a sphere of at least 3 inches (3") in diameter. Pumps shall be electric motor driven and of a proven design.
 - (22) Unless otherwise requested by the City of Wildwood, all utility easements shall be a minimum of ten feet (10') wide for a single utility pipe and fifteen feet (15) wide when serving more than one (1) utility pipe (i.e., sewer and water). Gravity sewer easements may require additional width.
 - (23) Hospitals, Assisted Living Facilities (A.L.F.), nursing homes, and any other facilities that may regenerate large rags or other solid objects in the effluent flow, shall provide an in-line sewerage bar screen prior to the effluent discharge entering the City of Wildwood's sanitary sewer system. This screen shall be owned and maintained by the property owner. Additionally, the facility shall implement best practices and have an approved on-site plan to minimize rags into the system. All bar screens shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.
 - (24) Grease interceptors/traps with a minimum size of 750 gallons shall be required on all connections with any food preparation, floor drains or wash basins (except residential connections). Grease traps and lines shall be separate from the sanitary flow. All grease traps shall have an accessible cleanout on the discharge side of the trap for sampling discharge. All grease traps shall be accessible for inspection and cleaning, and maintenance and cleaning shall be the responsibility of the utility customer. All grease traps

shall comply with the requirements of the Florida Building Code, latest revision. All grease traps shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.

(25) Additional design information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.

(D) *Reuse*. Reuse water mains shall be constructed to the same specification and requirements as potable water mains, with the exception that all reuse water mains shall be colored purple.

6.4. Drainage and Stormwater Management.

(A) *General*.

- (1) No person shall conduct a development or redevelopment activity, subdivide, make any change in the use of land, construct any stormwater management system or structure, or change the size of an existing structure without obtaining approval from the City as provided herein.
- (2) Authorization of construction shall be contingent on approval of any required permit from the Southwest Florida Water Management District (SWFWMD), FDEP, FDOT, or any other agency with regulatory jurisdiction over the project; however, approval by another government agency will not result in automatic approval of the stormwater management plans by the City in the event the City requires more stringent standards.
- (3) The stormwater management system is required to be designed by a registered professional engineer licensed by and in the state of Florida and practicing under Chapter 471, 472, 481, or 492.
- (4) The system shall provide for drainage of lots, streets, roads, and other public areas as well as handling any runoff from adjacent areas that naturally flows into the subject area.
- (5) The drainage system shall be designed for long life, low maintenance cost, and ease of maintenance.
- (6) *Peak rate and volume attenuation*. Peak discharge rate and volume attenuation shall be as required in the SWFWMD regulations and in these regulations.
- (7) *Development within flood prone areas (100-year flood)*. All development within flood prone areas, as delineated on the official National Flood Insurance Program, Flood Insurance Rate Maps, or the latest and best information available, shall comply with the requirements of SWFWMD and the criteria in the flood hazard regulations section of this Code.
- (8) Where a permit is not required under Chapter 62-330 F.A.C., or where a lesser permit threshold is applicable under FDEP or SWFWMD rules, the stormwater management system must meet a minimum, the applicable criteria. Applicants are strongly encouraged to conduct a pre-application meeting with City staff in these instances.

(B) *Water quality*.

- (1) All stormwater water management systems are required to provide stormwater quality treatment in compliance with applicable SWFWMD rules and criteria.
- (2) The required water quality volume and treatment method varies depending on the size and location of the site and shall be as required by SWFWMD.
- (3) The amount of volume available for water quantity storage is subject to the treatment recovery rules of the SWFWMD, dependent on the type of treatment system provided. If full recovery has not occurred the water quantity calculations must account for the remaining volume and the conditions within the pond (i.e., standing water at the beginning of the design storm analysis). Pumping stormwater for irrigation purposes is an acceptable method for water quality recovery in wet retention/detention systems.

(C) *Retention/detention pond requirements*.

- (1) For projects having drainage areas less than or equal to five (5) acres, calculations may be based on the rational method ($Q=CIA$). The design criteria shall be based on the latest available Intensity-Duration Curves published by FDOT for Zone 7.
- (2) For projects having drainage areas greater than five (5) acres, the National Resources Conservation Service (NRCS) methodology shall be used. The design engineer shall submit complete copies of all input parameters, supporting calculations, assumptions, and documentation pertaining to the design for review by the City.
- (3) All data used for soil permeability or infiltration analyses shall be signed and sealed by a registered professional engineer. If infiltration is considered in the design of any retention/detention pond, signed and sealed geotechnical field data and laboratory results must be provided as part of the design calculations. A minimum of two (2) soil borings shall be provided within each retention/detention pond. The minimum depth of the soil boring shall be six feet (6') below the proposed pond bottom elevation.

- (4) For open basins, the water retention/detention facility shall be sized to fully retain the post development runoff volume minus pre-development runoff volume for the 25-year, 24-hour storm event. Post developed discharge rates shall be maintained at or below the 25-year, 24-hour predevelopment discharge rate.
- (5) For a project or portion of a project in a closed basin, the water retention/detention facility shall be sized to fully retain the post-development runoff volume for the 100-year, 24-hour storm event.
- (6) In all cases of stormwater discharges, the post development discharge to downstream properties shall not cause adverse off-site impacts and the discharges shall be limited to the pre-development rate, and general flow pattern.
- (7) A minimum freeboard of six inches (6") above the design high water elevation shall be provided for all retention/detention ponds. The design high water elevation is defined as the expected peak stage elevation expected for the 100-year, 24-hour storm event.
- (8) All assumed drainage calculation parameters must be listed and supported by conventional methods. All geotechnical parameters must be supported by signed and sealed geotechnical field data and laboratory results. Calculations must be presented in a format acceptable to the City. The final determination on the suitability of assumed parameters is at the sole discretion of the City Engineer.

(D) *Fencing requirements.*

- (1) *Wet ponds.* Fencing shall be required unless the side slopes have a maximum steepness of four-to-one (4:1) for at least four feet (4') below the control elevation in the pond. Below this elevation, the side slopes may be increased to two-to-one (2:1).
- (2) *Dry ponds.* Fencing shall be required when the side slopes are steeper than four-to-one (4:1). Dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank.
- (3) When provided, fencing shall be six feet (6') high with a twelve-foot (12') wide flat access berm adjacent to the inside perimeter of the fence.

(E) *Storm sewer and culvert design.*

- (1) *Types and requirements.* Where drainage pipes are utilized, the following standards apply:
 - (a) Storm sewers shall be of reinforced concrete or other FDOT approved material and have a minimum diameter of 18 inches or equal. An inlet or manhole is required at each change of alignment or grade. Minimum pipe diameters may be reduced in grassed areas not subject to vehicular traffic;
 - (b) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required;
 - (c) The following maximum lengths of pipe shall be used when spacing access structures of any type:

TABLE 6-3

Pipe Diameter	Maximum Pipe Length
Less than 18 inches	300 feet
24 to 36 inches	400 feet
42 inches and larger	500 feet

(F) *Conveyance System Design storm (minimum).*

TABLE 6-4

Facility	Frequency and Duration
Principal arterial bridges and evacuation routes	100-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage external to the development	25-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage internal to the development	10-year 24 hours

- (1) The design frequency for major drainage systems may be increased if deemed necessary by the City to protect known flooding conditions in upstream or downstream properties or to comply with other regulations.

- (2) *Design tailwater.* All storm sewer systems and culverts shall be designed taking into consideration the tailwater of the receiving facility or water body. The tailwater elevation used shall be based on the tailwater elevation of the receiving water body at the peak time of the design storm. Alternatively, the tailwater may be assumed to be the design high water elevation of the receiving water body for the design storm.
- (3) The hydraulic gradient line for the storm sewer system shall be computed taking into consideration the design tailwater on the system and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes, catch basins, and junctions within the system.
- (4) The design criteria to be utilized for the design of pavement drainage shall be as follows:

TABLE 6-5

Arterial streets	10-year, 24-hour, hydraulic gradient line 1.0 foot below the gutter flowline
Collector and local streets	10-year, 24-hour, hydraulic gradient line 0.5 feet below the gutter flowline

- (G) *Erosion protection.* Standard practices shall be used to prevent erosion and the depositing of soil off-site pursuant to the requirements of the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
- (H) *Maintenance.*
 - (1) A written operation and maintenance plan shall contain information per SWFWMD regulations as the minimum criteria that shall be accepted by the City.
 - (2) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.
 - (3) The stormwater management system to be maintained by the legal entity shall have a minimum of twenty foot (20') wide access easement, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.
 - (4) Where determined feasible by the City Engineer, green infrastructure shall be utilized in place of traditional engineered storm water systems described herein.

6.5. Roads and Sidewalks.

- (A) *General.* Roads within a subdivision or other development are classified as either public roads or private roads. Classification shall be dedicated on the Plat.
 - (1) Private roads.
 - (a) All private roads are required to be designed, constructed and paved to City specifications within dedicated, rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.
 - (b) A Homeowner's Association or other quasi-governmental entity shall be created to perpetually own and maintain the road and drainage system, as indicated on the Plat Dedication Statement.
 - (c) The developer shall be required to design and construct to City specifications, and maintain as per plat dedication statement, at a minimum one (1) paved road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist.
 - (d) Minimum right-of-way width for private roads shall be as outlined in Table 6-8. Inverted crown roadways are allowable on privately maintained roadways classified as local residential.
 - (2) Public roads.
 - (a) As part of the review and approval of a public road subdivision, the City shall require that roads be designed, constructed and paved to City specifications within dedicated, unimproved public rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.

(b) If a paved, public road on public right-of-way does not exist adjacent to the proposed subdivision, the developer shall construct a paved road within a public right-of-way, to the proposed subdivision.

(c) Minimum right-of-way width for public roads shall be in accordance with Table 6-8.

(B) *Design standards.*

- (1) Cul-de-sac diameters to the right-of-way line shall not be less than 100 feet with a pavement radius of 40 feet.
- (2) Dead end rights-of-way with a cul-de-sac at the terminal end shall not exceed 1,500 feet. Villa home products may not require a turnaround for 250 feet.
- (3) Corner radii at the intersection of the two (2) rights-of-way shall be not less than 25 feet. Minimum edge of pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions.
- (4) Sight distance shall be provided at all intersections and driveways as recommended in AASHTO Policies and FDOT Site Impact Handbook.
- (5) A paved approach apron shall be constructed where a non-paved drive or road intersects with a paved road. Driveway grade shall be a maximum of ten percent (10%) for commercial and 25 percent (25%) for residential.
- (6) Roadway centerline radii in residential subdivisions shall be designed in accordance with Table 6-7. Sign location shall be approved by the City. Minimum centerline radii and other geometric design criteria shall be in accordance with Chapter 16 of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways ("*Green Book*"), latest edition.

(C) *Driveway access.*

- (1) No driveway shall be located within the sight triangle at the corners of the intersection of any two (2) or more roads. Driveway placement, consistent with traffic safety requirements, will be determined on a case-by-case basis by the City. Residential driveway to corner lots shall be located no closer than the lesser of $\frac{1}{2}$ of the lot width or 50 feet, and where practicable, it shall be placed on the road of lower service hierarchy when intersecting roads are of different hierarchy levels. Villa lots may be exempt from this requirement. Minimum driveway spacing shall be in accordance with Table 6-7.
- (2) No portion of the driveway apron may extend beyond the frontage of the property being served by the driveway (i.e., it may not encroach into the frontage of adjacent property), unless shared access is mandated as a provision of the development approval or by agreement between adjoining property owners.
- (3) All existing driveway aprons are required to be upgraded to current construction standards and specifications at such time as a new home, or commercial building or any other structure is to be constructed or a mobile home is placed or replaced. Driveway aprons shall be required for all new development.
- (4) Minimum driveway spacing shall conform to the following requirements:
 - (a) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes, but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement.
 - (b) Residential driveways shall not exit onto collector or arterial roadways if alternate access is available. Also, in residential subdivisions, any road connecting different phases or units to a major collector road shall be treated as a collector facility. If alternate access is not available, residential driveways shall comply with spacing requirements set forth in Table 6-6.
 - (c) Non-residential driveways accessing local roadways, minor collectors, or internal commercial frontage roadways shall be reviewed as part of the development review process.
 - (d) Non-residential driveways accessing major collector roadways shall comply with the spacing requirements set forth in Table 6-7.
 - (e) Any roadway classified under the State Access Classification System shall meet FDOT Access Management Standards for that roadway.
 - (f) Cross-access easements, where practicable, shall be the preferred method of access over multiple driveway curb cuts for non-residential development along collector and arterial roadways.

TABLE 6-6: RESIDENTIAL DRIVEWAY ACCESS STANDARDS

Median	Position	Access Allowed	Minimum (Feet)
Restrictive	Approaching Intersection	Right In/Out	115
Restrictive	Approaching Intersection	Right In Only	75
Restrictive	Departing Intersection	Right In/Out	230
Restrictive	Departing Intersection	Right Out Only	100
Without Restrictive	Approaching Intersection	Full Access	230
Without Restrictive	Approaching Intersection	Right In Only	100
Without Restrictive	Departing Intersection	Full Access	230
Without Restrictive	Departing Intersection	Right Out Only	100

TABLE 6-7: NON-RESIDENTIAL ACCESS TO MAJOR COLLECTOR ROADWAYS

Speed Limit (MPH)	Spacing (Feet)
35 or less	245
36-45	440
Over 45	660

Roadway	Minimum Posted Speed Limit (MPH)	Minimum Intersection Spacing (Feet)	Minimum Centerline Radius (Feet)
Villa Street	10	<20 or >125	25
Local Residential Road	20	<20 or >125	89
Local-Minor Collector	30	150	275

(D) *Pavement design.*

- (1) All roadway or street construction must meet the requirements of the *State of Florida Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways*, and all construction will meet the minimum requirements of the *FDOT Standard Specifications for Road and Bridge Construction* (latest edition) unless otherwise specified herein.
- (2) Sod shall be provided on all unpaved areas in the rights-of-way. For residential subdivisions, a 24" strip of sod at the edge of all pavement and/or backs of curbing may be provided.
- (3) Concrete shall have a minimum compressive strength of 3,000 psi if not noted otherwise.

TABLE 6-8: ROW WIDTH

Street Type	RO W Wdth	Roadway Lane Widths	Width of Pavement	Paved Shoulder Stabilized Shoulder	Sidewalk	Bike Lane
Villa Street	35'	2-10'	20'	N/A	N/A	N/A

Local Residential Road Rural	60'*** *	2-10'	20'-21'	4'-6' each side	**	N/A
Local Road – Urban	50'	10'	20'	N/A	**	N/A
Local Minor Collector – Rural	80'	21'-11'-12'	20'-35'	6' each side	**	5'
Minor Collector – Urban	60'	11'-12'	34'	N/A	**	5'
Major Collector – Rural 2 Lanes	100'	21'-12'	24'-35'	6' each side	**	5'
Major Collector – Urban 2 Lanes	80'	11'-12'	34'	N/A	**	5'
Major Collector – Rural 4 Lanes	180'	12'	60'	4' and 6'***	**	4'
Major Collector – Urban 4 Lanes	120'	12'	56'	N/A	**	4'

Table 6-8 Notes:

[See the City of Wildwood Standard Roadway Typical Sections for more details.](#)

This table applies for new construction. Maintenance projects shall attempt to satisfy these requirements as deemed practical.

Minimum 18" curb and gutter are allowed on all roadways.

Multi-modal path is required adjacent to collector roadways if bike lanes and sidewalks are not contained or proposed within the road section.

* Shoulder may be eliminated when curb and gutter is provided.

** Sidewalks (five foot (5') wide minimum) and locations shall comply with the design district standards. Sidewalks are required on both sides of the street. Sidewalks shall not be required in Age-Restricted Communities when multi-modal trails that facilitate pedestrian mobility and connectivity are proposed. Sidewalks may be located on one (1) side of the road in Age-Restricted developments where multi-modal trails are not proposed.

*** ROW may be reduced to 50' on local residential streets provided minimum 18" curb and gutter drainage is installed and a 5' utility easement is provided adjacent to each side of the right of way.

**** 4' Stabilized shoulder is required on the outside, and 6' paved shoulder is required on the inside. [See the Standard Roadway Typical Sections for more details.](#)

TABLE 6-9: PAVEMENT THICKNESS - TYPICAL SECTION

Road Classification	Pavement (Type SP)	Base (Limerock) LBR 100	Stabilized Subgrade (LBR 40)
Local Street/Road	1.25"	6"	12"
Minor Collector	1.50-2.00"	6-8"	12"
Major Collector	2.3-.00"	10"	12"

Notes:

- 1) The width of the base material shall extend six inches (6") beyond the edge of pavement if curb and gutter is not provided.
- 2) The width of the subgrade material shall extend twelve inches beyond the edge of pavement if curb and gutter is not provided, or six inches (6") beyond the back of curb.
- 3) Pavement thicknesses are considered the minimum criteria. Increased pavement thickness may be required based on expected traffic loadings and truck traffic.

(E) Sign and pavement markings.

- (1) Signing and marking plans shall be required by the City that show size, location, materials, and message of all devices.
- (2) The design engineer shall design the project plans providing for installation of signs as per the requirements of this Code. Street signs at every intersection are required. Stop signs and stop bars requiring vehicles to stop are required on the minor street at all intersections. All stop signs shall be high intensity grade. Signs establishing maximum speed limit are required on collector roads at intervals not to exceed 2,000 feet and at the entrance to the subdivision. The speed limit shall be determined by the project engineer in accordance with Section 316.183 and 316.18, Florida Statutes, and the *Manual of*

Uniform Minimum Standards for Design, Construction and Maintenance for Highways, Roads, and Streets in Florida, Florida D.O.T., latest edition. Dead end signs shall be erected at the beginning intersection of all discontinuous roads. No outlet signs shall be erected at the entrance intersection when this intersection is the only outlet from a street network.

- (3) All sign sizes, colors, mounting heights, etc. shall be in accordance with the MUTCD, latest edition. If decorative sign posts are approved by the City for a private or public road, the signs shall still comply with the MUTCD requirements.
- (4) All pavement markings Private or Public Roads shall be four inches (4") wide lead-free thermoplastic in accordance with FDOT specifications. Stop bars shall be 24 inches wide. All other pavement marking dimensions shall comply with the MUTCD and FDOT Standard Index latest revision.

6.6. Parking and Loading Areas.

(A) *Requirements.*

- (1) For every use, activity, building, or structure permitted by and erected in accordance with this Code, there shall be provided sufficient space for access of off-street pedestrians, parking, circulation, loading and unloading of vehicles, regardless of whether the users are patrons, guests, customers, clients or otherwise, to an establishment, activity, or place or residence. When any use is expanded, accessory off-street parking and loading shall be provided in accordance with these regulations. In addition, as a part of the building permit and site plan approval processes for every new or enlarged building, structure, or use, there shall be submitted for review and approval a parking lot and landscaping design and layout.
- (2) All accessory parking facilities, whether provided in fulfillment of or in excess of the requirements of this Code, shall be located on property zoned the same as, or in a less restrictive zoning district than, the principal use served by the parking, as defined in this Code. However, access to, nor parking for, a commercial property shall not be provided on or through a residentially zoned property.
- (3) Off-street parking spaces shall be so arranged that no automobile shall have to back into a City street, except for one- and two-family residential uses in a residential district. Additionally, parallel on-street parking may be allowed in the Downtown Design District.
- (4) *Residential developments.* Off-street parking shall be provided as set forth in TABLE 6-11.
- (5) *Non-residential developments.* Off-street parking shall be provided as set forth in TABLE 6-12.
- (6) A one-car garage or carport and driveway combination shall count as two (2) off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage or carport door and the sidewalk, or 25 feet to the curb line.
- (7) Where housing for the disabled, elderly, ACLF, nursing homes, or similar use is being built these standards shall be relaxed where the need for reduced parking can be demonstrated by the project planner. In no case shall there be less than one (1) parking space per four (4) dwelling units. Where these standards are relaxed, the City shall require that additional parking is provided at the owner's expense if the building's use is changed. A notation to this effect shall be required on the site plan.
- (8) Where the total number of off-street parking spaces required are not immediately required for a particular use, a phased development plan may be permitted requiring that only a portion of the parking area be completed initially, subject to the following regulations:
 - (a) The site plan shall clearly indicate both that portion of the parking area to be paved initially and the total parking needed to provide the number of spaces required;
 - (b) The drainage plan shall provide for adequate drainage of both the partial and total parking areas;
 - (c) The portion of the parking area which is not paved initially shall be planted with a ground cover to prevent erosion;
 - (d) Any change of use on a site to a use which requires more parking spaces than are provided on the site shall require submission of a new site and drainage plan showing the required parking spaces.

(B) *Joint parking facilities.* Off-street parking facilities for different buildings, structures, or uses, or for mixed-uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following conditions:

- (1) A written agreement is executed by the parties assuring the perpetual joint usage of common parking for any combination of uses or buildings. This agreement shall be approved by the City Attorney and City Commission.
- (2) The Planning and Zoning Board shall approve such joint usage of common off-street parking. In making a determination, the Planning and Zoning Board shall consider whether the joint usage will result in a public nuisance, inconvenience, hazard, or adversely affect the public health, safety or welfare.

- (3) Unless a site-specific parking analysis is approved by the City, the total requirements for off-street parking in a joint parking facility shall be the sum of the requirements of the various uses computed separately.
- (C) *Storage area standards for uses with drive-in facilities.*
- (1) *Space requirements.* All business and commercial uses with drive-in service facilities shall provide a stacking area for waiting vehicles according to the following minimum standards.
- (a) Restaurants: Five (5) vehicles for each service lane with a minimum of two (2) spaces behind the order station or menu. In addition, a bypass lane running parallel to the stacking lane and meeting drive aisle width standards shall be provided for drivers wishing to get around the drive-through.
 - (b) Financial institutions: Five (5) vehicles for each regular service lane; three (3) vehicles for each automated service lane.
 - (c) Full-service car washes and automotive services (except gasoline sales): Five (5) vehicles for each service lane.
 - (d) Groceries, drugstores, package good, cleaners, gasoline sales and other uses not specifically listed: Three (3) vehicles for each service lane.
 - (d)(e) Drive-through shall be oriented as far away as practicably possible from the business entrance to minimize blockage due to stacking and circulation conflicts.
- (D) *Size of spaces (minimum size).*
- (1) Each off-street parking space shall at a minimum measure ten feet (10') in width by twenty feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically disabled shall comply with the requirements of the Florida Building Code. Parallel parking spaces shall at a minimum measure eight feet (8') in width from the face of the curb by twenty-two feet (22') in length and may not be eligible for reduction in size.
- (2) Pavement markings in parking lots shall be four inches (4") wide minimum.
- (E) *Parking areas.*
- (1) All parking areas and access shall be paved, except as listed below. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.
- (2) The following businesses shall provide paved parking for all employees and for the disabled: churches, private clubs or lodges, or community centers. All other non-disabled vehicular parking in excess of the number required for employees under these Regulations for churches, private clubs or lodges, or community centers may be on grass areas or grass pavement systems. The perimeter of a grass parking lot shall be delineated with railroad ties or wheel stops or, other means as may be approved by the City Engineer. Drive aisle width. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:
- (F) *Drive aisle width.*
- (1) *Drive aisle width.* The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

TABLE 6-10: PARKING STALL REQUIREMENTS

Parking Angle (degrees)	Aisle Width (feet)	Aisle Width* (feet)
30	12	22
45	13	22
60	18	22
90	24	24

Notes:

**Two-way traffic*

- (G) *Number of spaces.*

TABLE 6-11 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES

Housing Unit Type and Size	Off-Street Parking Requirements Per Unit
Single-family detached/attached	2.0
Apartment or condominium building	1.5

TABLE 6-12: MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

Non-residential Land Use	Required Off-Street Parking Spaces Per Indicated Area
1. Car wash (automated)	5.0
2. Church/Synagogue	1.0 Per 4 seats
3. Hotel	1.0 Per guest room plus 1.0 Per employee
4. Industrial	1.0 Per 675 sq. ft. GFA
5. Library	1.0 Per 300 sq. ft. GFA
6. Manufacturing	1.0 Per 625 sq. ft. GFA
7. Medical center	1.0 Per 250 sq. ft. GFA
8. Assisted Living Facility	1.0 Per dwelling unit
9. Skilled Nursing Facility	1.0 Per 3 beds plus 0.5 per employee
10. Retail use less than 100,000 sq. ft. GLA	4.0 Per 1,000 sq. ft. GFA
11. Retail use greater than 100,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GFA
12. Nightclub/Bar	4.0 per 1,000 sq. ft. GFA
13. Offices	3.0 Per 1,000 sq. ft. GFA
14. Restaurant	1.0 Per 4 seats
15. Fast-food establishments	1.0 Per 80 120 sq. ft. GFA
16. Storage areas	1.0 Per 2,000 sq. ft. GFA
17. Warehouse	1.0 Per 2,000 sq. ft. GFA
18. Loading spaces for all business, industrial, ware use	1.0 Per 25,000 GFA

Notes TABLE 6-10 and 6-11:

¹When determination of the number of parking spaces required by this exhibit results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space. Irrespective of any other requirement of this section, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

²Requirements for attached units include provisions for guest parking.

³Alternative parking standards may be proposed, if the applicant demonstrates that such standards better reflect local and project conditions. In order to justify alternative parking standards a site-specific parking analysis must be prepared and submitted to the City for review and approval as part of the project.

⁴If a proposed use cannot be characterized by one of the land uses provided, requested parking standards must be proposed by the applicant based on site specific parking analysis and submitted to the City for review and approval as part of the project.

(H) *Loading space standards for commercial and industrial uses.* In addition to the number of required loading space under Table 6-12, the following standards shall apply.

- (1) Loading spaces shall be located adjacent to the side or rear of the buildings they serve. Said loading zones shall be 10 feet by 40 feet in size, and shall have signage and yellow diagonal lines denoting the area as a loading zone(s).
 - (2) Where a loading area directly abuts residential zoned properties, additional buffering beyond Regulation standards, including the provision of an opaque wall, may be required as deemed necessary by Development Services staff.
- (I) *Fire lane standards for commercial and industrial properties.* Commercial and industrial buildings shall conform with the following standards for the provision of fire lanes.
- (1) Commercial and industrial buildings over 25,000 square feet shall provide a fire lane of not less than 10 feet in length and 12 feet in depth, located not more than 30 feet from the primary entrance to the building.
 - (2) Fire lanes shall be outlined with yellow paint, and shall be filled with yellow diagonal lines four (4) inches wide, spaced four (4) feet on center. The curb fronting the fire lane shall also be painted yellow, and have the words "Fire Lane, No Parking" painted on them.
 - (3) Fire lanes shall also be marked with freestanding signs with the wording "NO PARKING – FIRE LANE – BY ORDER OF THE FIRE DEPARTMENT."

6.7. Wetlands Protection.

- (A) *Purpose and intent.* The City shall ensure the protection of natural functions of wetlands. The purpose of this section is to avoid loss or degradation of wetland functions, to minimize unavoidable degradation or loss of wetland functions and to require mitigation that fully offsets any unavoidable loss or degradation of wetland functions. In addition, it is the purpose of this section to ensure that development activities that cause the unavoidable degradation or loss of wetland function are in the public interest and fully offset any degradation or loss of wetland functions through sustainable mitigation. It is hereby unlawful for any person to engage in any activity which will remove, fill, drain, dredge, clear, destroy or alter any wetland or wetland buffer without obtaining a permit from the appropriate jurisdictional agencies.
- (B) *Wetland delineation required.* Wetlands shall be delineated pursuant to Rule 62-340.300, F.A.C. The location of wetlands shall be identified accordingly at the time of site plan or improvement plan. All preserved wetlands shall be placed within a conservation easement.
- (C) *Buffer required.* All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. Within required wetland buffers, there shall be no placement of impervious surfaces. Native vegetation shall be retained and/or installed in order to protect wetland and surface water environmental features. A natural upland buffer from the edge of the wetland shall be maintained to the following standards:
- (1) The buffer width shall maintain 15' minimum from the edge of the wetland; and
 - (2) The overall wetland buffer within a project or development site shall maintain 25' average from the edge of the wetland
 - (3) In the event that wetland buffer standards differ between the City and the Southwest Florida Water Management District, the more stringent standards shall apply.
- (D) *Minimization.* Avoidance of loss of wetland function and wetland habitat is of the highest priority. The owner shall avoid loss of wetland function and wetland habitat by implementing practicable design alternatives to minimize adverse impacts to wetlands. The adverse impacts remaining after practicable design modifications have been made shall be offset by mitigation as required by the Southwest Florida Water Management District. A development activity cannot cause a net adverse impact on wetland functions, wetland habitat, or surface water functions, if such activity is not offset by mitigation.
- (E) *Mitigation plan required.* The alteration of wetland areas is prohibited unless no other alternative exists. If alteration is necessary after it is proven that no other alternative exists, it shall be accompanied by a mitigation plan pursuant to the mitigation requirements of the Southwest Florida Water Management District. The purpose of mitigation is to ensure that the ecological value and extent of the wetlands is maintained in conformance with district regulations. The plan must provide the City with assurances that the mitigation plan will be maintained.
- (F) *Passive recreation.* Passive recreation activities such as, but not limited to boardwalks, fishing piers, docks, and pervious nature trails may be allowed within a wetland or wetland buffer.
- (G) *Prohibitions.* To ensure the protection of wetlands, the following prohibitions apply:

- (1) No new parcels of land shall be created which consist entirely of wetlands unless such parcel will be dedicated to the public or remain in private ownership with a permanent conservation easement;
- (2) Wetlands and required wetland buffers shall not be included within any platted lots or blocks;
- (3) Septic tanks shall not be permitted within 50 feet from the edge of a wetland;
- (4) Commercial and industrial uses which store hazardous materials or wastes shall be not permitted in or within 50 feet from the edge of a wetland.

6.8. Flood Protection.

- (A) *Purpose.* It is the purpose of this section to save lives, promote the public health, safety and general welfare, and minimize public and private losses due to flood conditions in specific areas by provisions designed to:
- (1) Restrict or prohibit uses which are dangerous to life, health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
 - (2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
 - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
 - (4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and
 - (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands.
- (B) *Basis, applicability and objectives.* The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for the City of Wildwood with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this section. This section shall apply to all areas of special flood hazard within the jurisdiction of the City of Wildwood. The objectives of this section are to:
- (1) Protect human life, health and to eliminate or minimize property damage;
 - (2) Minimize expenditure of public money for costly flood control projects;
 - (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (4) Minimize prolonged business interruptions;
 - (5) Minimize damage to public facilities and utilities such as government buildings, water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;
 - (6) Maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and
 - (7) Ensure that potential homebuyers are notified that property is in a flood hazard area.
- (C) *Definitions.* The following definitions shall apply only to this section of this Chapter.
- (1) *Appeal:* means a request for a review of the Floodplain Administrator's interpretation of any provision of this section or a request for a variance.
 - (2) *Building:* see "Structure".
 - (3) *Development:* means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.
 - (4) *Encroachment:* means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.
 - (5) *Existing construction:* means, for the purposes of floodplain management, structures for which "the start of construction" commenced before July 25, 2011. Existing construction means for the purposes of determining rates structures for which the "start of construction" commenced before January 1, 1975. This term may also be referred to as "existing structures".
 - (6) *Existing manufactured home park or subdivision:* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before July 25, 2011.
 - (7) *Floodplain management regulations:* means this section and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section, and other applications of

police power which control development in flood-prone areas. This term describes Federal, State of Florida, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

- (8) *Free of obstruction*: means any type of lower area enclosure or other construction element will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor of an elevated building during a base flood event. This requirement applies to the structures in velocity zones (V-Zones).
- (9) *Functionally dependent use*: means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.
- (10) *Hardship (as related to variances from this section)*: means the exceptional difficulty associated with the land that would result from a failure to grant the requested variance. The City requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.
- (11) *Highest adjacent grade*: means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.
- (12) *Lowest adjacent grade*: means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.
- (13) *Lowest floor*: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design standards of this section.
- (14) *New construction*: means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after July 25, 2011. The term also includes any subsequent improvements to such structures. For flood insurance rates, structures for which the start of construction commenced on or after December 31, 1974 and includes any subsequent improvements to such structures.
- (15) *Principally above ground*: means that at least 51 percent of the actual cash value of the structure is above ground.
- (16) *Program deficiency*: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards required by the National Flood Insurance Program.
- (17) *Public safety and nuisance*: means anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.
- (18) *Reasonably safe from flooding*: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.
- (19) *Remedy a deficiency or violation*: means to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this section or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.
- (20) *Structure*: means, for floodplain management purposes, a walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.
- (21) *Substantial improvement*: means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however, include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the

local code enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

- (22) *Violation*: means the failure of a structure or other development to be fully compliant with the requirements of this section. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this section is presumed to be in violation until such time as that documentation is provided.
- (D) *Disclaimer of liability*. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the City Commission of the City of Wildwood or by any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.
- (E) *Violation*. Violation of the provisions of this section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this section or fails to comply with any of its requirements shall, upon adjudication, therefore, be fined not more than \$500, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful actions as are necessary to prevent or remedy any violation.
- (F) *Administration*. The Development Services Director, who shall serve as the Floodplain Administrator, shall ensure all development sites within areas of special flood hazard adhere to the requirements of this section.
- (G) *Duties and responsibilities of the floodplain administrator*. Duties of the administrator shall include, but are not be limited to:
- (1) Review permits and development applications to assure sites are reasonably safe from flooding;
 - (2) Require copies of additional federal, State of Florida, or local permits, especially as they relate to Sections 161.053; 320.8249; 320.8359; 373.036; 380.05; 381.0065; and Chapter 553, Part IV, Florida Statutes, be submitted along with site plan and final plat applications and maintain such permits on file with the development permit;
 - (3) Notify adjacent communities, the Florida Division of Emergency Management - NFIP Coordinating Office, the Southwest Florida Water Management District, the Federal Emergency Management Agency, and other Federal and/or State of Florida agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;
 - (4) Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained;
 - (5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) of all new and substantially improved buildings, in accordance with subsections 6.8(H)(2)(a) and (b).
 - (6) Verify and record the actual elevation (in relation to mean sea level) to which the new and substantially improved buildings have been flood-proofed, in accordance with subsection 6.8(H)(2)(b).
 - (7) Review certified plans and specifications for compliance. When flood-proofing is utilized for a particular building, certification shall be obtained from a registered professional engineer or architect certifying that all areas of the building, together with attendant utilities and sanitary facilities, below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with subsection 6.8(H)(2)(b).
 - (8) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this section;
 - (9) Coordinate all change requests to the FIS, FIRM and FBFM with the requester, State of Florida, and FEMA, and
 - (10) Where base flood elevation is utilized, obtain and maintain records of lowest floor and floodproofing elevations for new construction and substantial improvements in accordance with subsections 6.8(H)(2)(a) and (b), respectively.
- (H) *Provisions for flood hazard reduction*.

- (1) *General standards.* In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions:
- (a) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - (b) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces;
 - (c) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
 - (d) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
 - (e) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (f) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
 - (g) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
 - (h) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
 - (i) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this section shall meet the requirements of "new construction" as contained in this section;
 - (j) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this section, shall be undertaken only if said non-conformity is not furthered, extended, or replaced;
 - (k) All applicable additional Federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State of Florida permits may include, but not be limited to, the following:
 - (i) Southwest Florida Water Management District: in accordance with Chapter 373.036 Florida Statutes, Section (2) (a) – Flood Protection and Floodplain Management;
 - (ii) Department of Community Affairs: in accordance with Chapter 380.05 F.S. Areas of Critical State Concern, and Chapter 553, Part IV F.S., Florida Building Code;
 - (iii) Department of Health: in accordance with Chapter 381.0065 F.S. Onsite Sewage Treatment and Disposal Systems; and
 - (l) Standards for subdivision proposals and other new proposed development (including manufactured homes):
 - (i) Such proposals shall be consistent with the need to minimize flood damage;
 - (ii) Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; and
 - (iii) Such proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - (m) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction.
 - (n) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.
- (2) *Specific standards.* In all A-Zones where base flood elevation data have been provided (Zones AE, A1–30, A (with base flood elevation), and AH) the following provisions, in addition to those set forth in subsection 6.8(H)(1) shall apply:

- (a) *Residential construction.* All new construction and substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, there must be a minimum of two openings on different sides of each enclosed area sufficient to facilitate automatic equalization of flood hydrostatic forces in accordance with standards of subsection 6.8(H)(2)(c).
- (b) *Non-residential construction.* All new construction and substantial improvement of any commercial, industrial, or non-residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. All buildings located in A-Zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building components, together with attendant utilities and sanitary facilities, below the base flood elevation plus one foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA Floodproofing Certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the Floodplain Administrator.
- (c) *Enclosures below the lowest floor.* New construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
 - (i) Designs for complying with this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - 1) Provide a minimum of two openings on different sides of each enclosed area having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one foot (1') above adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and
 - 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of floodwaters in both directions.
 - (i) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and building access. Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and
 - (ii) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.
- (d) *Standards for manufactured homes and recreational vehicles.*
 - (i) All manufactured homes that are placed, or substantially improved within Zones A-1-30, AH, and AE, on sites (i) outside of an existing manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, the lowest floor be elevated on a permanent foundation to no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - (ii) All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision that are not subject to the provisions of subsection 6.8(H)(2)(d)(i) must be elevated so that either:
 - 1) The lowest floor of the manufactured home is elevated to no lower than one foot above the base flood elevation, or
 - 2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than 36 inches in height above the grade and securely anchored to an adequately

anchored foundation system to resist flotation, collapse, and lateral movement.

(iii) All recreational vehicles must either:

- 1) Be on the site for fewer than 180 consecutive days,
- 2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions), or
- 3) Meet all the requirements for new construction, including anchoring and elevation standards in accordance with subsections 6.8(H)(2)(d)(i) and (ii).

~~(e)~~(f) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures within Zone AH.

~~(f)~~(g) *Standards for waterways with established base flood elevations, but without regulatory floodways.* Located within the areas of special flood hazard established in subsection 6.8(B), where streams exist for which base flood elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (Zones AE and A1-30), the following provisions, in addition to those set forth in subsections 6.8(H)(2) (a) through (e), shall apply:

- (i) Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.
- (ii) Development activities which increase the water surface elevation of the base flood by more than one foot (1') may be allowed, provided that the developer or applicant first applies – with the City's endorsement – for a conditional FIRM revision, and receives the approval of the Federal Emergency Management Agency (FEMA).

~~(g)~~(h) *Standards for waterways with established Base Flood Elevations and Floodways.* Located within areas of special flood hazard established in subsection 6.8(B), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the high velocity of flood waters which carry debris, potential projectiles and have significant erosion potential, the following provisions, in addition to those set forth in 6.8(H)(2) (a) through (e), shall apply:

- (i) Prohibit encroachments, including fill, new construction, substantial improvements and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydrologic and hydraulic analyses performed in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge.
- (ii) Development activities including new construction and substantial improvements within the regulatory floodway that increase the base flood elevation may be allowed, provided that the developer or applicant first applies, with the City's endorsement, for a conditional FIRM revision, and receives the approval of FEMA.
- (iii) When fill is proposed, in accordance with the permit issued by the Florida Department of Health, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with subsection 6.8(H)(2)(g)(i).

(3) *Specific standards for A-Zones without base flood elevations and regulatory floodways.* Located within the areas of special flood hazard established in subsection 6.8(B), where there exist A Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:

- (a) Require standards of subsection 6.8(H)(1).
- (b) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data. Standards set forth in subsection 6.8(H)(2) shall apply.

- (c) The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State of Florida, or any other source, in order to administer the provisions of this section. When such data is utilized, provisions of 6.8(H)(2) shall apply. The Floodplain Administrator shall:
 - (i) Obtain the elevation (in relation to the mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures;
 - (ii) Obtain, if the structure has been floodproofed in accordance with the requirements of 6.8(H)(2)(b) the elevation in relation to the mean sea level to which the structure has been floodproofed; and
 - (iii) Maintain a record of all such information.
- (d) Notify, in riverine situations, adjacent communities, the appropriate state agency, and the Southwest Water Management District prior to any alteration or relocation of a watercourse and submit copies of such notifications to FEMA.
- (e) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- (f) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Florida and local anchoring requirements for resisting wind forces.
- (g) When the data is not available from any source, in accordance with standard set forth in 6.8(H)(3)(b) of this section, the lowest floor of the structure shall be elevated to no lower than three feet (3') above the highest adjacent grade. Standards set forth in 6.8(H)(2) shall apply.
- (4) *Standards for AO-Zones.* Located within the areas of special flood hazard established in subsection 6.8(B), are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1'-3'), where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to 6.8(H)(1), apply:
 - (a) All new construction and substantial improvements of residential structures in all AO Zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map plus one foot. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than two feet (2') above the highest adjacent grade.
 - (b) All new construction and substantial improvements of non-residential structures shall:
 - (i) Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two feet (2") above the highest adjacent grade, or
 - (ii) Together with attendant utility and sanitary facilities be completely floodproofed to no less than one foot (1') above that level to meet the floodproofing standard specified in subsection 6.8(H)(4)(b)(i).
 - (c) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.
 - (d) Fully enclosed areas below the lowest floor that are subject to flooding shall meet the non-elevation design requirements of 6.8(H)(2).

6.9. Springs Protection.

- (A) *Purpose and intent.* The City acknowledges the importance of protecting groundwater and surface water resources. The intent of this section is to require development to be designed and constructed in a manner that minimizes adverse impacts to springs and groundwater quality and preserves aquifer recharge.
- (B) *Mapping and data.* The City shall map the location of any springs identified by the Florida Department of Environmental Protection. The City shall collect and evaluate able information about the resource such as the spring's magnitude, extent of the springshed, and its hydrogeology.
- (C) *Buffers required.* All development will be required to be clustered away from all spring heads and spring runs. A natural upland buffer shall be provided adjacent to the spring head and associated spring runs. Within the required buffer, there shall be no placement of impervious surfaces. The natural upland buffer shall be maintained to the following standards:

- (1) A 150-foot-wide minimum buffer is required from the ordinary high-water line of a spring head;
 - (2) A 50-foot-wide minimum buffer is required from the ordinary high-water line of a spring run;
 - (3) The buffer areas around spring heads may be planted with the native plants and grasses recommended in the *Florida Friendly Landscaping* guidelines provided by the Florida Friendly Yard and Neighborhood program; and
 - (4) The buffer shall be designed to accommodate a vegetated swale to provide filtering of stormwater runoff.
- (D) Springs protection plan required. If a spring head or spring run is located on a development site, a springs protection plan is required prior to site plan or subdivision approval. The springs protection plan shall address the following:
- (1) Establish the area encompassing the springshed;
 - (2) The identification of karst features. A 50' foot buffer is required from all karst features;
 - (3) Drainage basins with direct surface water discharge into a spring head or spring run shall provide Outstanding Florida Waters 1.5 times water treatment criteria as required by the Southwest Florida Water Management District;
 - (4) Irrigated turf grass will be restricted from spring head and spring run buffers and limited to a maximum of 50% of the open space in drainage basins with direct surface water discharge into a spring head or spring run; and
 - (5) List the best management practices (BMPs) to be utilized within the development. The City encourages the BMPs contained within the FDEP's manual *Protecting Florida's Springs Manual-Land Use Planning Strategies and Best Management Practices*, latest edition in developing the spring's protection plan. The following BMPs shall be incorporated at a minimum:
 - (a) The clearing of native vegetation within the buffer areas is prohibited;
 - (b) Maximizing preservation of natural areas and use of drought tolerant and native or approved non-invasive and drought-tolerant plant landscaping that is compatible with and characteristic of the natural environment, climate, and soils of City.
 - (c) Elimination of the use of fertilizers within the buffers and creation of a fertilizer free zone that minimizes groundwater and surfaced water pollution;
 - (d) Irrigation practices that conserve water within the springshed;
 - (e) An open space system that minimizes impervious surface to provide for aquifer recharge;
 - (f) Using clustering and other forms of conservation development approaches that minimize overall impact;
 - (g) Using vegetated swales, shallow retention areas, and small basin drainage areas that help to improve stormwater water quality and mimic pre-development hydraulic conditions; and
 - (h) Utilizing domestic waste treatment and disposal systems which maximize removal of nitrogen and minimize contamination of groundwater.

6.10. Tree Protection.

(A) **Purpose.** The purpose of this section is to establish rules and regulations in conformance with the American National Standards Institute, ANSI A300, all 10 Parts, and the accompanying Best Management Practices (BMPs) for each of the 10 standards. All work shall fall under the ANSI Z133.1 Safety Requirements. Should any requirements in this section differ from the requirements in the ANSI Standards, the ANSI Standards shall apply.

(B) **Applicability.** This section shall apply to all real property lying within the incorporated areas of the City.

(C) **Exemptions.**

(1) The following are exempt from this section:

- (a) Trees and native vegetation located on properties with existing owner-occupied single-family detached or attached dwelling units intended to remain residential;
- (b) Trees and native vegetation located within the proposed building and driveway footprint of previously platted but unimproved single-family detached or attached dwelling lots.
- (c) Trees and native vegetation located in state-licensed, governmental, and commercial plant or tree nurseries or botanical gardens in which the trees are planted for the sale or intended sale to the general public in the ordinary course of business.
- (d) Trees and native vegetation located in government owned and operated plant or tree nurseries or botanical gardens in which the trees are planted for use by the government or agency for the benefit of the public.
- (e) Trees and native vegetation in active commercial operation for bona fide agricultural purposes.

- (f) Trees, which due to natural circumstances are no longer viable and/or present a current or potential hazard to persons and property, as documented by a Florida licensed landscape architect or an International Society of Arboriculture (ISA) certified arborist, holding a current Tree Risk Assessment Qualification (TRAQ).
 - (g) Trees, which are too close to existing structures so as to endanger such structures, as determined by a tree risk assessment completed by a Florida licensed landscape architect or an ISA certified arborist, holding a current TRAQ certification.
 - (h) Trees that interfere with utility services, create unsafe vision clearance, or constitute a safety hazard, which cannot be trimmed or pruned into a desired configuration as determined by the Development Services Department.
 - (i) Trees that are present in the location of planned or future public utility services or public roads.
 - (j) Trees with a diameter breast height (DBH) of less than ten (10) inches.
- (D) Trees that lie within jurisdictional wetlands or other natural areas that will be placed in a permanent conservation easement or tract, or that obtain a permit to impact and mitigate the wetland.
- (E) *Natural disasters.* During a period of a natural disaster such as a hurricane, tropical storm, tornado, or flood, the requirements of this section may be waived by the Development Services Department. The removal of all trees destroyed or harmed during a natural disaster which are a hazard to public safety shall be exempt from the provisions of this section for a period of ninety (90) days following such occurrence unless extended by City Commission.
- (F) *Tree Removal Permit.* A tree removal permit shall be obtained from the Development Services Department. The application shall include a written statement specifying the location of the property, the expected land use, and indicate the reasons for the removal, relocation, or replacement of trees equal to or greater than 10 inches DBH. The application shall be accompanied by two (2) copies of a legible site plan drawn to a minimum scale of 1-inch equals 20-feet (1"=20') unless, in the discretion of the Development Services Department, it has been determined that a lesser detailed scale site plan of the area involved will be sufficient. Aerial photographs having a minimum scale of 1-inch equals 50-feet (1'=50') may be substituted at the discretion of the Development Services Department if adequate site plan information is supplied on the aerial photographs. (F) *Tree Survey information.* All tree survey information shall conform with the ANSI A300 Part 5, the accompanying current Best Management Practices publication, and the Best Management Practices, Tree Inventories, 2nd edition or most current edition. The tree survey shall be overlaid on a site plan/improvement plan depicting existing and proposed development as well as original and construction graded elevations.
- (G) *Application processing and review.* Upon receipt of a completed application, the Development Services Department shall review the application. A field inspection of the site will be performed if deemed necessary. The application shall also be referred to other City departments or other governmental agencies as may be necessary or required in order to determine whether any adverse effects will be incurred as to the general welfare of the public, adjacent properties or public services and facilities. Following any necessary on-site inspections by the Development Services Department and comments received from appropriate departments or other governmental agencies, the permit application will be approved, disapproved, approved with conditions, or deemed not required. The Development Services Department may, at its sole discretion, require the applicant to provide supportive data from a Florida licensed landscape architect or an ISA certified arborist, holding a current certification, to substantiate the information provided on the application or to provide additional information deemed necessary by the City.
- (H) *Tree relocation or replacement requirements.*
 - (1) Pursuant to an application for a tree removal permit, the applicant is encouraged and allowed to relocate a tree to an appropriate new location on the site. The relocation of a tree shall be performed in accordance with ANSI A300 Part 6 and Part 8 with a written report and accompanying photography as deemed appropriate by the City. Trees to be transplanted must have all structural and structural attachments at risk for failure pruned in accordance with ANSI A300 Part 1 and Part 9. In no instance shall trees be relocated if open and obvious defects in the structure or condition of the tree exist, which in the opinion of the City cannot be mitigated.
 - (2) If replacement trees are required in order to meet the minimum number of trees required in the District Design Standards, the following standards shall apply: one (1) replacement tree over every tree with a DBH of between 10 inches and 17 inches: three (3) replacement trees shall be required for every tree with a DBH between 18 inches and 35 inches to be removed; and four (4) replacement trees shall be required for every

heritage tree with a DBH of 36 inches or greater that is removed. [Heritage trees will require the approval of a Heritage Tree Variance.](#) All replacement trees shall be of a type that will attain an overall height at maturity of at least fifteen (15') feet and a DBH of at least four (4") inches, and shall be a minimum of eight (8') in overall height with a DBH of two (2") inches when planted. The replacement basis will be determined upon consideration given to the species, age, size, structure, durability, health and canopy mass of trees proposed for removal, and whether the site plan could reasonably be modified to preserve those trees proposed for removal. Any live oaks or sand live oaks that are removed shall be replaced with new live oaks or new sand live oaks. Replacement of any other trees shall be at the discretion of the Development Services Director, or its designee. All replacement trees must be selected from the list of "Allowable Tree Species" as described in section 6.10(K) and shall meet and be maintained as a minimum standard of Florida No. 1 or better as defined by *Florida's Grades and Standards*, current edition.

- (3) If it is determined that it is not reasonable to relocate or replace trees on the site, the Development Services Department shall designate an appropriate public location within the City for the relocation or replacement of said trees. The City may, at its sole discretion, require a commensurate monetary payment in lieu of relocated or replacement trees, as follows.

- (a) For each viable tree removed that has a DBH greater than 18", the applicant shall pay \$208.00 per diameter inch less the condition rating of the tree as determined by a credentialed certified arborist using ANSI 300 Tree Risk Assessment Manual, Part 9 Best Management Practice and the Wildwood Tree Market Study of January 2021. For trees between 10" and up to 18" DBH, the developer/applicant shall have a fee per diameter inch to be ~~established by ordinance~~ [\\$104.00](#).

(l) *Tree and native vegetation protection during construction.*

- (1) 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. A credentialed 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.
- (2) During construction, unless otherwise authorized by a tree removal permit, no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the drip line of any tree that is required to be preserved in its original location. A credentialed 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) No attachments or wires other than those of a protective and non-damaging nature shall be attached to any tree during construction or development.
- (4) Unless otherwise authorized by the tree removal permit, no soil shall be removed from within the drip line of any tree that is to remain in its original location.
- (5) Protective barriers and measures:
 - (a) All protective barriers shall be installed and maintained for the period of time beginning with the commencement of any land clearing or building operations and ending with the completion of the permitted clearing or building construction work on the site;
 - (b) The applicants for a tree removal permit shall, at the time of application, designate an on-site qualified and credentialed representative for the installation and maintenance of all tree and shrub protective barriers. The representative shall be responsible for supervising the removal of all existing vegetation permitted to be removed. The representative shall be on-site at all times during the vegetation clearing operations;
 - (c) The circumference of an area to be preserved shall be protected during land development and construction by placing 2-inch by 2-inch (2"x2") wood stakes a maximum of twenty feet (20') apart around the perimeter and by tying fluorescent ribbon, survey flagging, etc., from stake to stake along the perimeter of the areas to be preserved.; and
 - (d) When protection of individual trees is required, a protective barrier shall be placed around the perimeter of the base of the tree at a distance not less than the drip line unless otherwise specified in writing by a Florida licensed landscape architect or an ISA certified credentialed arborist.

(J) *Trees on public property and rights-of-way.*

- (1) *Tree care.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City may recommend removal of any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, cable, gas lines, water lines or other public improvements or is affected with any injurious fungus, insect or other pest. Refer to ANSI A300, Part 9.
- (2) *Tree topping.* It shall be unlawful as a normal practice for any person, firm, or City department (absent written approval from the City Manager) to top any street tree, park tree or other tree on public property. Topping is defined in ANSI A300 Part 1. Trees irreparably damaged by storms or other causes, or any trees under utility wires or other obstructions where other pruning practices are impractical or dangerous may be exempt from this section at the recommendation of the Development Services Department. Only qualified line clearance contractors shall be allowed to do work near utilities. The power or utility company shall be notified of any pruning or trimming work attempted or contemplated. All utility pruning work shall fall under ANSI A300 Part
- (3) *Pruning and corner clearance.* Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches on the owner's side of the property line so that such branches shall not unduly obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet (8') above the surface of the sidewalks and fourteen feet (14') above roadways. Said owners shall remove all dead, diseased, broken or decayed limbs in accordance with ANSI A300 Part 1. The City shall have the right to prune any tree or shrub on private property when it interferes with proper spread of light, or interferes with visibility of any traffic control device or sign on passage of vehicles up to a height of fourteen feet (14') above the roadway. The City shall also have the right to sever roots that interfere with public or private underground utilities, in utility easements or on City streets or public property as per ANSI A300, Part 8.
- (4) *Spacing of street trees.* The spacing of street trees should be in accordance with the three (3) species classes listed in this section, and unless determined otherwise by a licensed landscape architect, no trees should be planted closer together than the following:
 - (a) Small trees, fifteen feet (15').
 - (b) Medium trees, thirty feet (30').
 - (c) Large trees, fifty feet (50'), except in special plantings designed or approved by the Development Services Department.
- (5) *Distance from curb and sidewalk.* Subject to clear zone requirements, the distance trees may be planted from curbs and sidewalks shall be in accordance with the three (3) species size classes listed in this section, and no trees may be planted closer to any curb or sidewalk than the following:
 - (a) Small trees, four feet (4');
 - (b) Medium trees, six feet (6');
 - (c) Large trees, twelve feet (12'), unless specified with appropriate root barrier material by a licensed landscape architect or unless as part of a special project designed or approved by the Development Services Department.
- (6) *Distance from street corners, fire hydrants and underground utilities.* No street tree shall be planted closer than twenty feet from any street corner, as measured from the point of nearest intersecting curbs or curb lines. No street tree shall be planted closer than fifteen feet from any fire hydrant. No tree shall be planted in a location where the roots at maturity might reasonably be expected to interfere with existing, future or projected utility lines.
- (7) *Telephone, cable, electric, water, wastewater and gas utilities.* No tree shall be planted without first requesting a "locate" of underground lines by the respective utility. Only tree species classified as small trees shall be planted under existing overhead utility lines.

(K) *Official tree species.* The following list constitutes the allowable tree species for the City. Trees not included in the allowable tree species will be considered by the Development Services Department for use in landscaping provided they are drought tolerant and are not listed on the most recent Florida Exotic Council's Plant List.

TABLE 6-13: Allowable Tree Species

Small Trees	Medium Trees	Large Trees
Aesculus pavia Red Buckeye	<i>Carpinus caroliniana</i> Musclewood, Hornbeam, Blue-beech	Acre rubum Red Maple
Ilex Cassine Dahoom Holly	Cercis Canadensis Eastern Redbud	Cornus Florida Flowering Dogwood
Ilex vomitaria Yaupon Holly	Lagerstroemia fauriei Crape Myrtle	Gardania Lasianthus Loblolly Bay
Quercus myrtifolia Myrtle Oak	Magnolia virginiana Sweet-bay Magnolia	Ilex opaca American Holly
Viburnum abovautm Small Viburnum, Walter's Viburnum	Quercus laevis Turkey Oak	Juniperus virginiana Eastern Redcedar
		Magnolia grandiflora Southern Magnolia
		Magnola virginiana Sweet-bay Magnolia
		Prunus Caroliniana Cherry Laurel
		Quercus gemiata Sand Live Oak
		Quercus shumardii Shumard Oak
		Quercus virginiana Live Oak
		Taxodium distichum Bald cypress

(L) Tree Sampling allowed for sites over fifty (50) acres. Sites that are over fifty (50) acres may use a Tree Sampling Method which is based on sample plots and extrapolate tree calipers to be removed as follows:

- (1) Minimum of fifty (50) acres impacted by development shall be surveyed by accounting for all qualifying trees to be removed within the first fifty (50) acres. After the first fifty (50) acres for development the developer may sample survey qualifying trees to be removed with sample plots. The sample plots shall be a minimum area of twenty (20) percent of the remaining part of the site to be developed and twenty (20) percent of each vegetative community within the remaining part of the site to be developed. Each of the sample survey plots shall be a minimum of one hundred feet by one hundred feet (100 x 100) in size and shall conform to current forestry practices.
- (2) The tree survey shall be conducted by one of the following: landscape architect, arborist or forester that is certified and acceptable to the City, a surveyor, or a civil engineer under certain conditions. A tree survey report detailing all findings, including the number and caliper of trees surveyed, the size and location of vegetative communities, estimates of total tree coverage based on survey plots, and the size and location of specimen trees, shall be prepared and submitted to the City as part of the site plan or plat review process. The means and methods of the tree survey shall be clearly detailed in a written report.

- (3) The City reserves the right to require more detailed tree sampling if the Development Services Director or his/her designee determines that the information provided is insufficient or that site-specific considerations warrant additional information.
- (4) The locations of all heritage and specimen trees protected or proposed for removal shall be delineated on a site plan or plat.
- (5) Qualifying trees that are sampled shall be a minimum of ten (10) inch DBH Caliper
- (6) Properties zoned ARD shall be exempt from these provisions.

(M) Commercial/Non-Residential Removal of Heritage Trees.

- (1) Commercial/non-residential property owners who desire to remove a heritage tree shall file an application for a variance. If the applicant seeks a variance to remove more than one (1) tree, the applicant may include as many trees as the applicant desires in a single application. Should the applicant include more than one (1) tree in the variance application, a single variance fee covers all trees the applicant requests be approved for removal in the single application. Applications shall be brought before the Planning and Zoning Board/Special Magistrate for a final decision. An application for a variance shall not be required if the Development Services Director or designee determines that based on an ISA (International Society of Arboriculture) certified or FAA (Florida Arborist Association) certified arborist's report that the tree is dead or so diseased that there is no likelihood of recovery.
- (2) Should the Planning and Zoning Board/Special Magistrate approve the applicant's request for tree removal, the applicant, shall at time of approval of the application for tree removal pay to the City's Tree Bank a mitigation fee of two hundred eight dollars (\$208.00) per inch. This mitigation fee is to offset the loss of each heritage tree.
- (3) Developers of any non-residential or multi-family developments, requiring site plan approval are required to submit an application for a clearing and tree permit and are required to submit a tree survey and landscape plans at the time of site plan submittal so that consideration may be given to the protection of native trees, heritage trees, and vegetation.
- (4) Developers of all subdivisions shall be required to submit an application for a clearing and tree permit along with a tree inventory at the time of initial submittal of the preliminary subdivision plan or improvement plan if the applicant chooses to combine the process, so that consideration may be given to the protection of native trees, heritage trees and vegetation.
- (5) The tree removal permit, if issued, shall specifically identify which trees shall be permitted to be removed. Each tree permitted for removal shall be physically marked with an "X" on the bark being clearly visible from the public right-of-way, using brightly colored paint; or if a group of trees are permitted for removal, the outside perimeter trees of the group may be designated with red tape in lieu of each tree marking.
- (6) Such a tree removal permit shall automatically expire six (6) months after issuance. Trees not removed during the life of the permit may not be removed without the issuance of a new permit based upon a new application.
- (7) Properties zoned ARD shall be exempt from these provisions.

(NL) **Violations.** A violation of this Section will be considered unlawful. Unlawful removal of trees shall incur immediate remedial measures, as outline below.

- (1) Fine.** Anyone who unlawfully removes a tree as outlined in this section shall be required to pay \$208.00 per diameter inch for trees unlawfully removed. If the diameter inch of trees removed is unknown, the applicant shall pay a flat rate of \$3,744.00 per tree unlawfully removed.
- (2) Mitigation and replacement.** Any live oak tree(s) unlawfully removed shall be immediately replaced according to Section 6.10(H), in addition to the applicable fine for unlawful removal. If it is determined impractical to replace trees on-site, the applicant shall provide replacement trees on public property. Commensurate monetary payment for removal of Live Oak trees shall not apply to those Live Oak trees which were unlawfully removed.
- (3) Permit restriction.** Any person who unlawfully removes trees without a permit shall not be allowed to obtain a tree removal permit for the property on which trees were unlawfully removed a period of up to one (1) year after the above immediate remedial measures are completed.

6.11. Archaeological Sites.

- (A) *Intent.* The intent of this section is to protect and perpetuate the natural and cultural heritage of significant historic and/or archaeological sites and structures for the benefit, education and enjoyment of future generations; to protect the public interest in historic and/or archaeological sites and structures from adverse activities, land uses, excavations, construction, destruction and other impacts; and to prevent the unnecessary removal of historic structures or archaeological artifacts.
- (B) *Prohibited activity.* Within the City of Wildwood, it shall be unlawful for any person, group, organization or agency to knowingly and/or willfully damage, alter, destroy, deface, renovate, relocate, excavate or otherwise disturb any known or designated historic or archaeological resource without prior and appropriate authorization from the City Commission and from any additional state or federal regulatory agency with applicable jurisdiction.
- (C) *Archaeological survey requirement.* Within the City of Wildwood, any person(s), company, organization or governmental agency engaged in or promoting activities which unearth, uncover, or otherwise reveal any suspected archaeological site, burial, artifact, or other remains, shall be required to immediately notify the City Manager's office as to the nature, size and exact location of the suspected find. In addition, the City Manager shall have authority to request an archaeological survey from a representative of an authorized agency or qualified archaeologist before development in any area known or documented to contain historic resources. An archaeological survey is required if the development meets one of the following criteria:
- (1) The site is listed on the National Register of Historic Places;
 - (2) The site is within a district listed on the National Register of Historic Places; or
 - (3) The site has been identified and designated by the City, following a professionally conducted survey or study, to be of local importance (whether or not it is to be submitted for inclusion of the Florida Master Site File or for consideration for the National Register of Historic Places).
- (D) *Commencing construction.* If the presence of historic resources is confirmed, all activities, permits and/or exemptions associated with that portion of subject site shall be temporarily suspended until initial site inspection, subsequent evaluation and site release to continue work is issued by the City Manager. Construction shall not begin until the state has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery. All subsequent excavations, removals, preservations, designations, displays or mitigation concerning a potential, known, or designated archaeological site, must be approved by the City Commission upon recommendation by the Department of State.

6.12. Design District Standards.

- (A) *Intent.* In order to implement the policies of the comprehensive plan and to enhance an attractive physical built and natural environment within the City, the City shall maintain design requirements for all developments, residential and non-residential, as stated herein. The City of Wildwood Design District Standards are supplemental documents of this Code intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes:
- (1) Promote high quality growth that will create a sense of place and community through the use of design and building materials;
 - (2) Encourage a diversity of housing styles, shapes and materials in order to create variety in the streetscape;
 - (3) Ensure that different building types are integrated architecturally in order to give the project a harmonious appearance;
 - (4) Encourage local characteristics and the creation of visual richness through architectural materials and details;
 - (5) Cultivate civic pride and community spirit by maximizing the positive impact of growth and by creating a public realm and providing social gathering areas such esplanades, plazas, and courtyards to add interest and variety to the townscape.
 - (6) Ensure that building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the project;
 - (7) Ensure that the massing of larger commercial buildings is softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume;
 - (8) Provide a safe and attractive pedestrian streetscape and environment;
 - (9) Design buildings for multiple uses, with the integration of offices and/or residential units; and
 - (10) Project and enhance property values within the community.

- (B) *Applicability.* The City of Wildwood Design District Standards shall determine the applicability of the requirements as well as any possible exemptions to the requirements. All properties shall be contained within one of the following design districts:
- (1) Highway;
 - (2) Downtown;
 - (3) Community;
 - (4) Neighborhood;
 - (5) Industrial; or
 - (6) Residential
- (C) *Components.* The Design District Standards shall address the following at a minimum:
- (1) Delineation of districts;
 - (2) Configuration of blocks of lots;
 - (3) Building orientation and placement;
 - (4) Building design;
 - (5) Circulation and access;
 - (6) Neighborhood design;
 - (7) Requirements for energy efficiency;
 - (8) Sidewalks and streetscape;
 - (9) Multi-modal provisions;
 - (10) Landscaping; and
 - (11) Maintenance standards.
- (D) *Code Enforcement.* The City's Code Inspector shall have jurisdiction to provide enforcement for all aspects of the Design District Standards. All violations of the Design District Standards shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances. Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.

6.13. Wellhead Protection.

- (A) *Intent.* The intent of this section is to protect existing and proposed public wellfields from the possibility of contamination by controlling the type of uses within the vicinity of such wellfields.
- (B) *Wellhead protection zone (WPZ).* The area within a 500-foot radius of any public well utilized for public potable water wells is hereby defined as a wellhead protection zone (WPZ). The City shall protect WPZs through the following measures:
- (1) *Regulated uses.* The following uses will not be permitted within a WPZ unless adequate measures are implemented to ensure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and other appropriate City officials:
- (a) Sanitary or industrial landfills or other surface impoundments;
 - (b) Wastewater treatment plants, percolation ponds and similar facilities, except for single-family residential on-site wastewater disposal facilities (septic systems);
 - (c) Facilities that produce, use, or store hazardous materials at or above established threshold amounts listed in Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. a. 11001 et seq. (SARA) and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988, F.S. Chapter 252, Part II (Florida Substance List);
 - (d) Junkyards or salvage operations;
 - (e) Borrow pits or mines;
 - (f) Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
 - (g) Excavation of waterways or drainage facilities that intersect the water table. Stormwater management systems constructed under SWFWMD permits and not discharging contaminants are exempt; and
 - (h) Feedlots or other commercial animal facilities.
- (2) Within 200 feet of any public well the following criteria shall apply:
- (a) *Existing wells.*

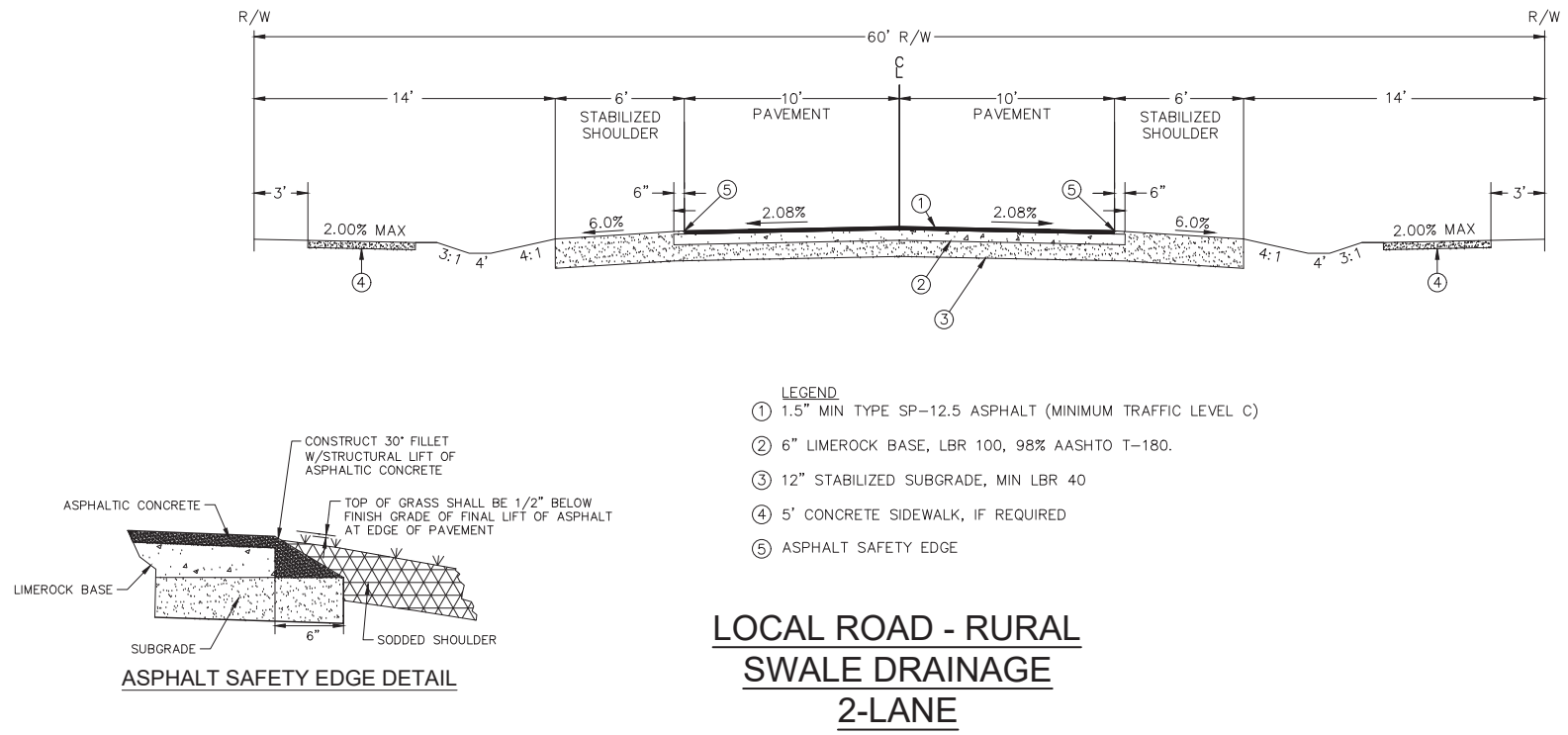
- (i) No septic systems shall be installed;
 - (ii) All existing development not currently connected to central water and sewer shall be required to connect within one (1) year after being notified that such facilities are available.
- (b) *Future wells.* There shall be no development within the radius.
- (3) Sewer mains and surface water treatment systems shall not be located within 100 feet of any public well per FDEP requirements.
- (4) *New well fields.* To avoid possible contamination, the City shall not permit new well fields without conducting environmental analyses which consider known and potential pollution sources within the area of influence of the proposed well.

APPENDIX "A" – STANDARD DETAIL DRAWINGS

Section A100 General

Fig. A101	Local Road Rural Standard Roadway Typical Section
Fig. A102	Local Road Urban Standard Roadway Typical Section
Fig. A103	Minor Collector Rural Standard Roadway Typical Section
Fig. A104	Minor Collector Urban Standard Roadway Typical Section
Fig. A105	Major Collector 2-Lane Rural Standard Roadway Typical Section
Fig. A106	Major Collector 2-Lane Urban Standard Roadway Typical Section
Fig. A107	Major Collector 4-Lane Rural Standard Roadway Typical Section
Fig. A108	Major Collector 4-Lane Urban Standard Roadway Typical Section
Fig. A109	Multi-modal Shared Use Path Standard Roadway Typical Section
Fig. A110	Roadway Classification Overall Map

Drawing name: C:\Users\MCHUM~1\My Documents\Local\Temp\Local\Temp_Vis\Publia_30288\1a) - Minor Local Road Swale Drainage 2 - Lined.dwg Layout1 Aug 27, 2024 10:05am by: mohammed.murad

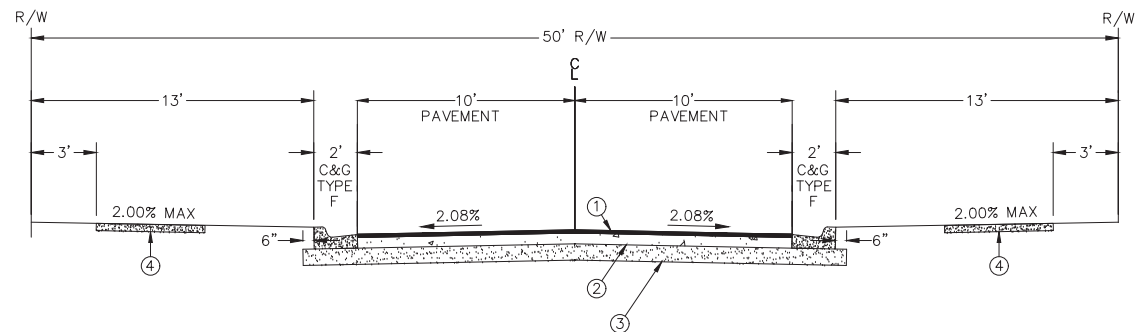


LOCAL ROAD - RURAL
SWALE DRAINAGE
2-LANE

LEGEND

- ① 1.5" MIN TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, MIN LBR 40
- ④ 5' CONCRETE SIDEWALK, IF REQUIRED
- ⑤ ASPHALT SAFETY EDGE

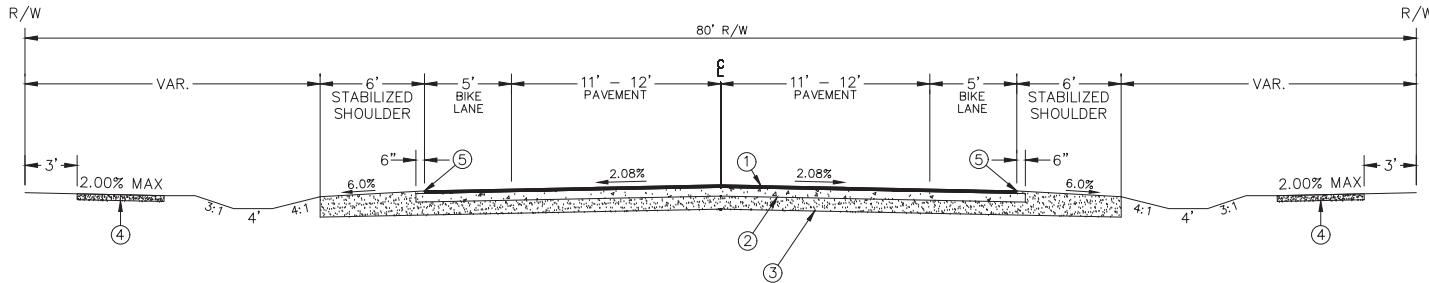
CITY OF WILDWOOD, FL PUBLIC WORKS DEPARTMENT 743 HUEY STREET WILDWOOD, FL 34785 (352) 330-1543		No.		REVISIONS		DATE		BY	
		FIGURE A101							
LOCAL ROAD RURAL		STANDARD ROADWAY TYPICAL SECTIONS CITY OF WILDWOOD FLORIDA							
DATE SEPTEMBER 2024		SHEET NUMBER 1							



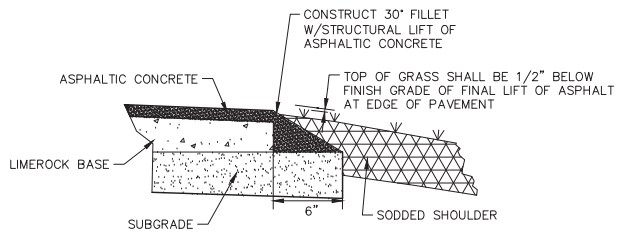
LOCAL ROAD - URBAN
CURB AND GUTTER
2-LANE

- LEGEND**
- ① 1.5" MIN. TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
 - ② 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
 - ③ 12" STABILIZED SUBGRADE, MIN LBR 40
 - ④ 5' CONCRETE SIDEWALK, IF REQUIRED

SHEET NUMBER	2	DATE SEPTEMBER 2024	STANDARD ROADWAY TYPICAL SECTIONS CITY OF WILMWOOD FLORIDA	LOCAL ROAD URBAN	FIGURE A102	 CITY OF WILMWOOD, FL PUBLIC WORKS DEPARTMENT 743 HIY STREET WILMWOOD, FL 34785 (352) 330-1343	NO. RESPONSES DATE BY			



- ① 2" TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 8" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, MIN LBR 40
- ④ 5' CONCRETE SIDEWALK, IF REQUIRED
- ⑤ ASPHALT SAFETY EDGE.



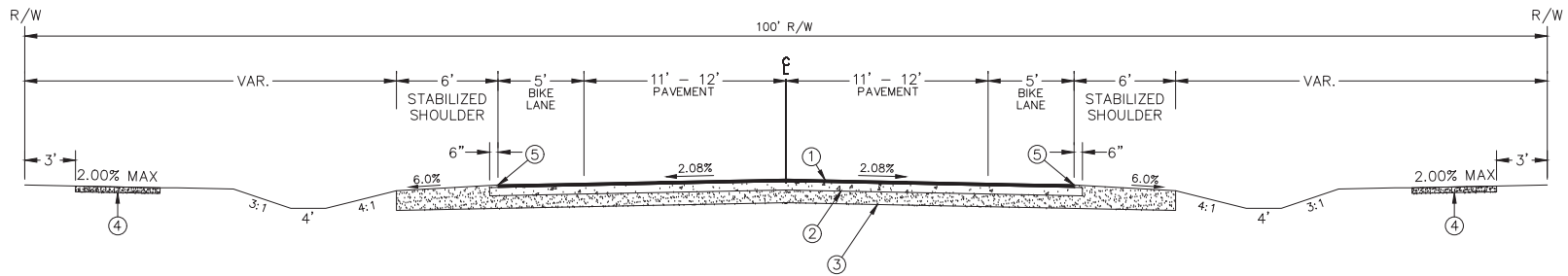
ASPHALT SAFETY EDGE DETAIL

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LEGEND

- ① 2" TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 8" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, MIN LBR 40
- ④ 5' CONCRETE SIDEWALK, IF REQUIRED

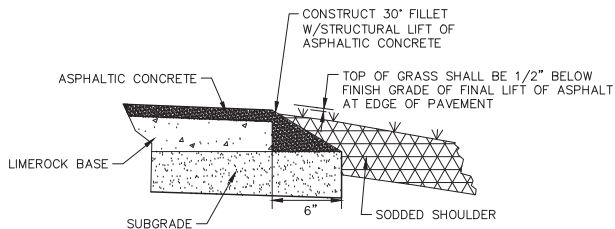
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LEGEND

- ① 1.5" TYPE FC-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, MIN LBR 40
- ④ 5' CONCRETE SIDEWALK, IF REQUIRED
- ⑤ ASPHALT SAFETY EDGE

**MAJOR COLLECTOR - RURAL
SWALE DRAINAGE
2-LANE**



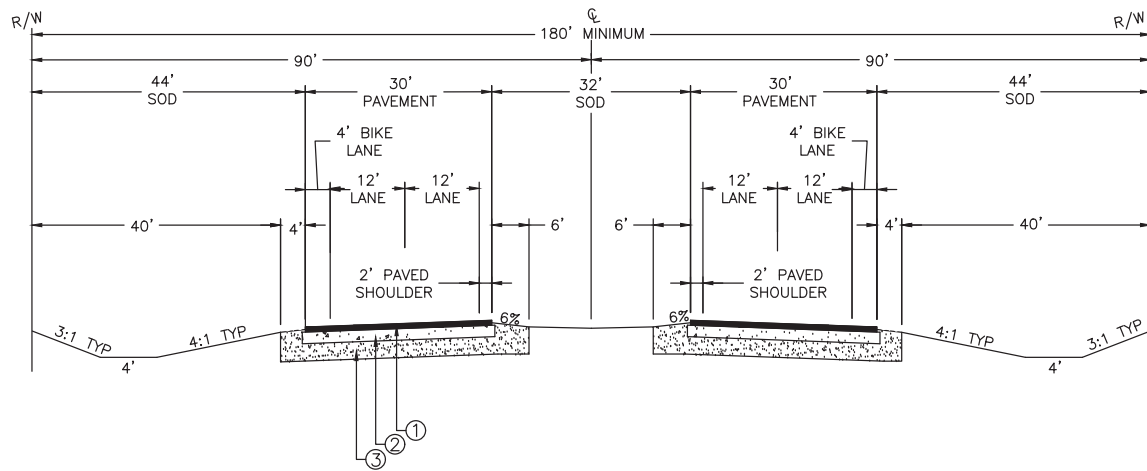
ASPHALT SAFETY EDGE DETAIL

CITY OF WILDWOOD, FL PUBLIC WORKS DEPARTMENT 743 HUEY STREET WILDWOOD, FL 34785 (352) 330-1343				CITY OF WILDWOOD FLORIDA	
FIGURE A105		MAJOR COLLECTOR 2 - LANE RURAL		STANDARD ROADWAY TYPICAL SECTIONS	
DATE SEPTEMBER 2024		SHEET NUMBER 5		CITY OF WILDWOOD, FL PUBLIC WORKS DEPARTMENT 743 HUEY STREET WILDWOOD, FL 34785 (352) 330-1343	
No.		REVISIONS		DATE	
BY					

- LEGEND**
- ① 1.5" TYPE FC-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, MIN LBR 40
- ④ 5' CONCRETE SIDEWALK, IF REQUIRED

MAJOR COLLECTOR - URBAN
CURB AND GUTTER
2-LANE

Drawing name: C:\Users\MOHAMMAD\OneDrive\Temp\4-line rural collector aerial.dwg TS 021-4 line rural collector aerial.dwg by mohammed.murad

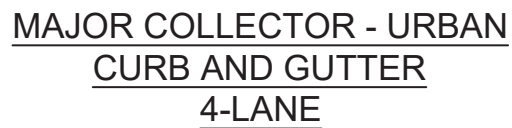


MAJOR COLLECTOR - RURAL
SWALE DRAINAGE
4-LANE

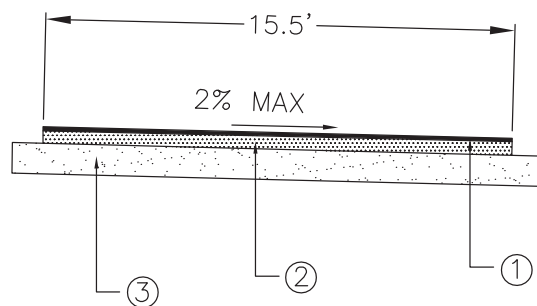
LEGEND

- ① 1.5" TYPE FC-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, LBR 40

DATE	BY
REVISIONS	
No.	
CITY OF WILMWOOD, FL PUBLIC WORKS DEPARTMENT 743 N. WILMWOOD BLVD. WILMWOOD, FL 32254 (352) 330-1343	
 WILMWOOD FLORIDA	
FIGURE A107	
MAJOR COLLECTOR 4 - LANE RURAL	
STANDARD ROADWAY TYPICAL SECTIONS CITY OF WILMWOOD FLORIDA	
DATE SEPTEMBER 2024	
SHEET NUMBER 7	



- ① 1.5" TYPE FC-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- ② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
- ③ 12" STABILIZED SUBGRADE, MIN LBR 40

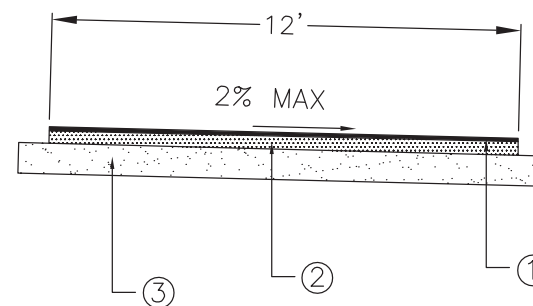


LEGEND

- 1 TWO (2) 1" LIFTS OF TYPE SP-9.5 ASPHALT PAVEMENT
2 6" LIMEROCK OR CRUSHED CONCRETE BASE, PRIMED, COMPACTED TO 98%
OF MAXIMUM DENSITY PER AASHTO T-180
3 12" COMPACTED SUBGRADE TO 98% OF MAXIMUM DENSITY PER AASHTO
T-180

MULTI-MODAL PATH (ALLOWS FOR GOLF CARTS)

NOT TO SCALE



LEGEND

- 1 ONE (1) 1" LIFT OF TYPE SP-9.5 ASPHALT PAVEMENT
2 6" LIMEROCK OR CRUSHED CONCRETE BASE, PRIMED, COMPACTED TO 98%
OF MAXIMUM DENSITY PER AASHTO T-180
3 12" COMPACTED SUBGRADE TO 98% OF MAXIMUM DENSITY PER AASHTO
T-180

SHARED USE PATH (GOLF CARTS DISALLOWED)

NOT TO SCALE

[illegible]



Legend

Roadway Classification

- LOCAL ROAD
- MAJOR COLLECTOR
- MINOR COLLECTOR
- City of Wildwood Boundary

0 0.5 1 2 Miles

Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

Figure 1: City-Maintained Roadways

CITY OF WILDWOOD MAINTAINED ROADWAYS
CITY OF WILDWOOD, FLORIDA

FIGURE A110

Figure 1

Project No. 142173553

July 2024

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City of Wildwood Land Development Regulations Fee Schedule (additional fees may apply for credit card payments)	
Application	Fee
Comprehensive Plan Amendments	
Large Scale	\$5,075
Small Scale	\$2,575
Text Amendment	\$1,075
Rezoning	
Rezoning - with concurrent Comp. Plan Amend.	\$0
Rezoning - non PD	\$575
Planned Development (PD)	\$2,675
PD Amendments	\$600
PD Extension Request	\$100
Site Plan - Non-Residential and Institutional	
Site Plan & one resubmittal	\$2,000
3 rd & subsequent Site Plan resubmittals	\$1,000 each
Minor Site Plan	\$500
3 rd & subsequent Minor Site Plan resubmittals	\$250
Site Plan/Improvement Plan Extension	\$100
Site Plan - Residential	
Site Plan Residential - Zoning Clearance Application	\$35
Subdivisions	
Preliminary Improvement Plat	\$1,075
3 rd & subsequent Improvement Plan resubmittals	\$537.50 each
Final Plat	\$700
3 rd & subsequent Final Plat resubmittals	\$350 each
Re-plat of Subdivision	\$700
3 rd & subsequent Replat resubmittals	\$350 each
Minor Lot Split / Lot Combination	\$300
3 rd & subsequent resubmittals	\$150 each
Lot Line Deviation	\$300
3 rd & subsequent resubmittals	\$150
Concurrency - Non-Residential	
Preliminary Concurrency Determination/Reservation	\$200
Concurrency - Residential	
Prelim. Concurrency Determination/Reservation	\$50
Utilities Intent to Serve Letter	
Intent to Serve Letter	\$50
Vacate	
Right-of-Way	\$325
Plat	\$825
Accessory Structures	
Residential Compliance Review	\$35
Developments of Regional Impact	
Application for Development Approval	\$10,075
DRI Substantial Deviation	\$8,075
Community Development District Petitions	\$15,000
CDD Boundary Amendment	\$1,500
Notice of Proposed Change	\$2,000
Appeals	
Appeal	\$375
Other	
Final Closeout Package	\$1,200
Partial Closeout Package	\$1,200
Phased Closeout Package	\$1,200 each phase
Annexation	\$1,000
Conditional Use Permit	\$575
Special Exception Use or Variance	\$575
Temporary Use	\$100
Sign Permit	\$50
Tree Removal Permit	\$50
	\$0
Business Registration / Occupational License	\$0
JPA Annexations/Comp. Plan/Rezoning	*See Note
Publications	
Comprehensive Plan	\$75
Land Development Regulations	\$75
Design District Standards	\$50
Maps (11" x 17")	\$10
Maps (24" x 36")	\$25
Maps (36" x 48")	\$40
Copies (8.5" x 11")	\$0.75 per page
Miscellaneous Services	
Alcohol & Tobacco Sign-Off	\$35
Zoning Compliance Letter	\$35
Additional Research to Support	
Land Use/Zoning Compliance	\$60 per hour
Additional Services	
Research	Hourly Rate of Lowest Paid Employee Working on Request
Developer's Agreement	\$1,000
Amendment to Developer's Agreement	\$1,000
Estoppel	\$500
City's Design District Standards Review (Comm or Res)	\$250
Pre-app Meetings in excess of 30 min	\$30 per hour
Utility Department Services	
Inspection Fee for Water/Sewer - New Construction	\$25 per hour not to exceed 1.5% of improvements
2nd re-inspection	\$50 per hour not to exceed 1.5% of improvements
3rd and subsequent re-inspections	\$100 per hour not to exceed 1.5% of improvements
** All inspections are charged at 1 hour minimum **	
*JPA Annexation/Comp. Plan/Rezoning fees may be waived for Single Family Dwelling Units.	



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: O2025-21

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

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

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

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 3, 2025, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to advance to the City of Wildwood City Commission the Land Development Regulations and Fee Schedule Text Amendments and Revisions for compliance with the City's 2050 Comprehensive Plan.

Case: Land Development Regulations (LDRs) Text Amendments to the City's Land Development Regulations.

Applicant(s): Melanie Strickland, on behalf of

Owner(s): City of Wildwood, Florida

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 plan applications, rezoning applications, variance applications, special exception use applications, and proposed text amendment changes.

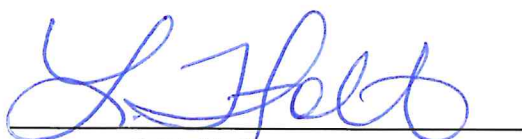
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval for Ordinance O2025-21.

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: June 3, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1947 Monarch Ranch North Phase 1 - RZ

REQUESTED ACTION: The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1947 Monarch Ranch North Phase 1 - RZ
Ordinance Number	O2025-30
Owner(s)	75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC
Applicant(s)	75 Turnpike VDC, LLC
Property Location	The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.
Parcel(s)	A portion of F12-033 and a portion of F13-005
Date	7/21/2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment A25-1948 (O2025-29).

ANALYSIS: The applicant is proposing an industrial development. It is compatible with surrounding uses, as this area is primarily zoned C-3 and M-1.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to M-1 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to M-1 is consistent with the proposed Future Land Use Map designation of Industrial (IDR) 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 industrial. The proposed M-1 zoning designation will be compatible with the surrounding area's existing uses.

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

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

Potable Water & Sewer: Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits cover the entirety of the proposed Monarch's Ranch development. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy." Adoption of the transfer agreement will verify the City's ability to serve the subject property in accordance with Florida Law.

Streets: The property has access off of E SR 44. The Traffic Impact Analysis (TIA) for the subject project has been reviewed and approved by Sumter County's Public Works Department.

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

The proposed amendment is necessary to accommodate the proposed industrial development at the subject location.

(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 Traffic Impact Analysis stating that the traffic generated by the maximum build-out conditions under the City's Industrial land use would have less impact on existing roadway conditions than under the County's general commercial and agricultural land uses. Sumter County Public Works has approved the subject submitted 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	E SR 44 (ROW)
SOUTH	Florida's Turnpike
EAST	A10C (County)
WEST	PEU (City), CH, A10C (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 O2025-30, subject to the approval of O2025-29, which establishes a future land use appropriate for the proposed zoning.

A handwritten signature in black ink, appearing to read 'MP', located below the text block.

McKenna Page, Planner I, Development Services

ORDINANCE NO. O2025-30

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:

Portions of parcels F12-033 and F13-005
75 TURNPIKE BDC, LLC
49.406 +/-

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET; THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.

This property is to be reclassified from AG (Sumter County) to M-1 (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: _____

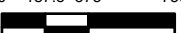
Second Reading: _____

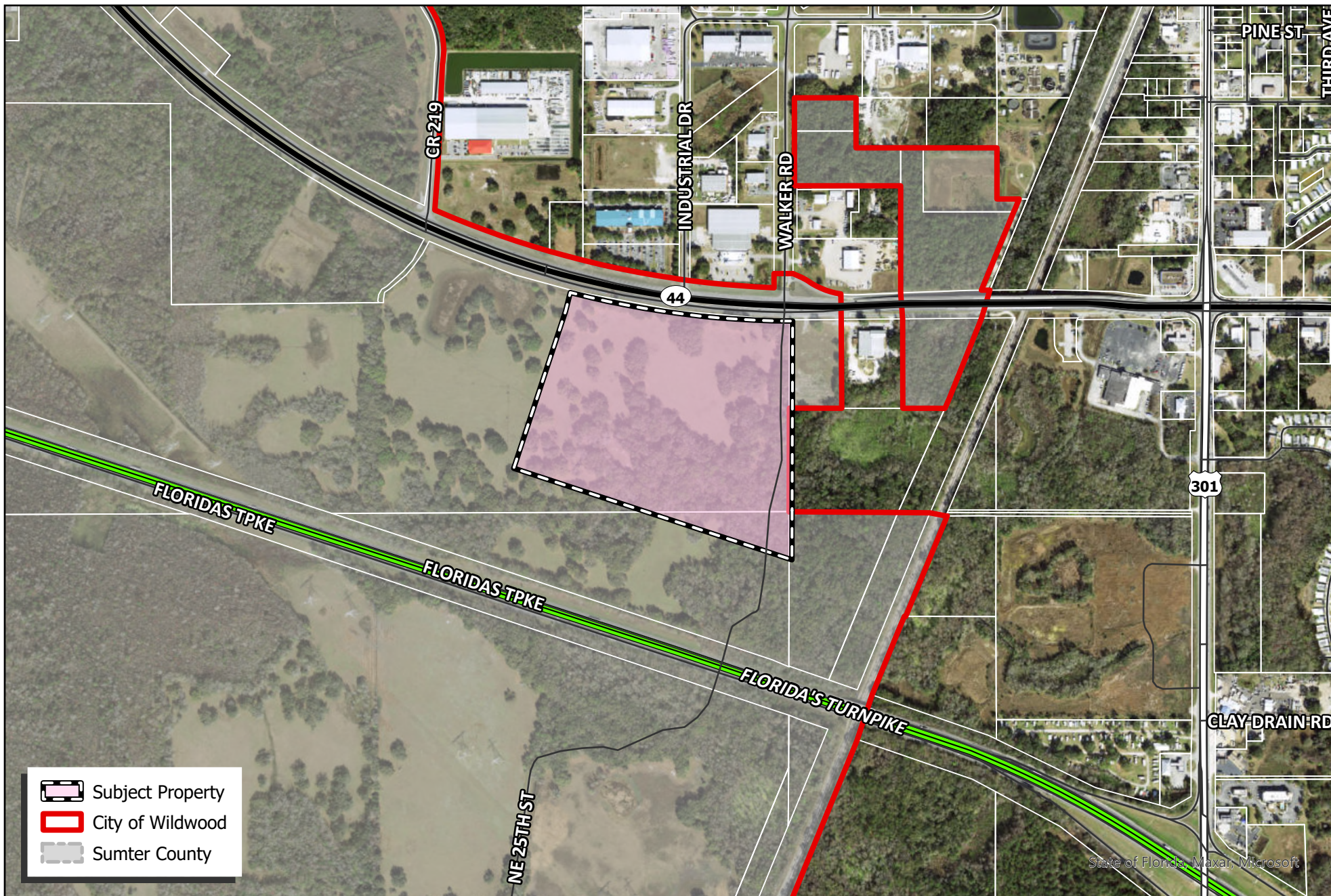
Approved as to form:

City Attorney

EXHIBIT A



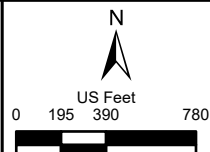
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750 	PJ #A25-1947 MONARCH RANCH NORTH PHASE 1 PARCELS F12-033 & F13-005	MAP 1A LOCATION MAP MAY 2025
--	--	--	--	---



- Subject Property
- City of Wildwood
- Sumter County

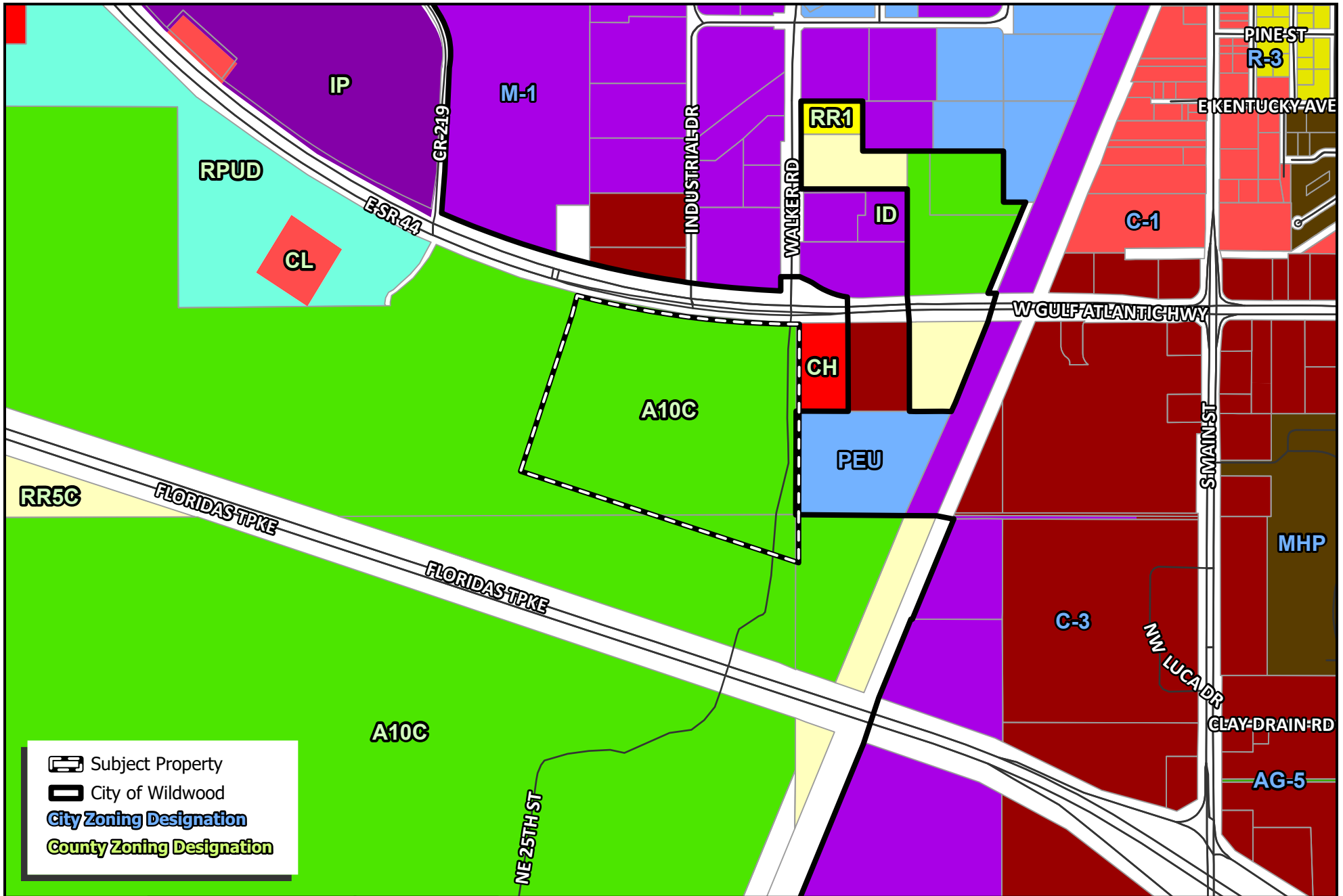


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



PJ #A25-1947
MONARCH RANCH NORTH PHASE 1
 PARCELS F12-033 & F13-005

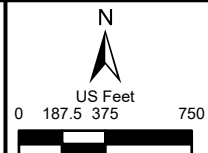
MAP 1B
LOCATION
MAP
MAY 2025



 Subject Property
 City of Wildwood
City Zoning Designation
County Zoning Designation

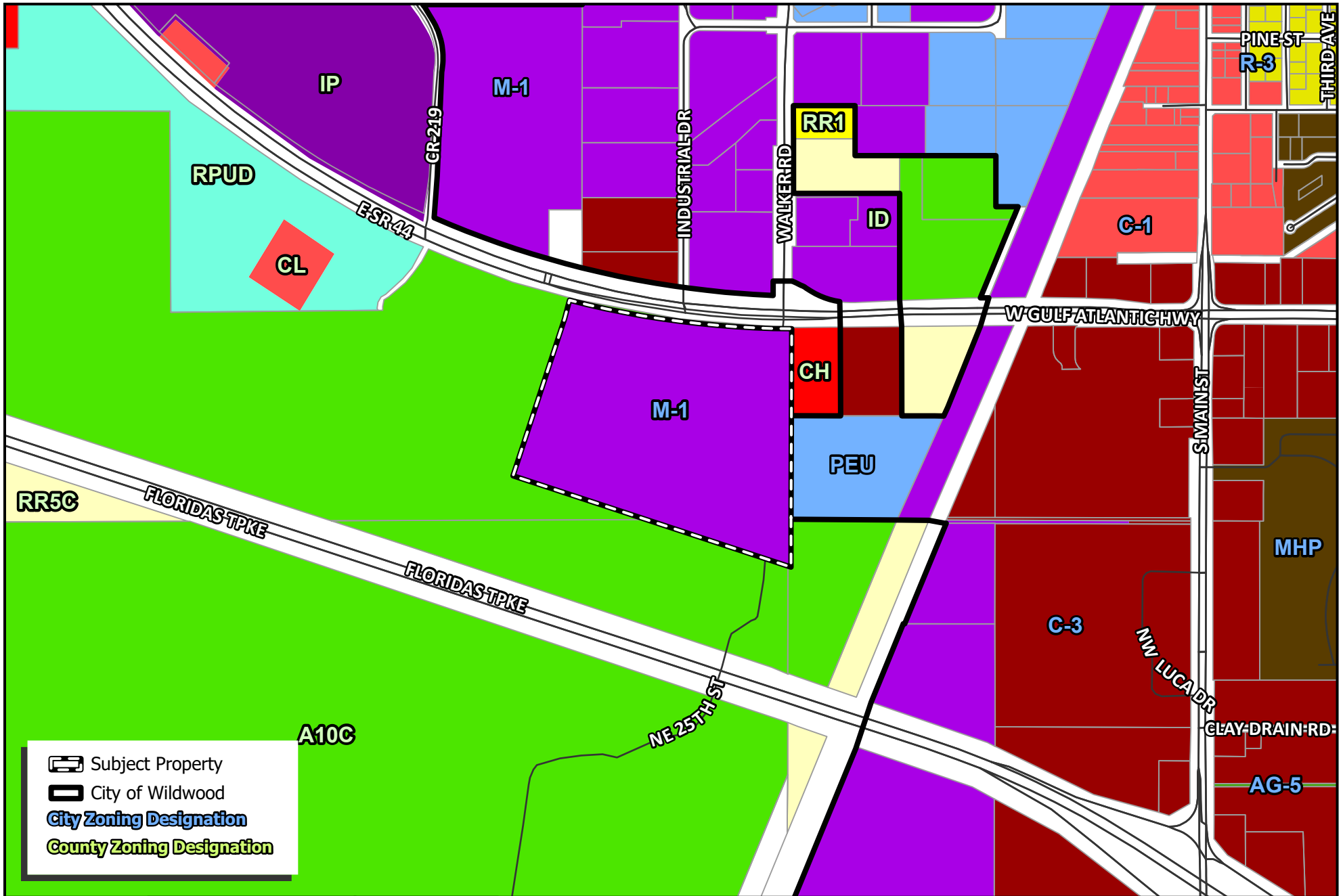


CITY OF WILDWOOD
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 Wildwood, FL 34785
 Phone: (352) 330-1330
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#A25-1947
MONARCH RANCH NORTH PHASE 1
 PARCELS F12-033 & F13-005

MAP 3A
EXISTING ZONING
MAY 2025



Subject Property



City of Wildwood

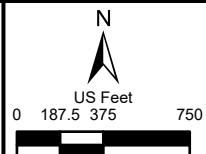
City Zoning Designation

County Zoning Designation



CITY OF WILDWOOD

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



#A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 3B

**PROPOSED
ZONING**

MAY 2025



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: O2025-30

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

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

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



REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED

Matthew Tadlock

Assistant Public Works Director - Planning and Design

06/24/2025

1.2

-A revised Traffic Impact Analysis (TIA) will be needed during the Site Plan process.

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

040380087

May 2025

© Kimley-Horn and Associates, Inc.

1700 SE 17th Street, Suite 200

Ocala, Florida 34471

352 438 3000



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APPENDIX B: CFRPM Output
APPENDIX C: Traffic Data

INTRODUCTION

Kimley-Horn has been retained to evaluate and document the anticipated traffic impacts associated with a proposed zoning request for Monarch Ranch North Phase 1. The site is currently located in unincorporated Sumter County, with an annexation being processed through the City of Wildwood.

The zoning request includes 49.4 acres of vacant property located on the south side of SR 44 at the intersection with Industrial Drive on a portion of parcels F12-033 and F13-005. The development is proposed to include up to 500,000 square feet of industrial park uses. A Small-Scale Comprehensive Plan Amendment (SSCPA) is being processed concurrently for an Industrial Future Land Use (FLU) designation, which allows up to 0.5 Floor Area Ratio (FAR). The City of Wildwood M-1 and M-2 industrial zoning allows up to 0.5 FAR, which equates to a maximum development potential of 1,075,932 square feet of industrial. The site boundary map is provided in **Appendix A**.

Buildout is anticipated in 2030. As summarized below, access to the site will be provided via existing median openings on SR 44.

- A new south leg at the existing signalized intersection of SR 44 at Industrial Drive
- Reconstruction of the south leg at the existing full access intersection of SR 44 at Walker Road, which is currently a private driveway owned by the developer.

STUDY AREA

The study area for the site includes major roadway segments within a one-mile radius and where the project PM peak hour two-way trips are anticipated to have a 3% or greater impact on the roadway network's generalized peak hour two-way service volume or have 70 or greater PM peak hour two-way project trips.

Figure 1 shows the general location for the Monarch Ranch North Phase 1 development, the one-mile study area radius from the planned access driveways, and the project's trip distribution.

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes within the study area. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023). Existing traffic volumes were obtained from the Florida Department of Transportation (FDOT) Florida Traffic Online (2024). The 2023 traffic volumes were grown to 2025 by applying a historic growth rate based on the FDOT historic traffic count trends.

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions, except for US 301 from Florida's Turnpike to Clay Drain Road. This segment of US 301 is currently two lanes but is planned for widening to four lanes by the FDOT along with the widening of the Turnpike mainline from US 301 to I-75. The Turnpike improvements are currently funded for the year 2031 (FPID 435789-1), and the FDOT is working to advance the construction of the US 301 and interchange improvements as soon as possible. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The existing traffic volumes from the FDOT and assumed growth were used to develop 2030 background traffic conditions within the study area. Growth rates for each roadway segment were determined by comparing various sources, including the 2023 Sumter County CMP growth rates, 5-year growth trends, 10-year growth trends, Bureau of Economic and Business Research growth trends, and Central Florida Regional Planning Model (CFRPM) growth.

The following roadway segments will undergo background improvements, which will be completed by project buildout:

- US 301 from Florida's Turnpike to Clay Drain Road: widen to four lanes

Roadway service volumes were updated using the 2023 Quality/Level of Service (Q/LOS) Handbook to account for this background improvement.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way generalized adopted service volumes within the study area. **Table 1** shows the background roadway segment analysis. The roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes ¹						Existing PM Peak Hour Traffic Conditions (2025) ²					Background PM Peak Hour Traffic Conditions (2030)						
							Pk Hr Two-Way Service Volume (2025)						#of Lanes (2030)	Pk Hr Two-Way Service Volume (2030)					
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate		NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS ³							
SR 44																			
CR 44A	Project Site	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	3,455	999	1,172	2,171	0.63	C	4	3,455	1,139	1,336	2,475	0.72	C
US 301																			
SR 91/FLORIDA'S TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,950	1,100	1,292	2,392	1.23	F	4	3,455	1,227	1,442	2,669	0.77	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	3,455	1,100	1,292	2,392	0.69	C	4	3,455	1,201	1,411	2,612	0.76	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	3,413	1,242	1,458	2,700	0.79	D	4	3,413	1,352	1,587	2,939	0.86	D
FLORIDA'S TURNPIKE																			
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,000	2,346	2,998	5,344	0.89	C	4	6,000	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,000	1,734	1,888	3,622	0.60	B	4	6,000	1,910	2,079	3,989	0.66	B
Notes:																			
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.																			
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.																			
3. The LOS is from the 2023 FDOT Quality/ Level of Service Handbook.																			

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DEVELOPMENT TRAFFIC

The proposed Monarch Ranch North Phase 1 will include up to 500,000 square feet of Industrial Park use. The anticipated buildout year is 2030. The latest industry standards were referenced to evaluate the number of new external trips to be generated by the site at buildout.

TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The fitted curve equations were used when applicable. Land Use Code (LUC) 130 was used to predict project traffic.

No pass-by or internal capture was assumed for this development. **Table 2** provides the Daily, AM, and PM peak hour trip generation summary for the project and for the maximum future land use development potential. The trip generation potential is shown for the anticipated development program, and the maximum intensity with the proposed zoning category and 0.5 FAR.

Table 2: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Program Industrial Park	500,000.0 SF GFA	2,168	170	138	32	170	37	133
Maximum FLU Development Potential Industrial Park	1,075,932 SF GFA	3,230	366	296	70	366	81	285

Notes:
1. Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition.

Industrial Park [ITE 130]

Daily	$\ln(T) = 0.52 \cdot \ln(X) + 4.45$; (X is 1,000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street	$T = 0.34 \cdot (X)$; (X is 1000 Sq. Ft. GFA, 81%in, 19%out)
PM Peak Hour of Adjacent Street	$T = 0.34 \cdot (X)$; (X is 1000 Sq. Ft. GFA, 22%in, 78%out)

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4/10/2025

TRIP DISTRIBUTION AND ASSIGNMENT

Projected traffic demand on study area facilities was derived from the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the CFRPM v7 model set and connected to the existing roadway network to represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C**.

Figure 1 shows the projected project distribution on the study area roadway segments. These percentages were used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

A PM peak hour analysis was conducted for buildout conditions by comparing 2030 buildout PM peak hour two-way traffic volumes to peak hour two-way generalized adopted service volumes within the study area. Buildout volumes were developed by adding anticipated project trips to background volumes. The percentage of project trips on each roadway segment with respect to the generalized adopted service volume (project impact) was determined to define the extent of the study area. **Table 3** shows the buildout roadway segment analysis.

As shown in the table, no roadway segment deficiencies are anticipated within the study area as a result of project impacts.

Table 3: Buildout Roadway Segment Analysis

Roadway			Roadway Attributes ¹					Background Traffic (2030)					PM Peak Hour Project Traffic					Buildout PM Peak Hour Traffic Conditions (2030)					
			Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2030)	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS	%Assign ³	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	Project Impact	NB/ EB Vol.	SB/ WB Vol.	Two-Way Vol	V/ MSV	LOS
From	To																						
SR 44	CR 44A	Project Site	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	24%	9	32	41	0.78%	797	1,220	2,017	0.38	B
	Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	76%	101	28	129	2.44%	889	1,216	2,105	0.40	B
	US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	1,901	1,139	1,336	2,475	0.72	C	26%	35	10	45	1.30%	1,174	1,346	2,520	0.73	C
US 301	SR 91/FLORIDA'S TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,070	1,227	1,442	2,669	0.77	C	29%	11	39	50	2.56%	1,238	1,481	2,719	0.79	C
	CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	1,901	1,201	1,411	2,612	0.76	C	30%	11	40	51	1.48%	1,212	1,451	2,663	0.77	C
	SR 44	CR 44A	3253240	4	C4	D	1.72%	1,880	1,352	1,587	2,939	0.86	D	19%	25	7	32	0.94%	1,377	1,594	2,971	0.87	D
FLORIDA'S TURNPIKE	SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,080	2,615	3,342	5,957	0.99	C	0%	0	0	0	0.00%	2,615	3,342	5,957	0.99	C
	US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,080	1,910	2,079	3,989	0.66	B	19%	25	7	32	0.53%	1,935	2,086	4,021	0.67	B
Notes: 1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables. 2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025. 3. Percent assignment is the maximum across the segment, derived using the CFRPM v7.0 model output. 4. Project impact is the two-way project traffic volume divided by the two-way service volume.																							

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CONCLUSION

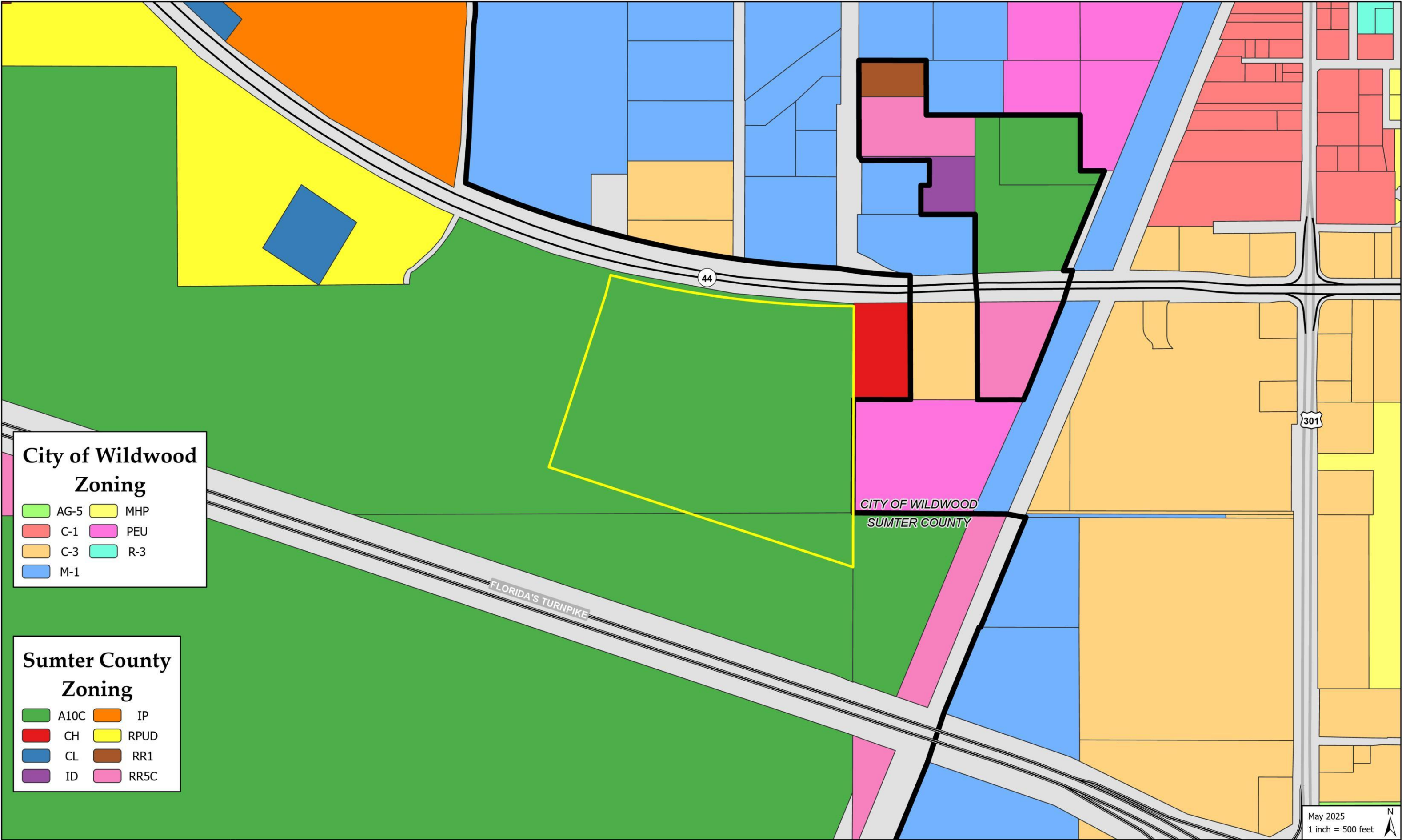
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial Drive and Walker Road.

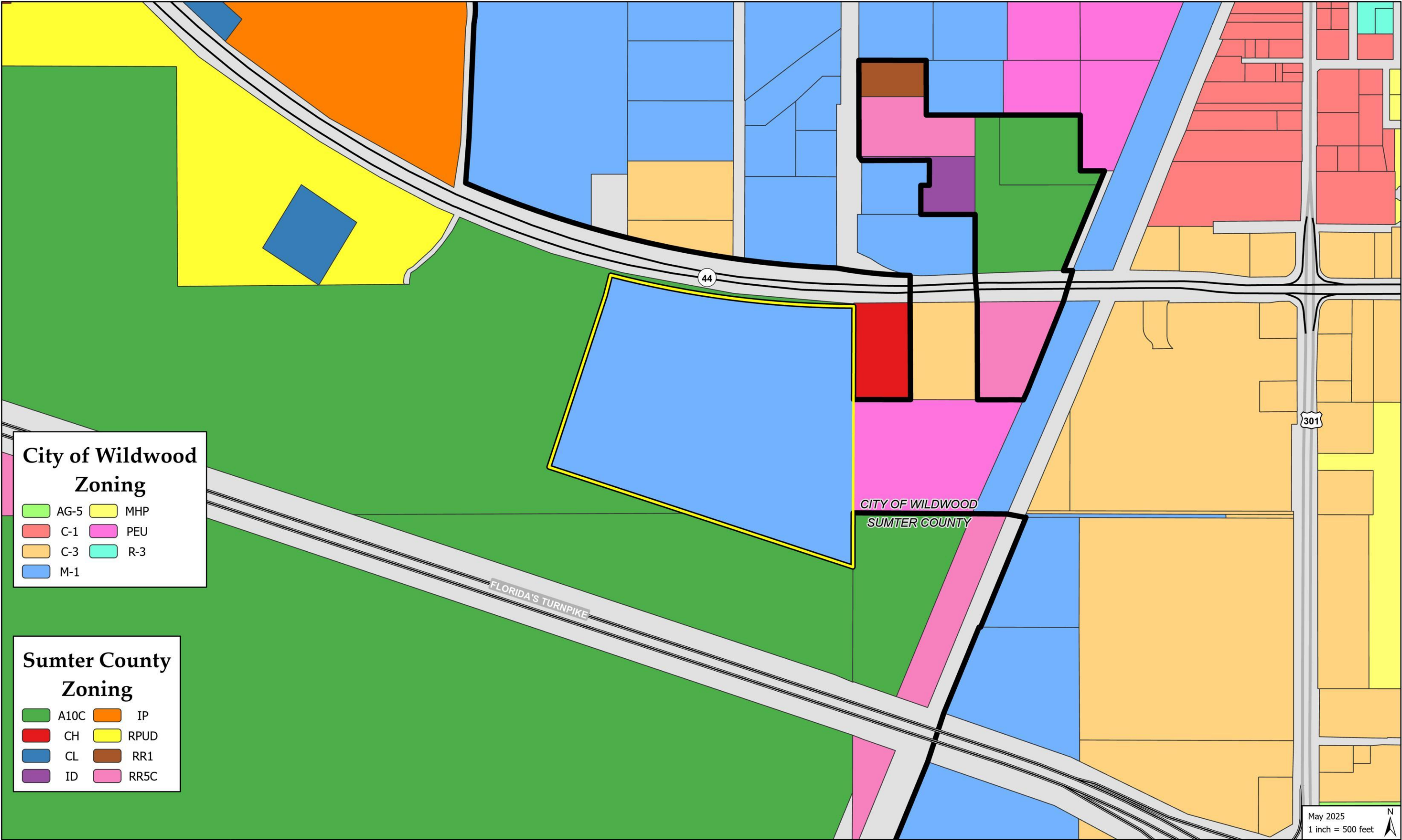
The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

A roadway segment capacity analysis was performed for existing and year 2030 background and buildout conditions. The PM peak hour two-way analysis identified no roadway segment capacity deficiencies as a result of project impacts. The driveway connections to SR 44 will be further evaluated with the site plan and driveway connection permit submittals to identify geometry and traffic control needs for the development.

APPENDIX

APPENDIX A: Property Map





APPENDIX B: CFRPM Output

APPENDIX C: Traffic Data

Table A: Growth Rate Calculations

Roadway													Daily Model Bkgd			Annual Growth Rates					
From	To	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2045	2023 CMP	5-Year Trend	10-Year Trend	Model Growth	BEBR Medium	Calculated Rate	Rate Used
SR 44																					
CR 44A	US 301/SR 35	13,200	13,100	14,300	15,700	15,700	15,100	14,400	19,100	19,100	20,100	19,300	19,618	24,547	2.25%	5.03%	3.87%	0.84%	2.43%	2.34%	2.34%
US 301/SR 35	CR 139	17,700	17,400	18,500	18,700	18,700	17,200	16,400	19,400	19,400	22,500	23,500	24,862	37,523	3.75%	6.44%	2.87%	1.70%	2.43%	2.65%	2.65%
FLORIDA TURNPIKE																					
SR 93/I-75	US 301/SR 35	33,000	37,000	40,400	43,500	45,300	44,700	40,400	44,000	49,600	50,200	49,800	43,332	72,059	2.00%	2.18%	4.20%	2.21%	2.43%	2.20%	2.20%
US 301/SR 35	LAKE COUNTY BOUNDARY	39,798	43,427	45,903	47,836	49,310	49,138	38,376	48,212	47,500	56,245	56,058	60,419	86,970	1.00%	2.67%	3.49%	1.46%	2.43%	1.95%	1.95%
US 301 / S MAIN ST																					
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,907	45,940	2.00%	5.39%	6.62%	1.32%	2.43%	2.22%	2.22%
CR 156 (CLAY DRAIN RD)	SR 44	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,093	42,789	1.00%	5.39%	6.62%	1.11%	2.43%	1.77%	1.77%
SR 44	CR 44A	17,800	18,200	21,000	22,000	24,500	24,500	22,500	23,500	23,500	28,500	29,500	32,533	36,019	1.00%	3.78%	5.18%	0.36%	2.43%	1.72%	1.72%

COUNTY: 18
STATION: 0200
DESCRIPTION: SR-44, 0.57 MI W OF US 301
START DATE: 05/22/2024
START TIME: 1045

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	27	14	12	16	69	15	21	21	9	66	135
0100	9	16	14	12	51	9	12	11	10	42	93
0200	9	13	11	12	45	4	7	5	8	24	69
0300	10	13	15	20	58	12	13	10	14	49	107
0400	17	28	31	35	111	22	18	21	25	86	197
0500	32	50	57	115	254	31	36	59	46	172	426
0600	138	143	155	208	644	63	94	95	95	347	991
0700	216	224	227	291	958	117	122	148	140	527	1485
0800	246	154	180	179	759	125	143	156	142	566	1325
0900	191	134	143	165	633	128	142	144	139	553	1186
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1300	160	128	138	156	582	166	165	181	156	668	1250
1400	158	153	145	158	614	178	183	176	182	719	1333
1500	134	108	136	132	510	163	191	206	207	767	1277
1600	127	147	173	183	630	219	262	233	258	972	1602
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1800	161	128	92	108	489	165	120	106	97	488	977
1900	93	80	75	53	301	99	127	92	81	399	700
2000	67	68	55	50	240	83	98	84	81	346	586
2100	49	63	48	39	199	83	70	69	52	274	473
2200	25	53	60	69	207	52	51	44	30	177	384
2300	73	56	58	50	237	38	24	29	25	116	353
24-HOUR TOTALS:					10073						20193

PEAK VOLUME INFORMATION					
DIRECTION: E			DIRECTION: W		COMBINED DIRECTIONS
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR VOLUME
	715	988	815	569	715 1523
P.M.	1630	690	1645	1034	1645 1720
DAILY	715	988	1645	1034	1645 1720

TRUCK PERCENTAGE 12.73 9.50 11.11

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	11	5794	2986	52	383	11	2	758	41	2	32	1	0	0	0	1282 10073
W	9	6300	2850	22	304	14	3	564	36	5	7	2	4	0	0	961 10120

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 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
----	-----		-----		-----	-----	-----	-----
2024	19300	C	E 9500		W 9800	9.50	54.00	10.70
2023	20100	S	E 9600		W 10500	9.50	53.90	24.00
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

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
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	23500	F	E 11500		W 12000	9.00	54.00	16.00
2023	22500	C	E 11000		W 11500	9.00	53.90	24.00
2022	19400	F	E 9500		W 9900	9.00	54.00	13.20
2021	19400	C	E 9500		W 9900	9.00	53.00	12.10
2020	16400	F	E 7700		W 8700	9.00	54.70	5.60
2019	17200	C	E 8100		W 9100	9.00	53.30	13.20
2018	18700	F	E 9600		W 9100	9.00	53.70	12.10
2017	18700	C	E 9600		W 9100	9.00	53.50	13.60
2016	18500	C	E 9300		W 9200	9.00	53.10	13.10
2015	17400	C	E 8800		W 8600	9.00	54.70	13.70
2014	17700	C	E 8900		W 8800	9.00	55.10	13.40
2013	14400	C	E 7200		W 7200	9.00	56.40	12.00
2012	12500	C	E 6600		W 5900	9.00	56.30	14.10
2011	13800	C	E 7000		W 6800	9.00	51.30	12.90
2010	12200	C	E 6200		W 6000	9.85	55.51	12.20
2009	13200	C	E 6600		W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0006 - ON US-301, 0.357 MI. N OF FL TPK (RC)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	26000	F	N 12500		S 13500	9.00	54.00	8.90
2023	25000	C	N 12000		S 13000	9.00	53.90	8.90
2022	19200	S	N 10000		S 9200	9.00	54.00	20.50
2021	19200	F	N 10000		S 9200	9.00	53.00	20.50
2020	18600	C	N 9700		S 8900	9.00	54.70	20.50
2019	20000	F	N 10000		S 10000	9.00	53.30	14.90
2018	19900	C	N 10000		S 9900	9.00	53.70	14.90
2017	16400	F	N 8200		S 8200	9.00	53.50	14.30
2016	15400	C	N 7700		S 7700	9.00	53.10	14.30
2015	14000	C	N 7000		S 7000	9.00	54.70	13.30
2014	13700	C	N 6900		S 6800	9.00	55.10	13.60
2013	14000	C	N 7000		S 7000	9.00	56.40	15.10
2012	13300	C	N 6600		S 6700	9.00	56.30	13.30
2011	13000	C	N 6500		S 6500	9.00	51.30	13.90
2010	13300	C	N 6600		S 6700	9.85	55.51	12.40
2009	12500	C	N 6200		S 6300	9.88	55.48	14.70

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
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 5016 - ON US-301, 0.191 MI. N OF SR-44 (RVL)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	29500	F	N 14500		S 15000	9.00	54.00	24.70
2023	28500	C	N 14000		S 14500	9.00	53.90	24.70
2022	23500	S	N 12000		S 11500	9.00	54.00	16.60
2021	23500	F	N 12000		S 11500	9.00	53.00	16.60
2020	22500	C	N 11500		S 11000	9.00	54.70	16.60
2019	24500	F	N 12500		S 12000	9.00	53.30	14.00
2018	24500	C	N 12500		S 12000	9.00	53.70	14.00
2017	22000	C	N 11000		S 11000	9.00	53.50	13.30
2016	21000	C	N 10500		S 10500	9.00	53.10	13.70
2015	18200	C	N 9100		S 9100	9.00	54.70	12.20
2014	17800	C	N 8900		S 8900	9.00	55.10	12.60
2013	19900	C	N 10000		S 9900	9.00	56.40	12.60
2012	20000	C	N 10000		S 10000	9.00	56.30	12.90
2011	18400	C	N 9300		S 9100	9.00	51.30	11.10
2010	21000	C	N 10500		S 10500	9.85	55.51	11.50
2009	22000	C	N 11000		S 11000	9.88	55.48	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

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: N LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

	DY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY											
1	T	381	312	251	252	334	608	1264	1629	1556	1523	1577	1526	1503	1449	1471	1517	1544	1272	1159	1014	809	661	594	408	24614N											
2	W	308	283	205	259	345	607	1214	1572	1494	1587	1520	1482	1361	1382	1571	1557	1643	1380	1244	951	761	713	642	467	24548N											
3	R	402	314	218	278	358	632	1358	1557	1821	1698	1831	1710	1676	1672	1593	1748	1669	1565	1495	1111	969	792	655	521	27643N											
4	F	398	347	291	327	384	635	1371	1660	1804	1930	2104	1928	2169	2145	2267	2186	2211	2299	2101	2250	1495	1192	1003	729	35226A											
5	A	486	363	290	271	349	502	1007	1322	1725	2111	2419	2657	1257	2559	2931	2636	1773	1562	1293	1054	974	774	733	594	31642S											
6	S	458	329	242	185	215	329	528	730	1099	1365	1261	1993	2340	1844	1795	1707	1561	1546	1390	1271	1154	773	612	632	25359A											
7	M	551	370	259	246	374	688	1269	1685	1553	1819	2125	1601	1665	1261	1183	1042	1308	1354	1344	1116	1165	1113	1071	805	26967A											
8	T	718	610	517	475	767	1146	1584	1684	1619	1631	1646	1676	1603	1488	1531	1483	1430	1517	1251	1049	918	839	707	558	28447A											
9	W	400	385	292	312	408	513	625	625	664	799	772	829	656	572	484	354	231	135	98	60	50	27	12	8	9311S											
10	R	3	3	6	17	12	17	33	41	92	163	326	421	601	610	702	724	608	669	569	489	436	379	303	281	7505A											
11	F	195	193	179	181	245	468	981	1319	1301	1414	1548	1642	1422	1592	1669	1619	1487	1508	1384	1121	978	796	707	570	24519A											
12	A	425	378	303	331	362	507	855	1219	1338	1741	2170	2138	1869	1713	1458	1375	1245	1213	1100	1055	951	830	759	561	25896N											
13	S	422	318	239	204	216	404	560	818	1212	1530	1893	1822	1854	1918	1868	1806	1805	1631	1541	1305	1145	919	740	518	26688N											
14	M	350	316	261	263	354	645	1343	1719	1802	1918	2045	2028	1837	1742	1886	1767	1742	1624	1496	1113	918	771	601	484	29025N											
15	T	409	296	204	309	351	662	1326	1614	1818	1812	1968	1786	1666	1588	1562	1597	1652	1480	1396	1245	947	712	632	453	27485N											
16	W	369	279	215	263	352	707	1420	1680	1841	1839	1822	1733	1670	1564	1616	1605	1587	1331	1292	1098	948	798	691	509	27229N											
17	R	368	302	293	292	376	534	1584	1220	1192	2468	2067	1749	1700	1709	1736	1784	1734	1681	1596	1305	1101	888	790	604	29073A											
18	F	446	393	351	370	440	798	1411	1851	1875	2108	1680	1604	2410	1576	1696	1878	1989	1912	1874	1706	1619	1203	1050	798	33038A											
19	A	602	416	360	343	375	615	1045	1434	1722	2110	2374	2487	2313	1893	2182	1899	1946	1947	1436	1170	1157	1054	881	736	32497S											
20	S	530	346	272	264	247	433	598	832	1275	1713	2195	2429	2346	2336	2098	2129	2182	1878	1908	1572	1372	1064	820	672	31511N											
21	M	508	393	292	282	335	729	1300	1680	1755	1876	1985	2028	1992	1860	1902	1185	1832	1980	1712	1346	1119	837	686	527	30141A											
22	T	395	322	242	278	342	664	1288	1652	1558	1635	1676	1513	1539	1431	1569	1639	1670	1499	1330	1065	837	672	605	468	25889N											
23	W	346	294	238	274	345	679	1299	1647	1478	1717	1675	1624	1180	1695	1818	1759	1701	1505	1406	1115	963	779	659	458	26654N											
24	R	411	328	293	281	388	697	1311	1689	1762	1776	1824	1819	1802	1693	1832	1988	1922	1653	1271	1422	1132	807	712	628	29441N											
25	F	424	422	345	296	420	729	1333	1780	1794	1981	2121	2228	2064	2091	2054	2168	1988	1695	1924	1614	1404	1110	909	711	33605A											
26	A	525	425	333	288	346	512	914	1282	1595	1854	2024	2001	1789	1684	1617	1651	1631	1503	1336	1121	1112	905	785	638	27871N											
27	S	433	376	285	237	237	348	550	930	1172	1607	2055	2159	2087	2254	2309	2009	2072	1896	1671	1454	1286	950	891	627	29895N											
28	M	420	338	281	280	370	699	1315	1580	1719	1864	1552	1485	2143	1732	1818	1775	1734	1565	1409	1035	538	1242	706	517	28117A											
29	T	367	275	231	270	357	643	1228	1609	1653	1552	1508	1556	1513	1432	1484	1674	1646	1477	1396	1032	866	754	571	437	25531N											
30	W																									25584B											
31	R	427	322	293	298	390	672	1301	1639	1581	1763	1624	1681	1658	1730	1869	1861	1795	1561	1383	1081	948	825	708	513	27923N											
=====																																					
WEEKDAY AVERAGE =		26561				SATURDAY AVERAGE =				29477				SUNDAY AVERAGE =				28363				NUMBER OF GOOD DAYS				30				TOTAL MONTHLY COUNT =				813290			
MONTHLY AVERAGE =		27235																																			

COMMENTS:
"B"=====> BAD DAY FL GATOR HOME GAME
"N"=====> NORMAL DAY FL GATOR HOME GAME
"A"=====> ATYPICAL DAY HALLOWEEN
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: S LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY																			
1	T	350	329	331	375	518	778	1058	1188	1227	1115	1232	1320	1258	1384	1455	1714	1723	1635	1437	1001	860	598	481	445	23812N																			
2	W	339	324	294	354	510	836	1136	1123	1229	1257	1295	1265	1332	1449	1498	1665	1708	1631	1444	1076	863	690	564	443	24325N																			
3	R	388	321	310	403	574	873	1162	1229	1251	1313	1250	1372	1511	1620	1690	1945	1349	1400	1722	1692	1201	820	699	499	26594A																			
4	F	406	383	357	487	589	819	1126	1192	1237	1429	1535	1620	1803	1962	1811	2154	2116	1994	1822	1535	1169	991	817	659	30013N																			
5	A	507	367	335	364	422	521	749	945	1200	1525	1734	1821	1937	2024	2162	2047	1951	1872	1738	1385	1188	1018	865	1205	29882S																			
6	S	1670	1459	504	337	346	331	441	721	1054	1744	2222	2166	2179	2222	2415	2416	2301	2316	2058	1868	1561	1041	825	589	34786A																			
7	M	469	393	395	495	594	928	1105	1175	1212	1206	1371	1275	1458	1456	1465	1759	1749	1683	1490	1146	1005	771	711	594	25905A																			
8	T	478	440	354	411	503	732	964	1055	990	1049	1073	1089	1169	1159	1239	1231	1250	1136	1006	801	678	569	417	326	20119A																			
9	W	277	228	175	187	183	231	265	290	271	282	338	377	371	273	249	228	202	154	118	78	73	33	29	21	4933S																			
10	R	21	20	24	35	43	53	97	144	240	339	465	569	660	757	772	793	923	1098	1239	1366	1260	1453	927	964	14262A																			
11	F	918	510	486	413	493	723	929	986	1207	1198	1314	1175	1358	1509	1604	1441	1346	1556	1578	1618	1589	1438	1349	1184	27922A																			
12	A	1245	626	472	481	488	646	769	987	1180	1431	1602	1500	1621	1563	1639	1757	1850	1815	1715	1561	1306	963	985	704	28906A																			
13	S	531	423	352	296	319	394	537	700	884	1155	1421	1588	1573	1570	1694	1823	1815	1814	1794	1682	1613	1323	1057	862	27220A																			
14	M	524	436	377	424	535	940	1213	1178	1384	1430	1504	1481	1539	1661	1738	1724	1898	1723	1507	1537	1182	946	719	542	28142A																			
15	T	419	346	363	404	548	884	1144	1274	1287	1250	1262	1375	1449	1419	1568	1580	1758	1632	1618	1145	803	809	501	394	25232N																			
16	W	349	317	449	523	572	928	1143	1285	1381	1257	1317	1405	1386	1569	1500	1543	1765	1889	1711	1318	1031	809	595	494	26536A																			
17	R	428	379	424	489	620	879	1193	1270	1429	1400	1512	1441	1463	1561	1799	1978	2260	2206	1912	1821	1356	852	737	627	30036A																			
18	F	509	485	453	534	626	913	1158	1380	1514	1760	1783	1869	1929	2121	1928	1879	2259	1597	2071	2043	1315	1058	804	617	32605A																			
19	A	502	410	361	352	379	510	761	1080	1312	1563	1839	1824	1829	1837	2123	2043	1982	1802	1506	1258	1069	919	759	631	28651N																			
20	S	1053	671	298	269	286	358	514	696	1030	1467	1833	2079	2034	1791	2180	2142	2184	2188	1919	1829	1193	857	800	631	30302A																			
21	M	437	435	429	459	574	942	1214	1283	1366	1371	1455	1477	1569	1660	1671	1722	1803	1720	1445	1078	851	630	482	403	26476N																			
22	T	386	347	335	360	521	842	1159	1215	1314	1268	1296	1342	1376	1452	1538	1670	1707	1687	1367	1070	803	597	402	380	24434N																			
23	W	400	321	279	346	522	827	1289	1271	1290	1308	1345	1281	1370	1448	1581	1833	1852	1703	1657	1115	835	632	482	417	25404N																			
24	R	449	375	400	454	536	769	1369	1296	1375	1385	1406	1576	1612	1692	1779	2011	1956	1890	1725	1294	977	892	596	469	28283N																			
25	F	564	384	408	472	587	864	846	1030	1359	1482	1660	1725	1849	1969	2081	2170	2265	2309	2111	1687	1291	1061	832	692	31698N																			
26	A	489	333	286	356	387	540	705	892	1200	1542	1661	1821	1860	1848	1991	1986	1828	1790	1461	1273	1048	893	680	536	27406N																			
27	S	372	280	234	284	238	355	465	690	995	1257	1578	1863	2069	2050	2098	2051	2152	2154	2018	1743	1440	939	817	594	28736N																			
28	M	456	445	390	482	607	947	1187	1286	1359	1417	1555	1604	1666	1713	1718	1870	1924	1816	1558	1144	871	593	527	466	27601N																			
29	T	343	408	340	332	497	805	1153	1217	1192	1255	1319	1383	1404	1418	1538	1657	1800	1676	1376	994	835	659	554	439	24594N																			
30	W	372	304	305	389	530	851	1140	1242	1333	1293	1350	1450	1496	1520	1684	1752	1878	1824	1531	1168	883	738	574	461	26068N																			
31	R	418	345	350	394	520	843	1137	1245	1247	1326	1381	1439	1515	1610	1766	1813	1891	1782	1503	1075	872	779	614	540	26405N																			
=====																																													
WEEKDAY AVERAGE =						25560				SATURDAY AVERAGE =						28711				SUNDAY AVERAGE =						30261				NUMBER OF GOOD DAYS				31				TOTAL MONTHLY COUNT =				817288			
MONTHLY AVERAGE =						26681																																							

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

"B"====> BAD DAY
"N"====> NORMAL DAY
"A"====> ATYPICAL DAY
"H"====> ATYPICAL DAY (HOLIDAY)
"S"====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 9931 - TPK ML SR 91 S OF CR468

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	56058 C	N	28056	S 28002	9.50	54.30	20.30
2023	56245 C	N	27484	S 28761	10.50	54.40	24.70
2022	47500 S		0	0	10.50	54.80	21.30
2021	48212 F	N	24331	S 23881	10.50	54.80	21.30
2020	38376 C	N	19226	S 19150	10.50	54.80	20.70
2019	49138 C	N	24305	S 24833	10.50	54.50	17.80
2018	49310 C	N	24411	S 24899	9.50	54.60	17.30
2017	47836 C	N	23529	S 24307	9.50	54.70	16.00
2016	45903 C	N	22722	S 23181	10.50	55.10	17.10
2015	43427 C	N	21656	S 21771	10.50	55.30	16.30
2014	39798 C	N	19859	S 19939	10.50	55.50	15.30
2013	37893 C	N	18860	S 19033	10.50	56.40	15.90
2012	35500 F	N	0	S 0	10.50	55.70	15.40
2011	36072 C	N	17822	S 18250	10.50	55.70	15.40
2010	37235 C	N	18439	S 18796	11.62	56.95	15.10
2009	35941 C	N	18020	S 17921	11.34	55.19	15.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 2210 - TPK ML SR 91 S OF MM 307

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	49800	C	N 24900		S 24900	10.50	56.10	19.90
2023	50200	C	N 25100		S 25100	10.50	54.40	21.90
2022	49600	C	N 24800		S 24800	10.50	55.50	19.20
2021	44000	C	N 22000		S 22000	10.50	59.60	21.30
2020	40400	C	N 20200		S 20200	10.50	53.80	20.70
2019	44700	C	N 22350		S 22350	10.50	53.80	17.80
2018	45300	C	N 22650		S 22650	9.50	57.70	17.30
2017	43500	C	N 21750		S 21750	9.50	57.70	16.20
2016	40400	C	N 20200		S 20200	10.50	57.20	16.60
2015	37000	C	N 18500		S 18500	10.50	54.50	16.00
2014	33000	C	N 16500		S 16500	10.50	54.80	15.20
2013	33000	C	N 16500		S 16500	10.50	55.60	15.60
2012	34000	E	N 17000		S 17000	10.50	54.40	14.80
2011	35000	E	N 17500		S 17500	10.50	55.10	15.10
2010	33700	C	N 16850		S 16850	11.01	55.93	14.40
2009	33200	C	N 16600		S 16600	10.79	54.81	14.40

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

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 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 A10C (Sumter County) to M-1 (City) on 49.406 acres MOL. The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.

Case Number: A25-1948 RZ Monarch Ranch North Phase 1
Applicant(s): 75 Turnpike VDC, LLC
Owner(s): 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC
Parcel(s): Portions of F12-033 and F13-005

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:

transfer of utility credits via agreement

☐ recommends denial.

☐ recommends other: _____

Dated: July 1, 2025


Lindsay C. T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2305-002 Summers Rezoning

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2305-002 Summers
Ordinance No.	O2025-32
Applicant	LPG Urban & Regional Planners LLC
Owner	Bryan Summers
Property Location	Generally located north of the intersection of E SR 44 and CR 149
Parcel Number	G15C017
Date	07/21/2025

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31).

ANALYSIS: The applicant is proposing a six-thousand (6,000) square-foot auto part/service store.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to C-3 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 in nature due to the SR 44 Commercial Corridor. The proposed C-3 zoning designation will serve to provide products and services needed for surrounding existing residential neighborhoods.

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

Schools: The change is commercial and will result in no school-age children added to the existing Wildwood/Sumter County Schools.

Potable Water & Sewer: The subject property is within the utility service boundary according to the 2024 Utility Master Plan. There is an 8-inch sewer force main on the south side of E SR 44. There is no water available in this segment of the corridor. Water main extensions are projected to be developer-driven in this area. The applicant/owner understands that there could be requirements for water main extension and/or in coordination of expansion with other surrounding developments. The project is expected to utilize two (2) water and two (2) sewer ERUs. The applicant may be allowed to use a private well and septic system should there be sufficient data to show that connection to city utilities is not financially feasible. If use of a private well and septic system is approved, the property owner will be required to connect to city utilities in the event of failure of the well or septic system. Any septic system installed in the city's Utility Service Area will be required to meet OSTDS standards.

Streets: Access to the site is proposed via SR 44 and cross-access from the existing commercial driveway that currently serves the Anytime Fitness gym site. On May 20, 20205, Sumter County Public Works accepted the traffic impact analysis for this proposal, which yields approximately 100 daily trips, 11 AM peak hour trips, and 12 PM peak hour trips. Based on the analysis, all study roadway segments currently operate acceptably and are projected to operate acceptably at bailout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

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

Development pressure has been increasing in the city as a result of the growth of The Villages® and ancillary support businesses of products and services have become necessary for the area.

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

Based on the analysis, all study roadway segments and intersections currently operate acceptably and are projected to operate acceptably at bailout in year 2027.

(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 SR 44 ROW & R2M (County)
EAST CL (County)
WEST RR1 (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.

Staff recommends approval from the City of Wildwood City Commission for Ordinance O2025-32, subject to the approval of O2025-31, which establishes a future land use appropriate for the proposed zoning.

DATED: 07/21/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-32

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 G15C017

Bryan Summers, as Trustee of the Summers Land Trust dated January 30, 2013
Acres 0.83+/-

LEGAL DESCRIPTION:

Lot 17, Lake Deaton Shores, First Addition, according to the Plat thereof, Recorded in Plat Book 2, Page 25 ½, Public Records of Sumter County, Florida.

CONTAINING 0.83 ACRES, MORE OR LESS.

This property is to be reclassified from RR1(Sumter County) to C-3 (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

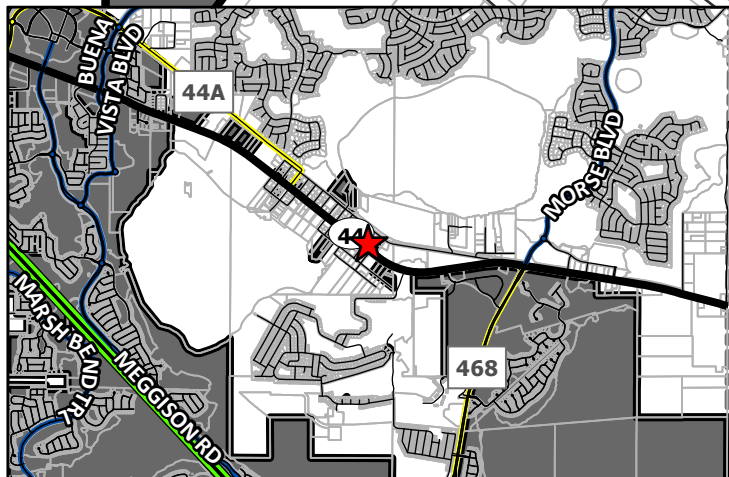
First Reading: _____

Second Reading: _____

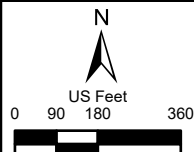
Approved as to form:

City Attorney

EXHIBIT A

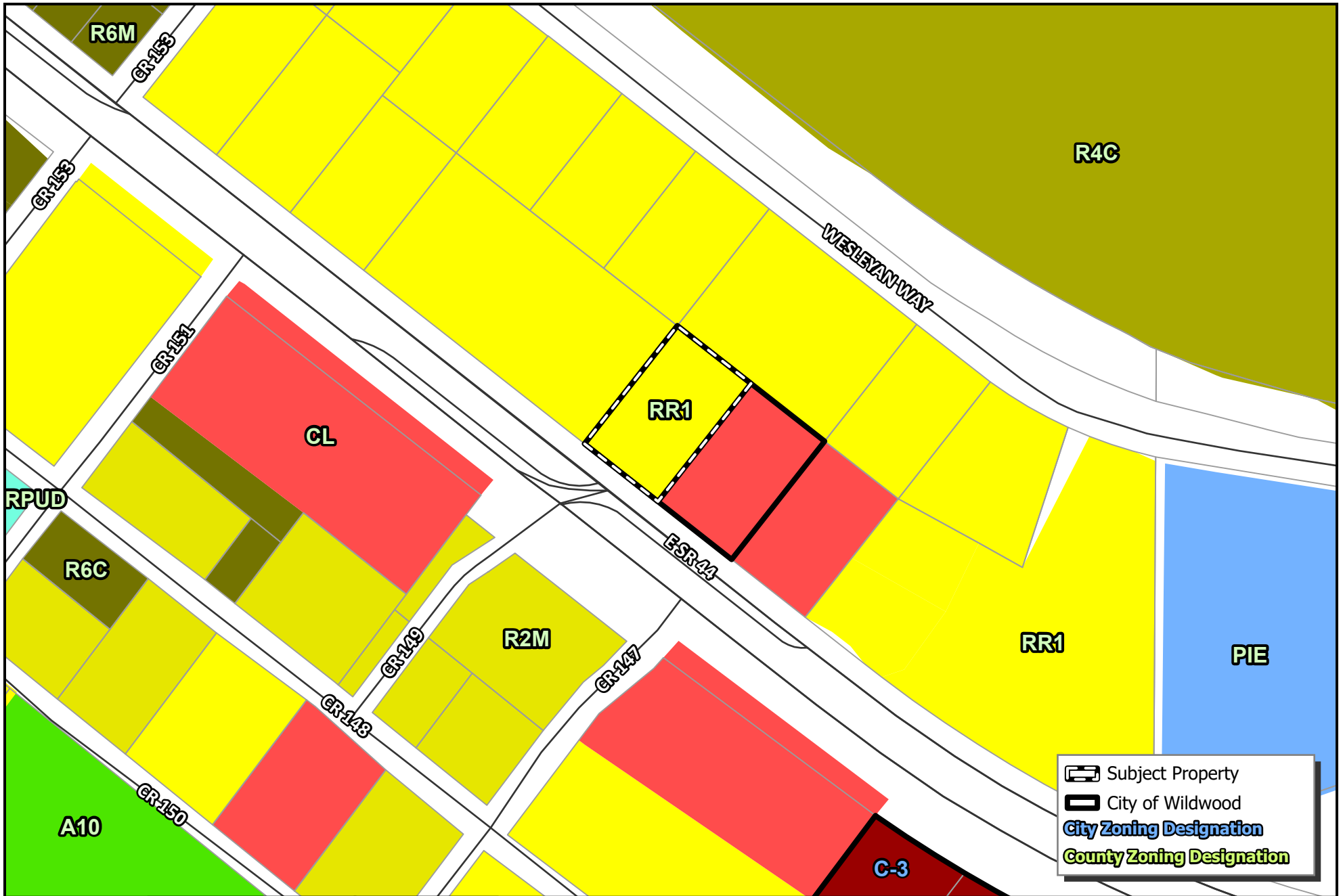


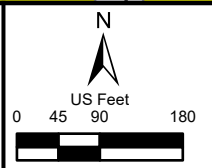
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

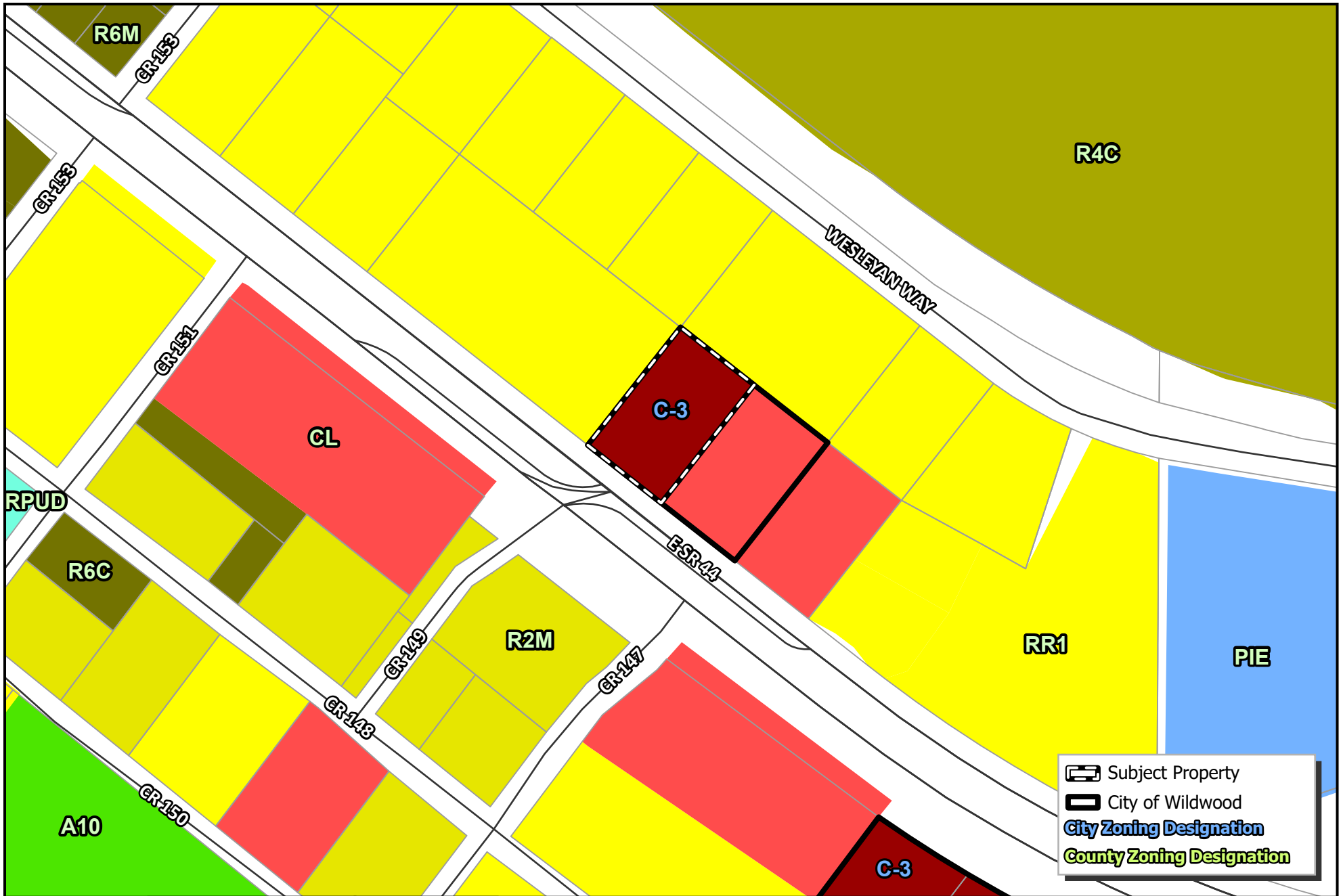


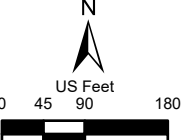
RZ 2305-002
SUMMERS
 PARCEL G15C017

MAP 1A
LOCATION
MAP
JUN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2305-002 SUMMERS PARCEL G15C017	MAP 3A EXISTING ZONING JUN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2305-002 SUMMERS PARCEL G15C017		MAP 3B PROPOSED ZONING JUN 2025
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Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-32

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

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

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

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 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 RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. The subject property is generally located north of the intersection of E SR 44 and CR 149, just west of the Anytime Fitness Gym located at 6866 SR 44, Wildwood, FL 34785.

Case Number: RZ 2305-002 Summers
Applicant(s): LPG Urban & Regional Planners LLC
Owner(s): Bryan Summers
Parcel(s): G15C017

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.

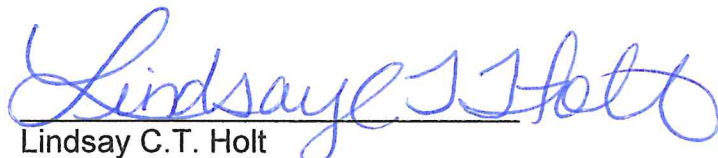
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate, as it respects O2025-32:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: July 1, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

APPROVED

Matthew Tadlock

Assistant Public Works Director - Planning and Design

05/20/2025



MEMORANDUM

To: Mr. Matthew Tadlock – Sumter County Assistant Public Works Director-Planning and Design

From: Mr. Chris J. Walsh, P.E.

Date: May 16, 2025

Subject: SR 44 Automobile Parts/Service Store Traffic Analysis Memorandum
Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Trip Generation/Traffic Analysis for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida (see **Site Location Map** below). The property is currently vacant while the adjacent property to the east has a 6,000 square-foot gym. Access to the site is proposed via a driveway connection to SR 44 that aligns with the directional median opening aligned with Sumter County Road 149. Additionally, the development is proposed to have a cross-access connection with the existing gym development immediately adjacent to the east (a preliminary site plan is attached). The development is proposed to be built out by the year 2026. However, for the purposes of this analysis, a buildout year of 2027 was used. Given that the development is projected to generate only 100 total daily trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Minor Traffic Impact Analysis in accordance with 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) 943 (Automobile Parts and Service Center). As summarized below in **Table 1**, the proposed development is projected to generate 100 total daily trips, 11 total AM peak-hour trips (8 in, 3 out), and 12 total PM peak-hour trips (5 in, 7 out). While a portion of the trips are expected to be pass-by trips, for the purposes of providing a conservatively high project impact on the study roadways and intersections, pass-by trip reduction was not applied.

Table 1 – Trip Generation Summary

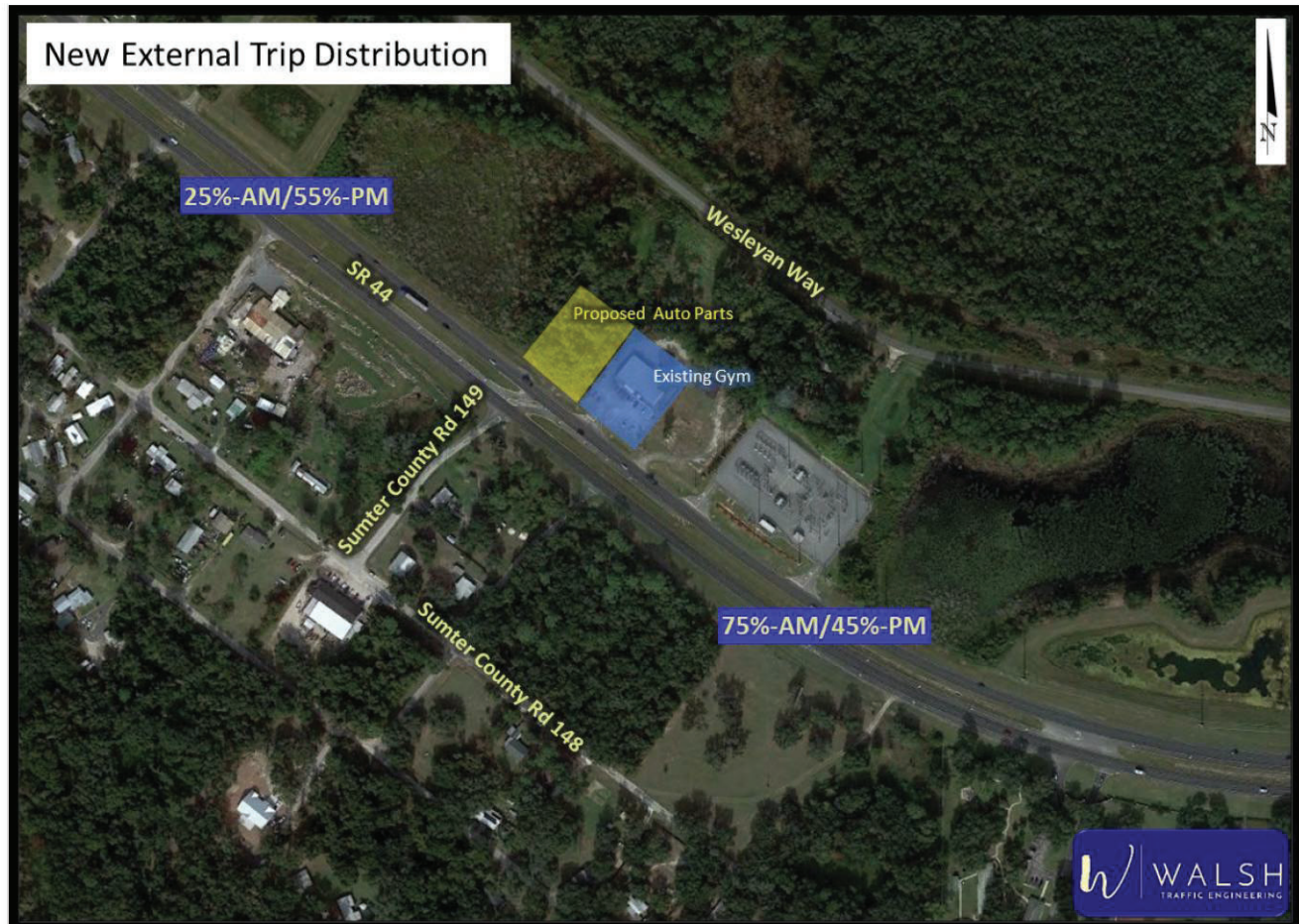
Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	50	50	100

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	8	3	11

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	5	7	12

Trip Distribution

The trip distribution for the new external trips was estimated using engineering judgment taking into consideration existing traffic counts. Based on the traffic counts, ~25% of the trips exiting the adjacent gym are to the west on SR 44 and 75% to the east on SR 44. In the PM peak hour, ~55% of the exiting trips are to the west on SR 44 and 45% to the east on SR 44. The new external trip distribution for the proposed development is shown below:



Study Roadways

Per the Sumter County TIA Guidelines, the study area is to include the roadway which abuts the development (SR 44) and roadway segments in which the project traffic is greater than three percent of the service volume or more than 70 peak-hour two-way trips. As summarized in **Table 1**, the project impact on adjacent roadways is less than the three percent significance threshold and below the 70 peak-hour two-way trips.

Table 2 – Project Significance Summary

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	% Assign	Project Trips (vph)		% Significant		Significant?	
							NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 44												
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	55.0%	3	4	0.15%	0.21%	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	45.0%	3	2	0.15%	0.10%	no	no

The project impact on the adjacent section of SR 44 is well below the 3% threshold. Thus, the study roadway segments only include the following:

- SR 44 from Buena Vista Boulevard to Project
- SR 44 from Project to Morse Boulevard

Additionally, per the County TIA Guidelines, 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 are summarized below:

- SR 44 at Project Driveway/CR 149

Existing Conditions Analyses

For purposes of this study, PM peak-period turning movement counts, from 4:00 PM to 6:00 PM, were conducted at the study intersection. Additionally, existing roadway segment volumes were obtained from the Sumter County CMP Database (2023). Printouts of the turning movement counts and the applicable portion of the Sumter County CMP Database are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour directional volumes against the generalized service volume. As summarized in **Table 3**, the existing roadway segment volumes on all study roadway segments are well below the generalized service volumes. Therefore, all study roadway segments currently operate acceptably.

Table 3 – Existing Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume		Source	Volume Exceeds	
						NB/EB	SB/WB		NB/EB	SB/WB
SR 44										
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	996	967	MPO	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	996	967	MPO	no	no

Future Conditions Analyses

Existing roadway segment and intersection volumes were factored to year 2027 by applying the annual growth trend as calculated from historical volumes on SR 44. **Table 4** summarizes the future background volume calculations for the study roadway segments.

Table 4 – Future Background Volume Calculations for Roadway Segments

Roadway Segment	ID	# of Lanes	Adopt. LOS	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
SR 44															
Buena Vist Blvd to Project	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no
Project to Morse Blvd	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2027. The total volumes were then compared against each roadway's service volume. As summarized in **Table 5**, all future total volume projections are well below each roadway's generalized service volume, thus indicating all study roadways are projected to operate acceptably at buildout of the development.

Table 5 – Future Buildout Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB
SR 44													
Buena Vist Blvd to Project	35511202	4	D	1,151	1,118	55.0%	3	4	1,154	1,122	1,943	no	no
Project to Morse Blvd	35511202	4	D	1,151	1,118	45.0%	3	2	1,154	1,120	1,943	no	no

The SR 44 at CR 149/Project Driveway and the SR 44/existing gym driveway intersections were then analyzed. For the purposes of this analysis, the existing turning movement volumes were factored up to year 2027 based on the 3.9% trend annual growth rate. Because the proposed development will provide cross-access to the adjacent gym, a portion of the trips traveling to the gym were reassigned to the eastbound left-turn movement as the motorists from the west currently need to drive eastbound past the site, make an eastbound-to-westbound u-turn east of the site, and then make a westbound right into the site. Then, the project trips were included. Turning movement worksheets are attached. The intersections were then analyzed under *Highway Capacity Manual* methodologies using the Synchro 12 software. Based on the Synchro printouts, as attached, all approaches at the two STOP-controlled study intersections are projected to operate acceptably at level of service (LOS) B or better at buildout of the development. The 95th percentile queues for all movements are projected to be less than one vehicle.

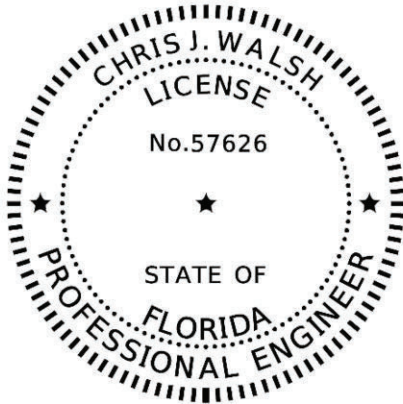
Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall Intxn	Approach				Overall Intxn
			EB	WB	NB	SB		EB	WB	NB	SB	
SR 44 at Gym Driveway		Delay (sec/veh)	-	-	-	12.6	-	-	-	-	12.5	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.028	-	-	-	-	0.03	-
SR 44 at CR 149/Proposed Driveway		Delay (sec/veh)	-	-	0.0	11.9	-	-	-	12.1	12.0	-
		LOS	-	-	A	B	-	-	-	B	B	-
		Highest V/C	-	-	0	0.002	-	-	-	0.035	0.008	-

Relative to the proposed driveway, with only six westbound rights (one every 10 minutes) in the AM peak hour and two westbound rights (one every 30 minutes) in the PM peak hour, a westbound right-turn lane is not warranted at the proposed project driveway.

Conclusions

A Trip Generation/Traffic Analysis was conducted for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida. Based on the analysis, all study roadway segments currently operate acceptably and projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.05.16
11:18:09 -04'00'

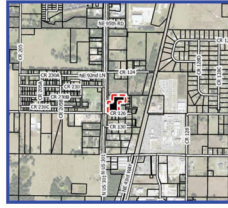
ON THE DATE ADJACENT TO THE SEAL

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THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

Owner:
Summers Land Trust
Bryan Summers, Trustee
1850 CR 216A
Oxford, FL 34484

Applicant:
LPG Urban and Regional
Planners, Inc.
c/o Michael Rankin
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



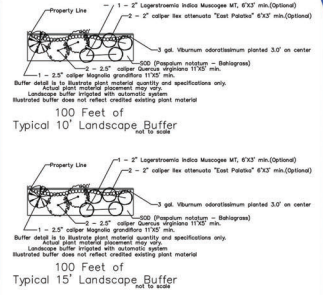
Location

Notes:

Total Acreage: .83+ Acres (36,154 sf)
Zoning of Parcel: S.C. RR-1
Proposed Zoning: Wildwood C-3
FLU of Parcel: S.C. RR
Proposed FLU: Wildwood COM
Open Space Required: 21 Acres (25%)
Open Space Provided: 40 Acres (50%)
Maximum ISR: .75
Provided ISR: .50
Maximum FAR: .5
Provided FAR: .16
Required Parking: 24 Spaces (According to Table 6-12(10), Retail Use less than 100,000sqft GLA= 4.0 Per 1,000sqft GFA)
Provided Parking: 25 Spaces
Parking Area: 13,577sf (15% is Landscaping)
Buffers:
North - 20' Landscaped Buffer
South - 15' Landscaped Buffer
East - 10' Landscaped Buffer
West - 20' Landscaped Buffer

Setbacks:
Front- 25'
Side- 15'
Rear- 15'

Maximum allowable building height 45/3 Story
Perimeter Property Boundary Setbacks: 25'
Water and sewer will be provided by onsite septic and well.
Fire Services to be provided by Sumter County
Stormwater management will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



Scale: 1:20

Summers
Conceptual Plan
Sumter County, FL

LPG
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824
Project #: 1529-3
Alt Key #: G15C017
April 18th, 2023

1 of 1

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Trucks																					
	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int.Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	165	0	2	167	0	165	1	0	166	335
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	211	0	5	216	0	171	3	0	174	392
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
Total	0	0	1	0	1	3	0	2	0	5	0	826	0	9	835	1	821	12	0	834	1675
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	182	0	0	182	0	228	4	0	232	418
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	192	0	1	193	0	205	2	1	208	401
Total	1	0	0	0	1	12	0	1	0	13	0	792	0	3	795	1	807	15	2	825	1634

*** BREAK ***

04:00 PM	0	0	1	0	1	0	0	1	0	1	0	240	0	1	241	3	220	3	0	226	469
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	262	1	2	265	0	204	1	0	205	471
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	227	1	0	228	0	167	2	0	169	401
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
Total	0	0	2	0	2	4	0	3	0	7	0	949	3	4	956	3	778	8	0	789	1754
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	180	0	0	180	378
Total	1	0	2	0	3	5	0	5	0	10	0	864	2	8	874	8	868	4	0	880	1767
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3431	5	24	3460	13	3274	39	2	3328	6830
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.2	0.1	0.7		0.4	98.4	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.2	0.1	0.4	50.7	0.2	47.9	0.6	0	48.7	
Passenger Vehicles	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
% Passenger Vehicles	100	0	100	0	100	100	0	100	0	100	0	96.5	100	100	96.6	100	95.8	100	100	95.9	96.2
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	3.5	0	0	3.4	0	4.2	0	0	4.1	3.8

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
Total Volume	1	0	0	0	1	9	0	2	0	11	0	868	0	4	872	2	859	17	1	879	1763
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.7	1.9	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.931	.000	.500	.932	.500	.798	.708	.250	.802	.892
Passenger Vehicles	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% Passenger Vehicles	100	0	0	0	100	100	0	100	0	100	0	95.2	0	100	95.2	100	94.8	100	100	94.9	95.1
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	42	0	0	42	0	45	0	0	45	87
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4.8	0	0	4.8	0	5.2	0	0	5.1	4.9

The southbound left-turn and right-turn volumes are the total trips coming from the gym driveway. The southbound left represents a vehicle making a SB right onto SR 44 and then performing a WB u-turn at CR 149. The southbound right represents a vehicle making a SB right onto SR 44 and then continuing west past CR 149.

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
 Site Code : 00000000
 Start Date : 3/27/2025
 Page No : 2

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
Total Volume	0	0	2	0	2	4	0	5	0	9	0	893	1	8	902	8	875	6	0	889	1802
% App.Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.865	.250	.400	.857	.667	.886	.750	.000	.882	.946
Passenger Vehicles	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% Passenger Vehicles	0	0	100	0	100	100	0	100	0	100	0	98.3	100	100	98.3	100	97.3	100	0	97.3	97.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	24	0	0	24	39
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1.7	0	0	1.7	0	2.7	0	0	2.7	2.2

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
 Site Code : 00000000
 Start Date : 3/27/2025
 Page No : 1

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int.Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	156	0	2	158	0	149	1	0	150	310
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	194	0	5	199	0	163	3	0	166	367
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
Total	0	0	1	0	1	3	0	2	0	5	0	778	0	9	787	1	776	12	0	789	1582
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	171	0	0	171	0	216	4	0	220	395
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	185	0	1	186	0	197	2	1	200	386
Total	1	0	0	0	1	12	0	1	0	13	0	754	0	3	757	1	763	15	2	781	1552
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	235	0	1	236	3	209	3	0	215	453
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	252	1	2	255	0	197	1	0	198	454
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	224	1	0	225	0	165	2	0	167	396
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
Total	0	0	2	0	2	4	0	3	0	7	0	927	3	4	934	3	751	8	0	762	1705
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	175	0	0	175	373
Total	1	0	2	0	3	5	0	5	0	10	0	853	2	8	863	8	846	4	0	858	1734
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.1	0.1	0.7		0.4	98.3	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.4	0.1	0.4	50.8	0.2	47.7	0.6	0	48.5	

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int.Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
Total Volume	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.6	2	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.939	.000	.500	.939	.500	.804	.708	.250	.808	.893

Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
Total Volume	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% App.Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.868	.250	.400	.859	.667	.883	.750	.000	.879	.942

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
 Site Code : 00000000
 Start Date : 3/27/2025
 Page No : 1

Groups Printed- Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	11	0	0	11	18
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	13	0	0	13	26
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	12	0	0	12	23
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	8	0	0	8	15
Total	0	0	0	0	0	0	0	0	0	0	0	38	0	0	38	0	44	0	0	44	82
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	8	0	0	8	13
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6	0	0	6	9
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5
Total	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	22	0	0	22	33
Grand Total	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
Apprch %	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100	0	100	0	0	100	
Total %	0	0	0	0	0	0	0	0	0	0	0	46.3	0	0	46.3	0	53.7	0	0	53.7	

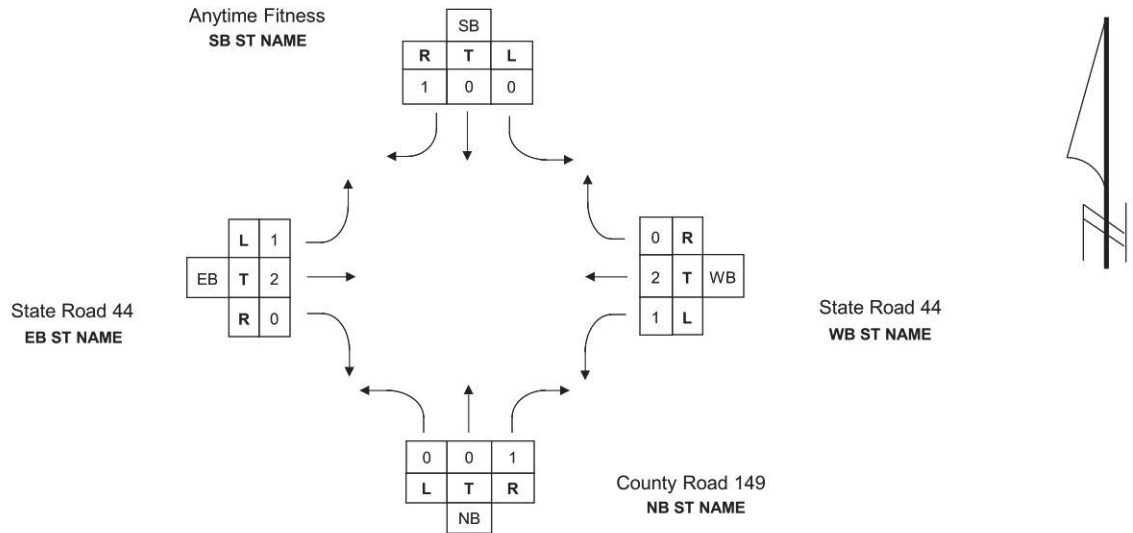
	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Left	Thru	Right	U-Turns	App.Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total Volume	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
% App.Total	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100	0	100	0	0	100	
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.706	.000	.000	.706	.000	.703	.000	.000	.703	.930

Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total Volume	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
% App.Total	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100	0	100	0	0	100	
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.550	.000	.000	.550	.000	.614	.000	.000	.614	.721

TRIUNE INFRASTRUCTURE GROUP

SUMMARY OF VEHICLE MOVEMENTS

SECTION	18070000	CITY Wildwood	COUNTY Sumter
STATE ROUTE	State Road 44	INTERSECTING ROUTE	County Road 149
OBSERVER	HF	DATE	03.27.25
WEATHER	Sunny	ROAD CONDITION	Good
REMARKS			
FORM COMPLETED BY		HF	DATE 04.03.25



TIME	NORTHBOUND					SOUTHBOUND					TOTAL	EASTBOUND					WESTBOUND					TOTAL
BEGIN/END	L	T	R	U	TOT	L	T	R	U	TOT	N/S	L	T	R	U	TOT	L	T	R	U	TOT	E/W
7:00 - 8:00 AM	0	0	1	0	1	3	0	2	0	5	6	0	826	0	9	835	1	821	12	0	834	1,669
8:00 - 9:00 AM	1	0	0	0	1	12	0	1	0	13	14	0	792	0	3	795	1	807	15	2	825	1,620
4:00 - 5:00 PM	0	0	2	0	2	4	0	3	0	7	9	0	949	3	4	956	3	778	8	0	789	1,745
5:00 - 6:00 PM	1	0	2	0	3	5	0	5	0	10	13	0	864	2	8	874	8	868	4	0	880	1,754
TOTAL	2	0	5	0	7	24	0	11	0	35	42	0	3,431	5	24	3,460	13	3,274	39	2	3,328	6,788

Percentage	29%	0%	71%	0%		69%	0%	31%	0%			0%	99%	0%	1%		0%	98%	1%	0%		
Average	1	0	1	0	2	6	0	3	0	9		0	858	1	6	865	3	819	10	1	832	
Maximum	1	0	2	0	3	12	0	5	0	13		0	949	3	9	956	8	868	15	2	880	
Minimum	0	0	0	0	1	3	0	1	0	5		0	792	0	3	795	1	778	4	0	789	

TRIUNE INFRASTRUCTURE GROUP

PEDESTRIAN MOVEMENT SUMMARY

SECTION	18070000	CITY Wildwood	COUNTY Sumter
STATE ROUTE	State Road 44	INTERSECTING ROUTE County Road 149	
OBSERVER	HF	DATE 03.27.25	
REMARKS			
FORM COMPLETED BY HF DATE 04.03.25			

H O U R S	West side of			East side of			North side of			South side of			GRAND TOTAL
	County Road 149			County Road 149			State Road 44			State Road 44			
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0

TRIUNE INFRASTRUCTURE GROUP

BICYCLE MOVEMENT SUMMARY

SECTION	18070000	CITY Wildwood	COUNTY Sumter
STATE ROUTE	State Road 44	INTERSECTING ROUTE County Road 149	
OBSERVER	HF	DATE 03.27.25	
REMARKS			
FORM COMPLETED BY HF DATE 04.03.25			

H O U R S	West side of			East side of			North side of			South side of			GRAND TOTAL
	<u>County Road 149</u>			<u>County Road 149</u>			<u>State Road 44</u>			<u>State Road 44</u>			
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 - 5:00 PM	0	0	0	0	0	0	1	1	2	0	0	0	2
5:00 - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	1	1	2	0	0	0	2

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

04-MAR-2025 16:32:53

830UPD

5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

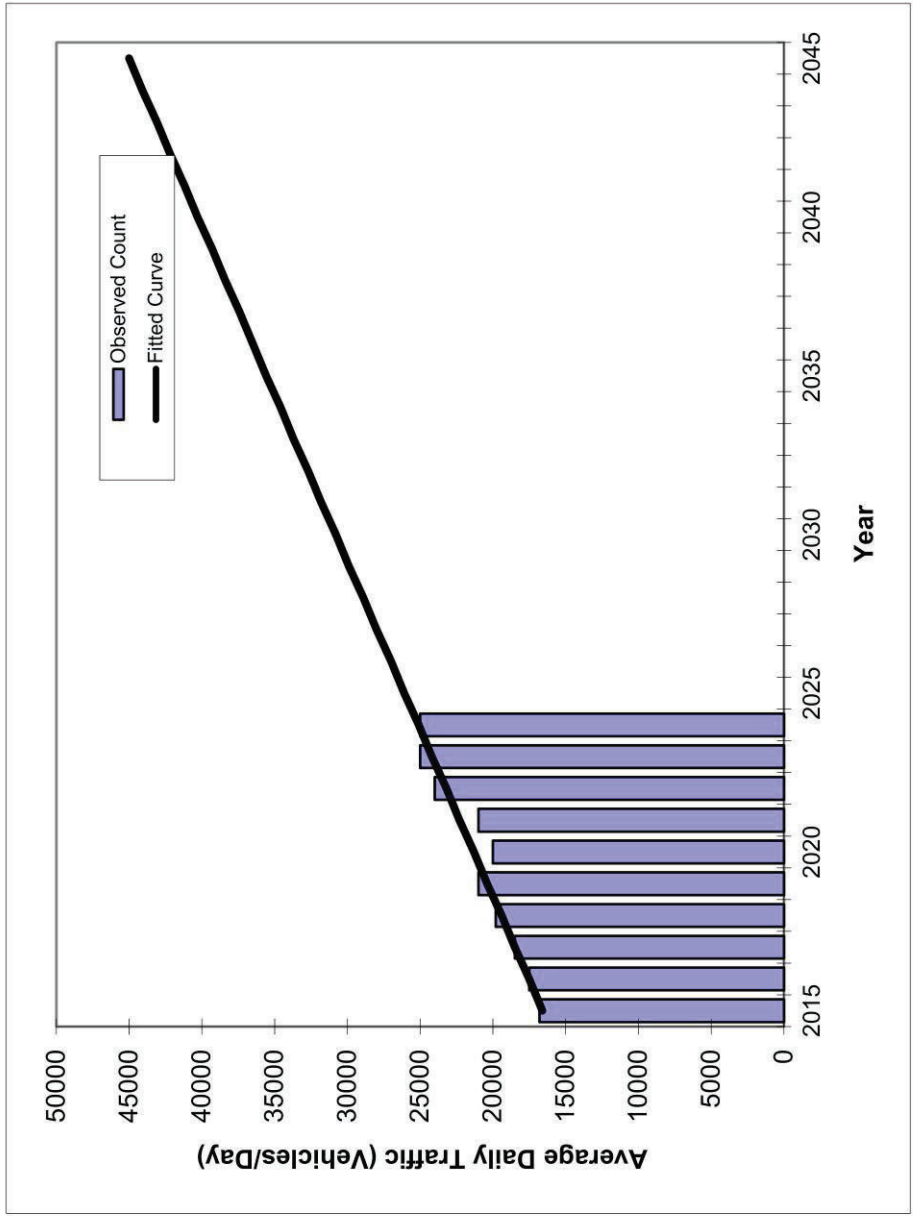
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a
SR 44, east of project --

FIN#	
Location	

County:	Sumter
Station #:	18-0005
Highway:	SR 44, east of project



** Annual Trend Increase:	948
Trend R-squared:	93.37%
Trend Annual Historic Growth Rate:	5.69%
Trend Growth Rate (2024 to Design Year):	3.85%
Printed:	16-May-25

Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2015	16800	16600
2016	17500	17500
2017	18500	18500
2018	19800	19400
2019	21000	20400
2020	20000	21300
2021	21000	22300
2022	24000	23200
2023	25000	24200
2024	25000	25100
2025 Opening Year Trend		
2025	N/A	26100
2026 Mid-Year Trend		
2026	N/A	27000
2027 Design Year Trend		
2027	N/A	28000
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	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 DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
35511202	180005	180005	FDOT	55	2.94	SR 44	BUENA VISTA BLVD	MORSE BLVD	4	4	D	39,165	23,680	0.60	C	1,943	996	967	0.51	C	3,528	1,963	C	0.56	3.50%

SR 44 at Sumter County Road 149/Proposed Driveway

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	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0

* 9 of the westbound U-turns are from the existing gym and 2 of the westbound thru are from the gym

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	4	-4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	4	4	932	0	10	2	926	0	0	0	0	0	0	0	0	0

* 25% of the 17 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (4 EBL's)

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 Volume	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
Total Project Trips	0	2	0	0	2	0	0	6	0	0	0	0	0	0	0	1

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	4	6	932	0	12	2	926	6	0	0	0	0	0	0	0	1

SR 44 at Sumter County Road 149/Proposed Driveway

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	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0

* 4 of the westbound U-turns are from the existing gym and 5 of the westbound thru are from the gym

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	8	3	960	1	10	8	943	0	0	0	0	2	0	0	0	0

* 55% of the 6 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (3 EBL's)

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 Volume	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%
Total Project Trips	0	3	0	0	3	0	0	2	0	0	0	0	0	0	0	4

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	8	6	960	1	13	8	943	2	0	0	0	2	0	0	0	4

SR 44 at Existing Gym Driveway 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	878	0	0	0	860	17	0	0	0	0	0	0	0	11
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11

* 9 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 2 of the southbound rights continued west beyond CR 149

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-4	0	0	0	0	-4	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	942	0	0	0	927	13	0	0	0	0	0	0	0	11

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

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 Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%
	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Project Trips	0	0	2	0	0	0	6	0	0	0	0	0	0	0	0	2

	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	944	0	0	0	933	13	0	0	0	0	0	0	0	13

SR 44 at Existing Gym Driveway PM Peak Hour

Existing TMCs

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	905	0	0	0	884	6	0	0	0	9
Date of Count	3/27/2025				SF				1.00			
Adjusted Count	0	0	905	0	0	0	884	6	0	0	0	9

* 4 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 5 of the southbound rights continued west beyond CR 149

Future Background Year 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	71	0	0	0	69	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	71	0	0	0	69	0	0	0	0	0
Reassigned Gym Trips	0	0	-3	0	0	0	0	-3	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	973	0	0	0	953	3	0	0	0	9

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%
	0	0	3	0	0	0	0	0	0	0	0	3
Total Project Trips	0	0	3	0	0	0	2	0	0	0	0	3

	Eastbound			Westbound			Northbound			Southbound		
	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	976	0	0	0	955	3	0	0	0	12

AM Peak-Hour Volume Summary



1 SR 44 AT CR 149/PROPOSED DRIVEWAY

Existing	Future Background	Buildout
Proposed Driveway	Proposed Driveway	Proposed Driveway

2 SR 44 AT EXISTING GYM DRIVEWAY

Existing	Future Background	Buildout
Existing Gym Driveway	Existing Gym Driveway	Existing Gym Driveway

PM Peak-Hour Volume Summary



1 SR 44 AT CR 149/PROPOSED DRIVEWAY

Existing	Future Background	Buildout
Proposed Driveway	Proposed Driveway	Proposed Driveway

2 SR 44 AT EXISTING GYM DRIVEWAY

Existing	Future Background	Buildout
Existing Gym Driveway	Existing Gym Driveway	Existing Gym Driveway

Intersection						
Int Delay, s/veh	0.1					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	976	955	3	0	12
Future Vol, veh/h	0	976	955	3	0	12
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	89	89	89	89	89	89
Heavy Vehicles, %	2	2	3	2	2	2
Mvmt Flow	0	1097	1073	3	0	13
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	538
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	487
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	487
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	SE	NW		SW		
HCM Ctrl Dly, s/v	0	0		12.6		
HCM LOS				B		
Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1			
Capacity (veh/h)	-	-	-	487		
HCM Lane V/C Ratio	-	-	-	0.028		
HCM Ctrl Dly (s/v)	-	-	-	12.6		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Intersection															
Int Delay, s/veh	0.2														
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR	
Lane Configurations															
Traffic Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1	
Future Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None	
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0	
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	95	95	
Heavy Vehicles, %	2	2	2	2	2	2	3	2	2	2	2	2	2	2	
Mvmt Flow	4	6	981	0	13	2	975	6	0	0	0	0	0	1	

Major/Minor	Major1				Major2				Minor1				Minor2			
Conflicting Flow All	981	981	0	0	981	981	0	0	-	-	-	491	-	-	-	491
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	-	6.94	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	-	3.32	-	-	-	3.32
Pot Cap-1 Maneuver	341	699	-	-	341	699	-	-	0	0	524	0	0	524		
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-		
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-		
Platoon blocked, %			-	-			-	-								
Mov Cap-1 Maneuver	492	492	-	-	368	368	-	-	-	-	524	-	-	-	-	524
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.13	0.22	0	11.89
HCM LOS			A	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	-	368	-	-	492	-	- 524
HCM Lane V/C Ratio	-	0.04	-	-	0.021	-	- 0.002
HCM Ctrl Dly (s/v)	0	15.2	-	-	12.5	-	- 11.9
HCM Lane LOS	A	C	-	-	B	-	- B
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	- 0

Intersection						
Int Delay, s/veh	0.1					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↑			↗
Traffic Vol, veh/h	0	944	933	13	0	13
Future Vol, veh/h	0	944	933	13	0	13
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	89	89	89	89	89	89
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	0	1061	1048	15	0	15
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	-	0	-	0	-	531
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	492
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	SE	NW		SW		
HCM Ctrl Dly, s/v	0	0		12.53		
HCM LOS	B					
Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1			
Capacity (veh/h)	-	-	-	492		
HCM Lane V/C Ratio	-	-	-	0.03		
HCM Ctrl Dly (s/v)	-	-	-	12.5		
HCM Lane LOS	-	-	-	B		
HCM 95th %tile Q(veh)	-	-	-	0.1		

Intersection														
Int Delay, s/veh	0.3													
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Future Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
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	95	95
Heavy Vehicles, %	2	2	5	2	2	2	5	2	2	2	2	2	2	2
Mvmt Flow	8	6	1011	1	14	8	993	2	0	0	2	0	0	4

Major/Minor	Major1		Major2		Minor1		Minor2	
Conflicting Flow All	995	995	0	0	1012	1012	0	0
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-
Pot Cap-1 Maneuver	335	691	-	-	326	681	-	-
Stage 1	-	-	-	-	-	-	0	0
Stage 2	-	-	-	-	-	-	0	0
Platoon blocked, %			-	-			-	-
Mov Cap-1 Maneuver	427	427	-	-	406	406	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.2	0.31	12.06	12
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	512	406	-	-	427	-	518
HCM Lane V/C Ratio	0.004	0.054	-	-	0.035	-	0.008
HCM Ctrl Dly (s/v)	12.1	14.4	-	-	13.7	-	12
HCM Lane LOS	B	B	-	-	B	-	B
HCM 95th %tile Q(veh)	0	0.2	-	-	0.1	-	0

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-1988 - Bonnie Boyd- SSCPA

REQUESTED ACTION: Special Magistrate recommends approval of Ordinance O2025-27.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1988
Ordinance Number	O2025-27
Owner/Applicant	Bonnie Norma Boyd
Property Location	The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.
Parcel(s)	G08B043
Date	7/21/2025

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 Urban Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a rezoning request A25-1989 RZ (O2025-28).

ANALYSIS: The applicant is proposing a new mobile home residence to replace the previous mobile home on the property.

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;

Justification has been submitted to the City of Wildwood for the proposed request to change the Future Land Use from Urban 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 mobile home on 0.146 acres MOL. Policy 1.1.1.a is intended to support a mix of residential uses.

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

The proposed amendment is consistent with the goals, objectives, and policies of the

comprehensive plan, with the proposed land use change from Urban Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1.a. supports the proposed land use change, which is intended to accommodate a mixture of residential uses. The maximum intensity is 0.3 Floor Area Ratio (FAR). The maximum FAR for the development is 1,908 square feet.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along CR 154A. As the existing mix of land use designations are mainly Urban Residential (UR), 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 focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area. (Urban sprawl)

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems as the property has 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: Sumter County Public works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

Potable Water & Sewer: Utilities are not available to the site; the applicant intends to utilize an existing onsite well and septic system. Per the City's Code of Ordinances Section 19-55, should the existing well and septic system fail, and utilities become available to the site, the applicant will be required to connect to utilities.

Schools: A single-family home could generate 0.328 school-aged children with the maximum school-aged children being 2.

The applicant seeks favorable approval of Ordinance Number O2025-27.

A handwritten signature in black ink, appearing to read 'Alex Lammers', with a stylized, cursive script.

**Alex Lammers, Planner I
Development Services**

ORDINANCE NO. O2025-27

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 G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION:

LOT 13, BLOCK 4, KERI- AND MILLER'S FIRST ADDITION TO WILDWOOD,
ACCORDING TO THE MAP OR PLAT
THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA

This property is to be reclassified from Urban 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: _____

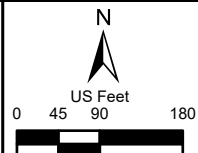
Approved as to form:

City Attorney

EXHIBIT A

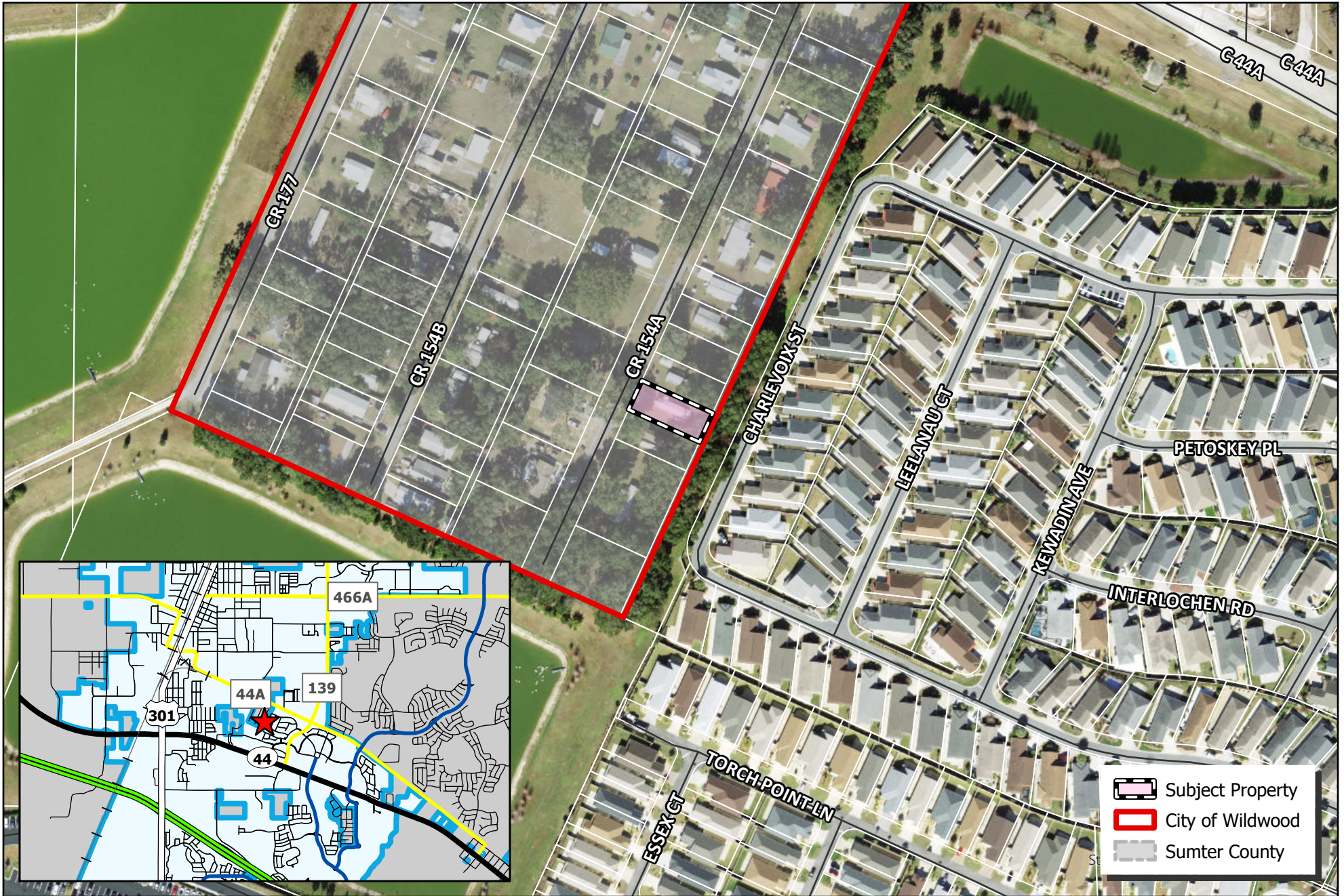


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

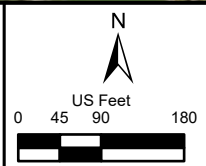


#A25-1988
BONNIE BOYD
 PARCEL G08B043

MAP 1A
LOCATION
MAP
JUN 2025

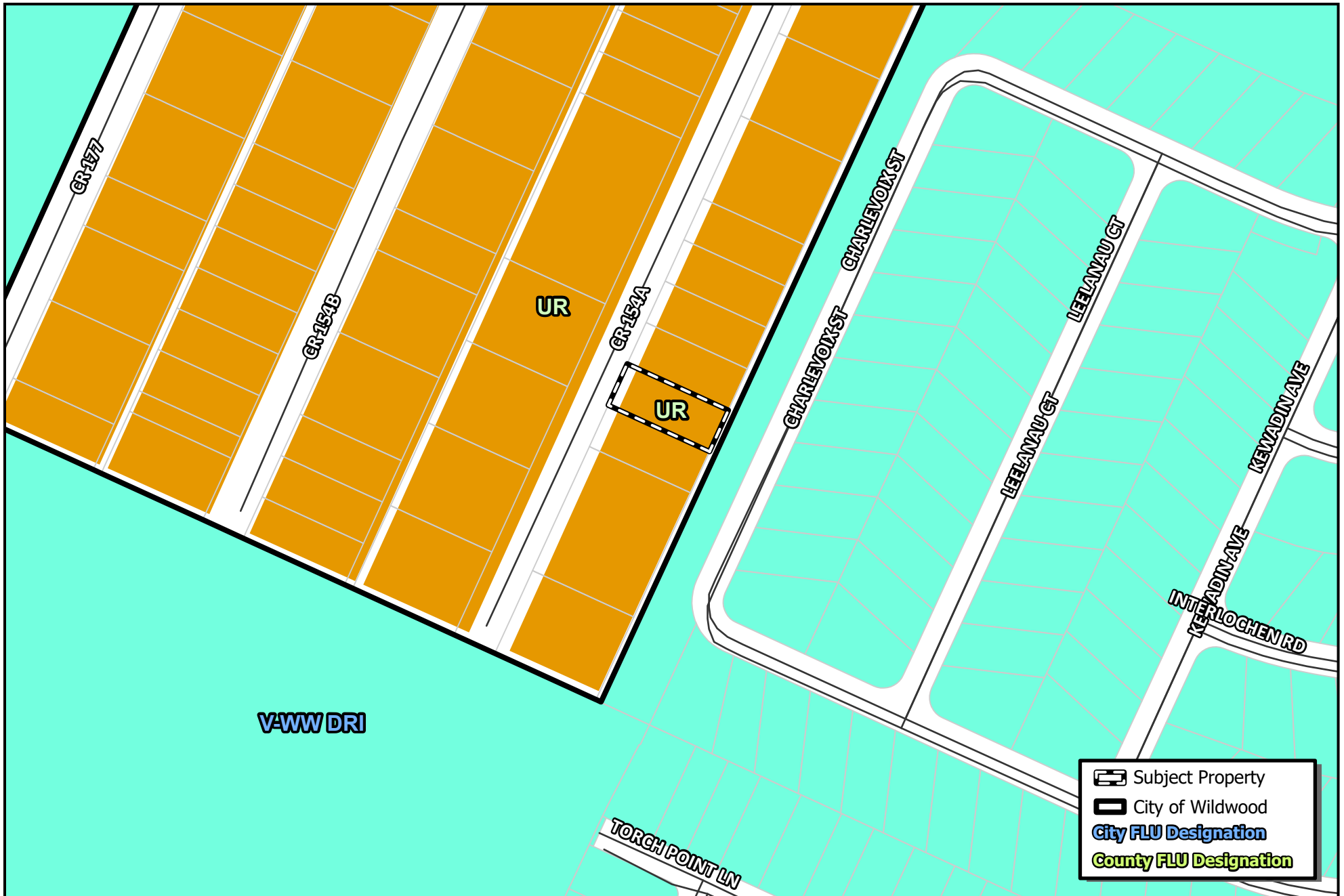


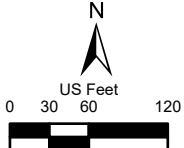
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
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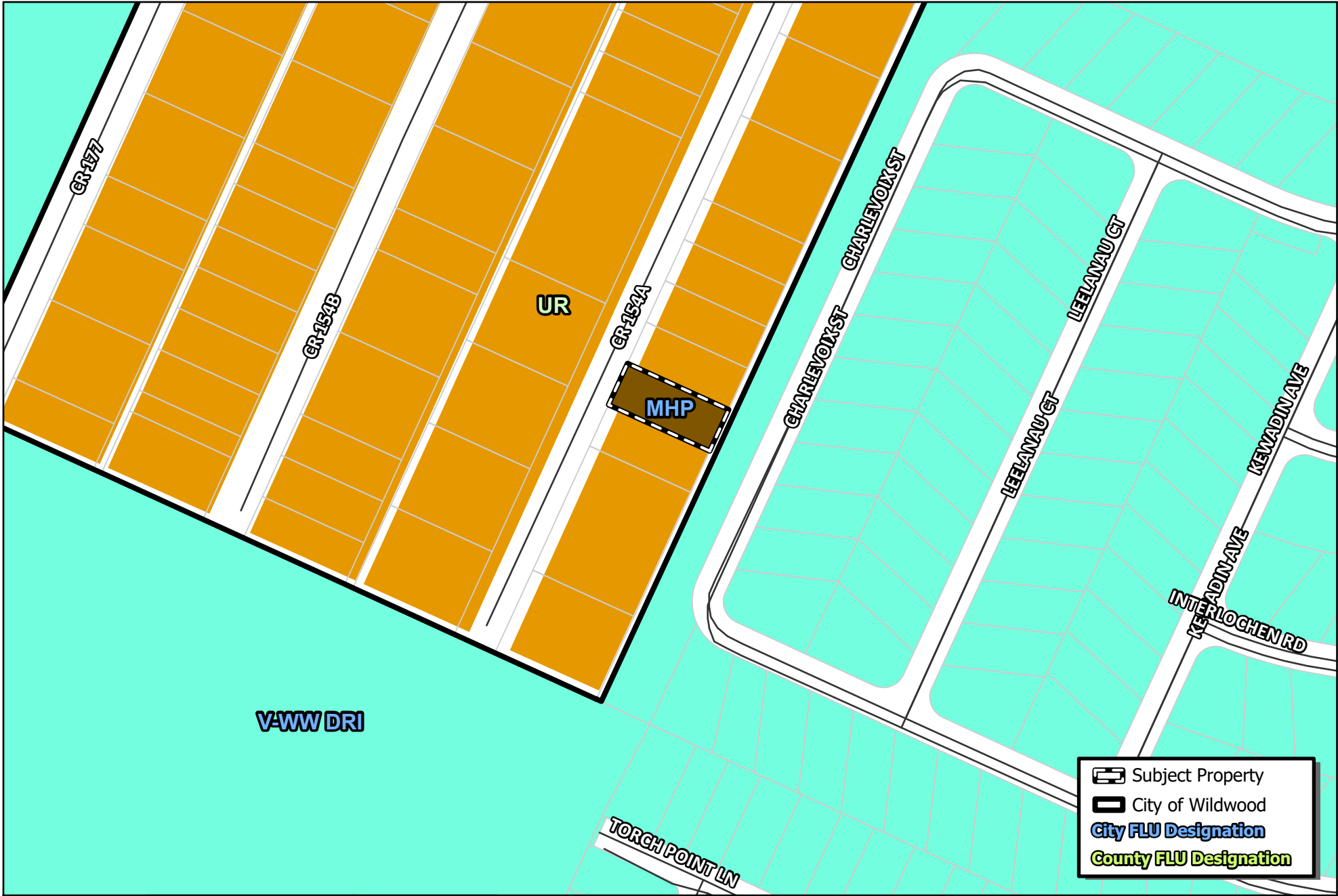


#A25-1988
BONNIE BOYD
PARCEL G08B043

MAP 1B
LOCATION
MAP
JUN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-1988 BONNIE BOYD PARCEL G08B043		MAP 2A EXISTING LAND USE JUN 2025
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	Subject Property
	City of Wildwood
	City FLU Designation
	County FLU Designation

WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 30 60 120	#A25-1988 BONNIE BOYD PARCEL G08B043	MAP 2B
				PROPOSED
				LAND USE
				JUN 2025



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: O2025-27

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

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

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

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 1, 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 Urban Residential (Sumter County) to Mobile Home Park (City) on 0.146 acres MOL. The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.

Case Number: A25-1988- Bonnie Boyd

Owner/Applicant: Bonnie Norma Boyd

Parcel(s): G08B043

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.

☐ recommends other: _____

Dated: July 1, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1989 - Bonnie Boyd Rezoning

REQUESTED ACTION: Special Magistrate recommends approval of Ordinance O2025-28.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

	A25-1989
Case Number	
	O2025-28
Ordinance Number	
Owner/Applicant	Bonnie Norma Boyd
Property Location	The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.
Parcel(s)	G08B043
Date	7/21/2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1988 (O2025-27).

ANALYSIS: The applicant is proposing a new mobile home residence to replace the previous mobile home on the property.

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 1.2.8.

(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.

(c) The possibility of adversely affecting public facilities such as schools, utilities,

streets, etc:

Schools: A single-family home could generate 0.328 school-aged children with the maximum school-aged children being 2.

Potable Water & Sewer: Utilities are not available to the site; the applicant intends to utilize an existing onsite well and septic system. Per the City's Code of Ordinances Section 19-55, should the existing well and septic system fail, and utilities become available to the site, the applicant will be required to connect to utilities.

Streets: Sumter County Public Works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

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

Development pressure has been increasing in the city as a result of the growth of the area. A mix of housing development is necessary to house the local community.

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

Sumter County Public Works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

(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	R6M (Sumter County)
SOUTH	R6M (Sumter County) & V-WW (City)
EAST	V-WW (City)
WEST	R6M (County)

If the rezoning is approved, the applicant will be required to submit a zoning clearance 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 favorable approval of Ordinance O2025-28, subject to the approval of O2025-27, which establishes a future land use appropriate for the proposed zoning.



**Alex Lammers, Planner I
Development Services**

ORDINANCE NO. O2025-28

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 G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION:

LOT 13, BLOCK 4, KERI- AND MILLER'S FIRST ADDITION TO WILDWOOD,
ACCORDING TO THE MAP OR PLAT
THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, 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: _____

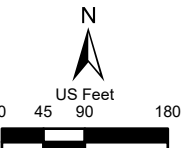
Second Reading: _____

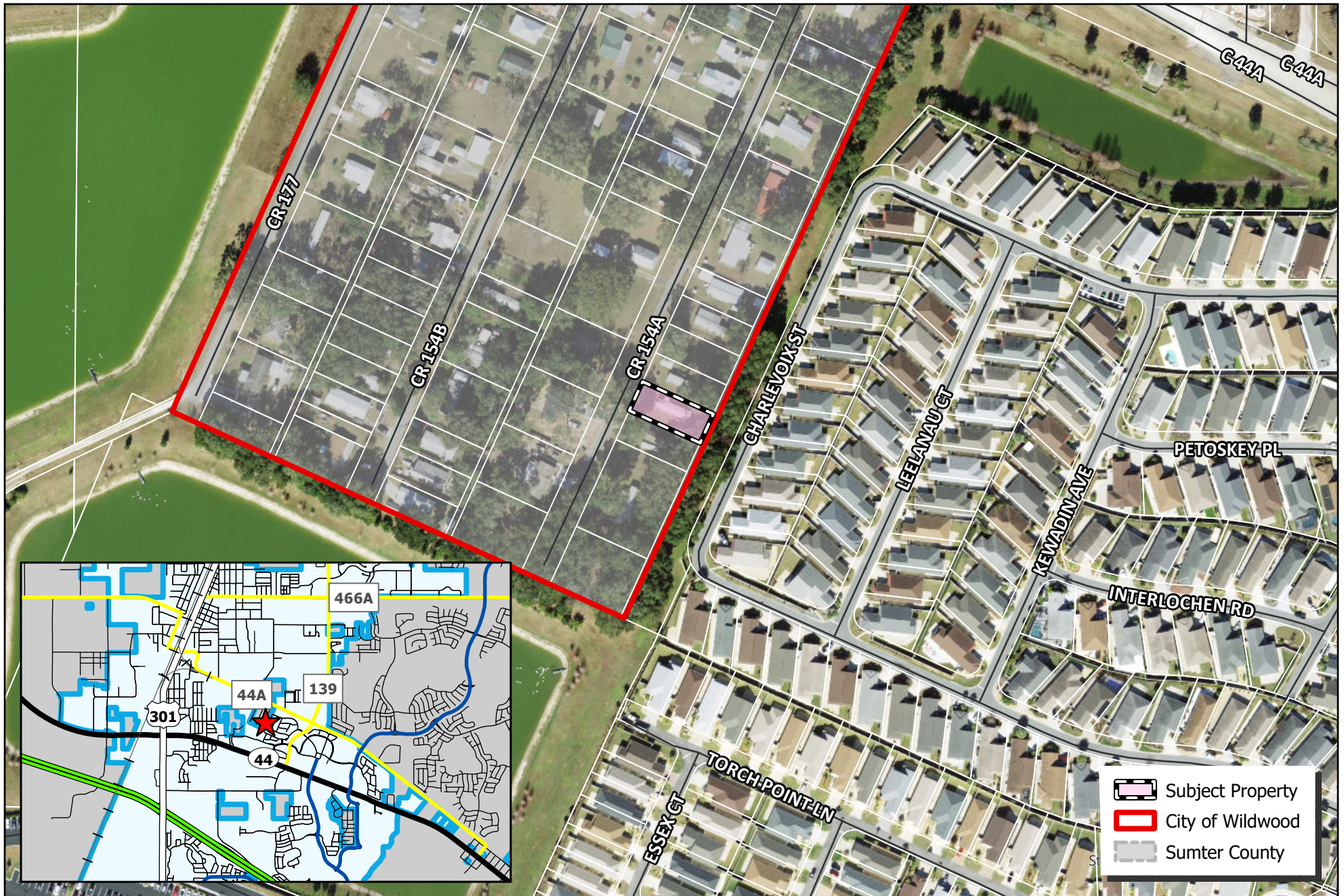
Approved as to form:

City Attorney

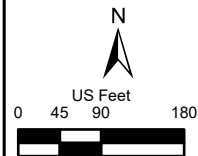
EXHIBIT A



 WILDWOOD FLORIDA	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	#A25-1989 BONNIE BOYD PARCEL G08B043	MAP 1A LOCATION MAP JUN 2025
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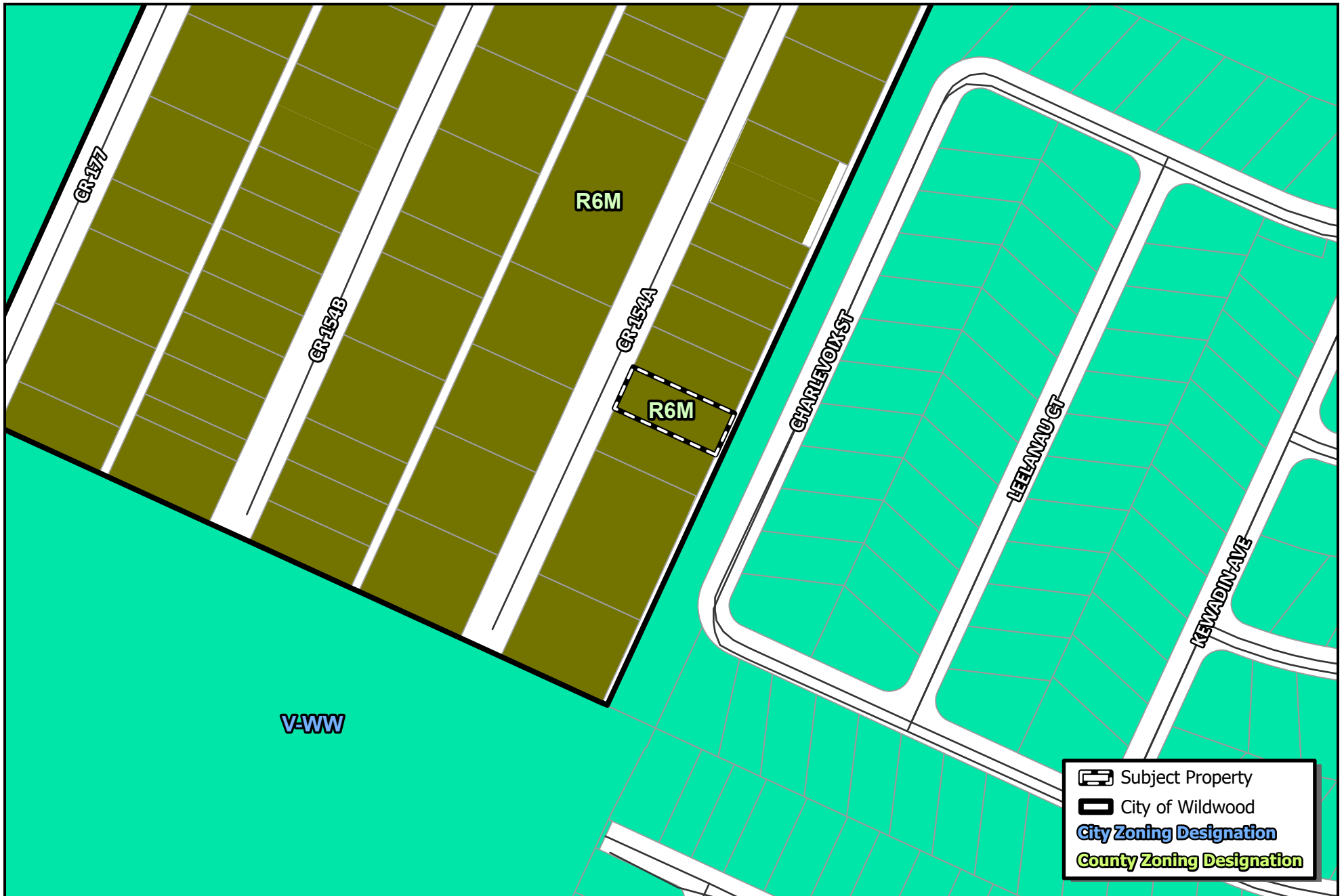


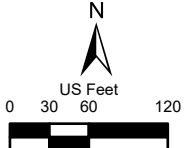
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



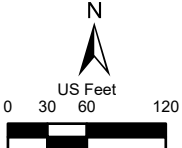
#A25-1989
BONNIE BOYD
 PARCEL G08B043

MAP 1B
LOCATION
MAP
JUN 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-1989 BONNIE BOYD PARCEL G08B043		MAP 3A EXISTING ZONING JUN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 30 60 120	#A25-1989 BONNIE BOYD PARCEL G08B043	MAP 3B
				PROPOSED ZONING
				JUN 2025



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: O2025-28

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

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

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

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 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 R6M (Sumter County) to MHP (City) on 0.146 acres MOL. The subject property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.

Case Number: A25-1989- Bonnie Boyd Rezoning

Owner/Applicant: Bonnie Norma Boyd

Parcel(s): G08B043

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: July 1, 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 July 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. R2025-21

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

EXHIBIT A
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 of
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	Broken	Junk	5/27/2025	IT	CyberPower Battery Backup (X2)	N/A	N/A	
N/A	Broken	Junk	5/27/2025	IT	APC 550-UPS	N/A	N/A	
N/A	Broken	Junk	5/27/2025	IT	APC 750-UPS	N/A	N/A	
N/A	Broken	Junk	5/27/2025	IT	CyberPower Battery Backup	QL1000RTXL2U	N/A	
N/A	Broken	Junk	5/27/2025	Water	iPad	Q3672WKW4M	N/A	
N/A	Broken	Junk	5/27/2025	Water	iPad	LXGWPQ76YC	N/A	
N/A	Broken	Junk	5/27/2025	WasteWater	iPad	YGG9V16F17	N/A	
300052	Obsolete	Junk	5/27/2025	Utility Billing	Epson Receipt Printer (TM-U220D)	F76F212143	N/A	
N/A	Obsolete	Junk	5/27/2025	IT	Lenovo Think Centre (1605 old Lansweeper)	MJ041M6D	N/A	
N/A	Obsolete	Junk	5/27/2025	IT	Lenovo Think Centre (1852 old Marquee)	MJ07SU1U	N/A	
N/A	Broken	Junk	5/27/2025	DSD	Dell Inspiron (LTWW2011)	DZ12203	N/A	
N/A	Broken	Junk	5/27/2025	DSD	Latitude 3520 (LTWW2110)	6QNTN93	N/A	
N/A	Obsolete	Junk	5/27/2025	Parks	Verizon Desk Phone T53W	N/A	N/A	
N/A	Obsolete	Junk	7/10/2025	WasteWater	Cradlepoint Routers (X2)	MM150406300106/MM180391401004	N/A	
N/A	Obsolete	Junk	7/10/2025	IT	Misc. Wired Keyboards	N/A	N/A	
N/A	Broken	Junk	7/10/2025	Finance	HP Officejet 9010	DJ9876X743	N/A	
N/A	Operable	Sell	7/10/2025	Public Works	Motorola Edge 22	ZD222BWQDR	N/A	
N/A	Operable	Sell	7/10/2025	Public Works	Samsung Galaxy S21	R5CT919MYKJ	N/A	
N/A	Operable	Sell	7/10/2025	Executive	Samsung Galaxy S20	RFCT71CEWYK	N/A	
N/A	Operable	Sell	7/10/2025	WasteWater	Samsung Galaxy S20	RFCR90R1ZVR	N/A	
N/A	Operable	Sell	7/10/2025	Water	iPhone 13	N764NP41RF	N/A	
N/A	Operable	Sell	7/10/2025	DSD	iPhone XR	F2LZ50TJKXL	N/A	
N/A	Operable	Sell	7/10/2025	Public Works	iPhone 12	H53JPJTM0DXP	N/A	
N/A	Operable	Sell	7/10/2025	Public Works	iPhone 12	N/A	N/A	
N/A	Operable	Sell	7/10/2025	HR	iPhone XR	FFMJH5ZL0DXP	N/A	
N/A	Operable	Sell	7/10/2025	Water	Samsung Galaxy S20	RFCR90RQ44B	N/A	
N/A	Broken	Junk	7/10/2025	WasteWater	Samsung Galaxy S20	RFCR81SV24M	N/A	
N/A	Operable	Sell	7/10/2025	Parks	iPhone XR	DX4CDQ99KXKN	N/A	
N/A	Operable	Sell	7/10/2025	Public Works	iPhone 12	FFMJH60H0DXP	N/A	
N/A	Operable	Sell	7/10/2025	Legislative	iPhone XR	DX4CDQN7KXKN	N/A	
N/A	Operable	Sell	7/11/2025	HR	Samsung Galaxy S23	RFCWC0CRCQV	N/A	
N/A	Operable	Sell	7/11/2025	WasteWater	Samsung Galaxy S21	R5CT919MYKJ	N/A	
N/A	Operable	Sell	7/11/2025	Water	Samsung Galaxy S22+	R3CT50DCTJN	N/A	
N/A	Operable	Sell	7/11/2025	HR	Samsung Galaxy S22	RFCTC0QC80J	N/A	
N/A	Operable	Sell	7/11/2025	Parks and Rec	iPhone XR	DX4CDBLYKXKN	N/A	
N/A	Broken	Junk	7/11/2025	WasteWater	Samsung Galaxy S8	N/A	N/A	
N/A	Broken	Junk	7/11/2025	Public Works	Samsung Galaxy S20	RFCR81SS6AM	N/A	
N/A	Broken	Junk	7/11/2025	Water	Samsung Galaxy S20	N/A	N/A	
N/A	Operable	Sell	7/11/2025	WasteWater	Samsung Galaxy S20	N/A	N/A	

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 of
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.

[illegible]

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Wildwood Utility Dependent District FY25-26 Proposed Budget

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Ordinance No. 2021-16, creating the Wildwood Utility Dependent District, was adopted by the City Commission in March 2021. The Ordinance mandates that the Wildwood Utility Dependent District submit its annual budget to the City Manager by July 15th of each year and that the City Commission must approve or veto the budget each year. The proposed FY2025-26 budget was approved by the WUDD Board at their July 10, 2025, meeting. The City Manager has reviewed the proposed budget and recommends approval.

RESOLUTION NO. R2025-22

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE PROPOSED FY2025-26 BUDGET OF THE WILDWOOD UTILITY DEPENDENT DISTRICT.

WHEREAS, the City of Wildwood adopted Ordinance No. O2021-16 which created the Wildwood Utility Dependent District as a Dependent Special District; and,

WHEREAS, Ordinance No. O2021-16 requires the Wildwood Utility Dependent District to submit its annual budget to the Wildwood City Manager no later than July 15th of each year; and,

WHEREAS, Ordinance No. O2021-16 requires that the City Commission approve or veto the budget of the Wildwood Utility Dependent District each year; and,

WHEREAS, the Wildwood Utility Dependent District has submitted its FY2025-26 budget to the Wildwood City Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

The FY2025-26 budget of the Wildwood Utility Dependent District is hereby approved.

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



Wildwood Utility
Dependent District

July 10, 2025

Mr. Jason McHugh
City Manager
City of Wildwood, Florida
100 N. Main Street
Wildwood, Florida 34785

Dear Mr. McHugh:

Enclosed is a copy of the Fiscal Year 2025-26 Proposed Budget for the Wildwood Utility Dependent District approved by the Governing Board at its July 10, 2025 meeting. The Proposed Budget has been prepared and submitted to the City of Wildwood City Manager in accordance to City of Wildwood Ordinance No. O2021-16.

If you have any questions, please feel free to contact Brandy Cook, Budget Director or myself at (352) 751-3939.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "K.C. Blocker", written over a horizontal line.

Kenneth C. Blocker
District Manager

Enclosure

AGENDA REQUEST

TO: Wildwood Utility Dependent District
FROM: Brandy Cook, Budget Director
DATE: July 10, 2025
SUBJECT: FY2025-26 Proposed Budget

ISSUE:

Adoption of Resolution 2025-07 to approve the Fiscal Year 2025-26 Proposed Budget for the Wildwood Utility Dependent District (WUDD).

ANALYSIS/INFORMATION:

In accordance with Ordinance O2021-16, the Wildwood Utility Dependent District (WUDD) must approve a Proposed Budget to be submitted to the Wildwood City Council no later than July 15th of each year. Once the Proposed Budget is submitted, the Wildwood City Council will adopt the Wildwood Utility Dependent District Final Budget.

The WUDD Governing Board of Directors held a public budget review on May 8, 2025, where the Recommended Budget for the South Sumter Utility Fund (SSU), working capital and reserve balances, and capital improvement/major maintenance plan were reviewed and discussed. As there were no adjustments made during the workshop, the attached Proposed Budget is the same budget reviewed during the workshop.

The South Sumter Utility Fund FY2025-26 Proposed Budget is \$22,765,417 which reflects an increase of 2% from the current year amended budget. The increase is mainly due to increases in the Principal portion of the Debt Expense per amortization schedule, contractual services, and building and structure maintenance.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends adoption of the Resolution 2025-07 to approve the Fiscal Year 2025-26 Proposed Budget for the Wildwood Utility-Dependent District.

MOTION:

Move to adopt Resolution 2025-07 to approve the Fiscal Year 2025-26 Proposed Budget for the Wildwood Utility Dependent District.

ATTACHMENTS:

1. FY2025-26 Proposed Budget

RESOLUTION 2025-07

**A RESOLUTION APPROVING THE PROPOSED BUDGET OF
THE WILDWOOD UTILITY DEPENDENT DISTRICT BUDGET
FOR FISCAL YEAR 2025-26 FOR SUBMISSION TO THE
CITY OF WILDWOOD CITY COUNCIL**

WHEREAS, the District Manager has heretofore prepared and submitted to the Governing Board of Directors, the District's Proposed Budget for the forthcoming Fiscal Year 2025-26; and,

WHEREAS, the Governing Board of Directors has reviewed and discussed the budget during the Budget Workshop held on May 8, 2025; and,

WHEREAS, once approved by the Governing Board of Directors, the Fiscal Year 2025-26 Proposed Budget will be submitted to the City of Wildwood City Council for the final adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING
BOARD OF THE WILDWOOD UTILITY DEPENDENT
DISTRICT;**

The operating budget proposed by the District Manager for Fiscal Year 2025-26 is hereby approved for the amount listed below:

South Sumter Utilities	\$22,765,417
-------------------------------	---------------------

Adopted this 10th day of July, 2025.

WILDWOOD UTILITY DEPENDENT
DISTRICT



Roger Kass, Chair



Kenneth C. Blocker, Secretary

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 05/31/25	2025-26 PROPOSED BUDGET
Fund: 45.450 SOUTH SUMTER UTILITY						
ESTIMATED REVENUES						
341.911 LIEN FEES		0	0	0	720	0
341.999 MISCELLANEOUS REVENUE		698	0	0	27	500
343.601 WATER FEES - RESIDENTIAL		5,532,408	5,658,000	5,658,000	4,056,708	5,799,450
343.602 WATER FEES - COMMERCIAL		189,099	202,400	202,400	149,300	207,460
343.603 SEWER FEES - RESIDENTIAL		7,691,906	8,142,000	8,142,000	5,600,041	8,345,550
343.604 SEWER FEES - COMMERCIAL		233,661	212,520	212,520	175,377	217,833
343.609 RECONNECT FEES		16,570	20,000	20,000	14,890	20,000
343.610 FIRE PROTECTION WATER		40,785	35,000	35,000	30,484	42,850
343.611 METERED IRRIGATION WATER		9,334,173	9,600,000	9,600,000	6,297,175	9,840,000
343.612 METERED CONSTRUCTION WATER		34,320	65,000	65,000	3,020	65,000
343.613 RETURNED CHECK FEES (\$25)		8,156	7,000	7,000	5,841	9,000
343.615 OTHER MISC WATER & SEWER		12,989	25,000	25,000	8,617	10,000
343.616 UTILITY LATE PENALTY FEE		27,371	35,000	35,000	19,215	30,000
361.101 INT INCOME - CFB		56,757	69,000	69,000	36,538	67,000
361.102 INT INCOME - CASH EQUIV		506,752	300,000	300,000	428,656	700,000
361.103 INT INCOME - USB		1,377,018	1,000,000	1,000,000	419,075	817,450
361.306 FLGIT-UNREALIZED GAIN/LOSS		0	0	0	2,145	0
361.309 FLFIT-UNREALIZED GAIN/LOSS		0	0	0	331	0
361.409 FLFIT-REALIZED GAIN/LOSS		0	0	0	1,671	0
366.001 CONTRIBUTIONS FROM DEVELOPER		7,611	0	0	124,499	0
669.901 (ADD)/USE-WORKING CAPITAL		0	(3,328,494)	(2,980,248)	0	(3,406,676)
TOTAL ESTIMATED REVENUES		25,070,274	22,042,426	22,390,672	17,374,330	22,765,417
APPROPRIATIONS						
111 EXECUTIVE SALARIES		8,000	13,000	13,000	5,200	13,000
211 SOCIAL SECURITY TAXES		496	806	806	322	806
212 MEDICARE TAXES		116	189	189	75	189
241 WORKER'S COMPENSATION		9	25	25	18	25
311 ADMINISTRATIVE SVCS		156,121	217,011	217,011	144,675	553,187
311 MANAGEMENT FEES		390,136	452,140	441,383	294,259	0
312 ENGINEERING SERVICES		452,885	520,000	520,000	223,338	471,368
313 LEGAL SERVICES		22,689	20,000	30,757	8,526	20,000
319 OTHER PROFESSIONAL SVCS		11,663	15,982	16,235	3,850	54,212
321 ACCOUNTING SERVICES		1,000	2,000	2,000	2,000	2,000
322 AUDITING SERVICES		21,820	22,660	22,660	4,758	22,660
323 TRUSTEE SERVICES		21,281	21,281	21,281	11,314	21,281
324 ARBITRAGE SERVICES		0	600	1,800	1,800	1,800
343 SYSTEMS MGMT SUPPORT		104,209	98,323	98,323	79,656	154,248
349 MISC CONTRACTUAL SVCS		1,676,288	1,781,000	2,136,754	1,421,919	2,365,760
431 ELECTRICITY		766,455	935,000	934,747	471,486	824,000
432 NATURAL GAS		2,997	6,500	6,500	1,964	3,605
433 WATER & SEWER		615	24,000	24,000	7	5,000
442 EQUIPMENT RENTAL		5,088	15,000	15,000	584	10,000
451 CASUALTY & LIABILITY INSUR		410,521	448,680	448,680	266,098	400,801
462 BUILDING/STRUCTURE MAINT		223,379	318,000	259,292	62,974	325,266
463 LANDSCAPE MAINT-RECURRING		150	5,000	5,000	0	2,575
469 OTHER MAINTENANCE		42,087	45,000	45,000	26,100	46,350
471 PRINTING & BINDING		5	2,000	2,000	0	0
491 BANK CHARGES		234	250	250	24	250
492 MAINT & BOND ASSESSMENTS		0	0	0	2,576	0
493 PERMITS & LICENSES		2,175	5,175	5,175	175	2,250

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 05/31/25	2025-26 PROPOSED BUDGET
Fund: 45.450 SOUTH SUMTER UTILITY						
APPROPRIATIONS						
497	LEGAL ADVERTISING	1,182	1,300	1,300	779	1,300
499	MISC CURRENT CHARGES	1,433,484	1,500,000	1,500,000	755,556	1,545,000
522	OPERATING SUPPLIES	2,074	0	0	0	0
525	NON CAPITAL HARDWARE/SOFTWARE	2,693	5,000	5,000	0	5,000
526	METER SUPPLIES	97,271	69,460	119,460	116,012	180,690
529	OPERATING SUPPLIES OTHER	186,421	300,000	300,000	142,184	316,250
543	PROFESSIONAL DUES	623	0	0	472	650
591	DEPRECIATION EXPENSE	2,670,184	0	0	0	0
633	INFRASTRUCTURE	0	228,000	228,000	0	153,500
641	VEHICLES	0	0	0	0	90,000
710	PRINCIPAL	0	0	0	0	205,000
721	INTEREST EXP - SR DEBT	12,470,163	12,470,163	12,470,163	8,289,378	12,468,513
722	INTEREST EXP - SUBORDINATE	1,498,881	1,498,881	1,498,881	999,252	1,498,881
911	TRANS TO GENERAL R&R	428,842	1,000,000	1,000,000	666,668	1,000,000
TOTAL APPROPRIATIONS		23,112,237	22,042,426	22,390,672	14,003,999	22,765,417
NET OF REVENUES/APPROPRIATIONS - FUND 45.450		1,958,037	0	0	3,370,331	0

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Water Meter Installation Charges**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: July 29, 2025 Termination Date:
Managing Division/Department: Executive

BUDGET IMPACT: Intent is to make water meter installations neutral to budget.

HISTORY/FACTS/ISSUES:

In November 2022, the Commission adopted a resolution providing for meter charges. Due to a volatile supply chain climate, the resolution provided for a range that the city could charge for meters. Currently, the cost of meters is now above the cap provided for in the resolution. Therefore, we are seeking to adopt a new resolution with new price ranges. There is no intent to make a profit on meter fees, only to charge what the cost is to the city. This resolution allows staff to adjust the charges for meters based on the current market price. The resolution sets a minimum and maximum rate for water meters. This will keep the installation of water meters from becoming a burden on the utility department's operating costs.

This resolution was drafted and approved by the City Attorney's office and is in compliance with state and local regulations.

RESOLUTION NO. R2025-23

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA
PERTAINING TO THE ADOPTION OF WATER METER
INSTALLATION CHARGES; PROVIDING FOR
SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Wildwood has the right to regulate the supply of water within the City and to establish and collect fees and charges for usage of the City's water facilities; and

WHEREAS, pursuant to Section 19-26 of the City of Wildwood Code of Ordinances, the water fees and charges are required to be established following public notice and hearing; and

WHEREAS, the cost of water meters has been fluctuating on a regular basis due to market volatility, which often causes the City to incur losses; and

WHEREAS, the City Commission finds that extraordinary circumstances presently exist warranting the adoption of a water meter installation charge that provides for a maximum rate; and

WHEREAS, the City Commission finds that setting a maximum rate would create a flexible charge structure that would, depending on market conditions, protect the City from incurring a loss at times; and

WHEREAS, the City Commission finds that setting a maximum rate would create a flexible charge structure that would, depending on market conditions, allow the City to charge customers a lower installation charge when possible; and

WHEREAS, the City Commission finds that not setting a maximum rate with a flexible charge structure would require the City to charge a water meter installation charge at the highest known cost; and

WHEREAS, The City Commission of the City of Wildwood, Florida finds it is reasonable and in the best interest of the public to revise the water meter installation charges to reflect the market volatility and rising costs associated with the water meters;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

Section 1. The recitals set forth in the preamble to this Resolution are incorporated herein by reference.

Section 2. The following schedule of water meter fees and charges for water services to be rendered by the City of Wildwood Utilities Department is effective after July 28, 2025:

See Attached Schedule of Water Meter Installation Charges

Section 3. The Max Prices listed on the attached Schedule shall be considered the official water meter installation charges, and are inclusive of installation charges and all meter installation accessories. The City shall, where possible, reduce the water meter installation charges, depending upon market conditions and the cost of water meters. Notwithstanding any other provisions, however, the City has the sole discretion to determine the water meter installation charge at the time of purchase. In no event shall the charges be more than the max prices listed in the attached Schedule.

Section 4. If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property, or circumstance.

Section 5. This Resolution shall become effective on July 29, 2025.

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

SCHEDULE OF WATER METER INSTALLATION CHARGES

Meter Size	Minimum Rate	Max Rate
3/4" with Dual Check Valve Assembly	\$389.13	\$583.69
1" T-10-includes installation	\$456.75	\$722.62
1-1/2" FM-includes installation	\$997.50	\$1,533.75
1-1/2" Mach-10-includes installation	\$1,191.75	\$1,825.12
2" T-10-FM-includes installation	\$1,191.75	\$1,825.12
2" Mach-10-includes installation	\$1,365.00	\$2,085.00
3" Mach-10-12LL-(2 Hr installation)	\$5,150.25	\$7,143.00
3" Mach-10-17LL-(2 Hr installation)	\$5,276.25	\$7,333.12
4" Mach-10-14LL w/ strainer (2 Hr)	\$7,132.25	\$13,207.72
4" Mac-10-20LL w/ strainer (2 Hr)	\$7,190.00	\$13,285.68
6" Mach-10-18LL w/ strainer (2 Hr)	\$11,495.00	\$21,294.56
6" Mach-10-24LL w/ strainer (2 Hr)	\$11,652.50	\$21,507.18
8" Mach 10 w/ strainer (4 Hr)	\$26,323.75	\$35,537.06
10" Mach 10 w/ strainer (4 Hr)	\$32,361.25	\$43,687.68
12" Mach 10 w/ strainer (4 Hr)	\$34,475.00	\$46,541.25

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Agreement to Authorize the Transfer of TIE Fee Credits from GPU to WSU

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This Agreement with Gibson Place Utility Company (GPU), and West Sumter Utility Company (WSU), facilitates the assignment of unused potable water and sanitary sewer TIE fee credits from GPU to WSU. The Credits were originally granted to South Sumter Utility Company (SSU) under a 2018 agreement and subsequently assigned to GPU. With this Agreement, GPU transfers all remaining Credits to WSU for use in the development of certain real property in Sumter County. WSU is designated to provide utility services to the property, subject to approval of a franchise and bulk service agreement. Any excess Credits may be retained by WSU or transferred to affiliates without City approval or to non-affiliates with the City's consent. The Credits can be applied to both treatment and transmission charges, but the City is not obligated to reimburse any unused amounts. This Agreement supports the efficient development of the property while maintaining the City's regulatory authority.

**AGREEMENT TO ASSIGN CREDITS
(GPU to WSU)**

THIS AGREEMENT TO ASSIGN CREDITS (“Agreement”) is made and entered into this ____ day of _____, 2025 by and among **CITY OF WILDWOOD, FLORIDA**, a municipal corporation formed under the laws of the State of Florida (“City”), **GIBSON PLACE UTILITY COMPANY, LLC**, a Florida limited liability company (“GPU”), and **WEST SUMTER UTILITY COMPANY, LLC**, a Delaware limited liability company (“WSU”).

RECITALS

A. 75 Turnpike BDC, LLC, a Florida limited liability company and 75 Turnpike VDC, LLC, a Florida limited liability company (collectively referred to as the “Owners”) are owners of the real property located in Sumter County as set forth in Exhibit “A” attached hereto and incorporated herein (the “Property”).

B. The Property is located within the City’s Utility Service Area, and the City, GPU, and South Sumter Utility Company (“SSU”) are negotiating to allow WSU to provide potable water and wastewater services to the Property (the “Utility Services”).

C. City and SSU entered into an Agreement for Transfer and Provision of Potable Water and Sewer Services dated December 10, 2018 (the “Transfer and Provision Agreement”).

D. The Transfer and Provision Agreement provides in relevant part that: (1) the City agrees to provide credits (the “Credits”) to SSU for Potable Water TIE Fees and Sanitary Sewer TIE Fees, and (2) the Credits may be assigned by SSU to non-affiliates with City’s prior written authorization, which shall not be unreasonably withheld.

E. On January 12, 2021, SSU assigned all of its unused credits to GPU, an affiliate of SSU.

F. GPU desires to assign all remaining unused Credits under the Transfer and Provision Agreement to WSU, and WSU desires to accept the same, subject to City’s written authorization, which is hereby given through the City’s signature to this Agreement.

G. At this time, the parties wish to set forth their agreement.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The parties agree that the Property shall be served by WSU with Utility Services, subject to approval of a franchise agreement and bulk wastewater and reclaimed water agreement.
3. Within fifteen (15) days after the Effective Date (hereinafter defined) of this Agreement, City shall transfer the remaining unused Total Water TIE Credits and Total Sewer TIE Credits from the SSU and GPU ledgers to WSU. Thereafter, SSU and GPU shall no longer have any credits related to Potable Water TIE Fees or Sanitary Sewer TIE Fees and any and all unused Credits owned by SSU and GPU are transferred to WSU. In the event the Total TIE Credits

transferred to WSU exceed the amount of ERUs needed to support the initial development of the Property, WSU shall be entitled to use a portion of the Total TIE Credits, while the remaining unused portion of the Total TIE Credits shall be maintained by WSU or be transferred to a third party (the “Transferee”) for future development activity conducted within the City with the City’s prior written approval. If the Transferee is an Affiliate of WSU, the transfer is not subject to City’s approval so long as WSU shall provide written notice to the City of such transfer within ten (10) business days of such transfer. Said notice shall provide sufficient information to demonstrate that the transferee is an affiliate of WSU (e.g., articles of incorporation, articles of merger, or sunbiz.org detail by entity name). If the Transferee is not an Affiliate of WSU, the transfer is subject to City’s prior approval, which shall not be unreasonably withheld. In the event the Total TIE Credits is less than the amount of ERUs needed to support the initial development of the Property, the City shall apply all unused Total TIE Credits held by WSU under this Agreement to the development of the Property, and WSU shall pay for any additional impact fees at the prevailing rate. Nothing herein shall be construed as the City waiving any rights or interest in requiring a Utility Territory Agreement or Franchise Agreement with respect to development activity conducted outside the Property with TIE Credits transferred under this Paragraph.

4. In an effort to exhaust the Total TIE Credits, the parties agree that the Total TIE Credits may be used for both the treatment and transmission component of the City’s System Development Charges. Notwithstanding anything herein, the City shall not be required to reimburse any unused portion of the Total TIE Credits.

5. Affiliate means any corporation, firm, partnership, limited liability company or other entity, whether de jure or de facto, that directly or indirectly owns, is owned by, or is under common ownership with a party to the extent of at least fifty percent (50%) of the equity having the power to vote on or direct the affairs of the entity and any person, firm, partnership, corporation, limited liability company or other entity actually controlled by, controlling, or under common control with a party; provided, however, that the term “Affiliate” shall not include either party.

6. All notices and other communications hereunder shall be in writing and shall be deemed to have been duly given when delivered in person or sent by registered or certified mail, postage prepaid, or via recognized overnight parcel service, or on the date sent by facsimile or e-mail of a PDF document (with confirmation of transmission), addressed as follows:

South Sumter Utility Company, LLC
Attn: Brian D. Hudson, Esq.
7580 Middleton Drive
Middleton, FL 34762

Gibson Place Utility Company, LLC
Attn: Brian D. Hudson, Esq.
7580 Middleton Drive
Middleton, FL 34762

West Sumter Utility Company, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With a copy to:
West Sumter Utility Company, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

City of Wildwood
Attn: City Manager
100 N. Main St.
Wildwood, FL 34785

With a copy to:
Hunt Law, P. A.
601 S. 9th St.
Leesburg, FL 34748

Any party may modify its address for notices by providing written notice of the revised address to all other parties, in compliance with the notice procedures specified in this Paragraph.

7. The Effective Date of this Agreement shall be the date that the last party to this Agreement executes this Agreement.

8. In any case where either party hereto is required to do any act (other than make a payment of money), delays caused by or resulting from Act of God, war, civil commotion, fire or other casualty, labor difficulties, general shortages of labor, materials or equipment, government regulations or other causes beyond such party's reasonable control shall not be counted in determining the time when the performance of such act must be completed, whether such time be designated by a fixed time, a fixed period of time or a reasonable time.

9. This Agreement shall be construed according to the laws of the State of Florida. Jurisdiction and venue for any action hereunder shall lie with the Circuit Court of Sumter County.

10. This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Agreement. No amendment hereto is effective unless made in writing and signed by all parties.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year as written below.

Witnesses:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

“WSU”

WEST SUMTER UTILITY COMPANY,
LLC, a Delaware limited liability company

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

By: _____
Martin L. Dzuro, its Manager

Date: _____

Witnesses:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

“GPU”

GIBSON PLACE UTILITY COMPANY,
LLC, a Florida limited liability company

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

By: _____
Martin L. Dzuro, its Manager

Date: _____

Witnesses:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

ATTEST:

Jessica Barnes, City Clerk

“CITY”

CITY OF WILDWOOD, a Florida
municipal corporation

By: _____

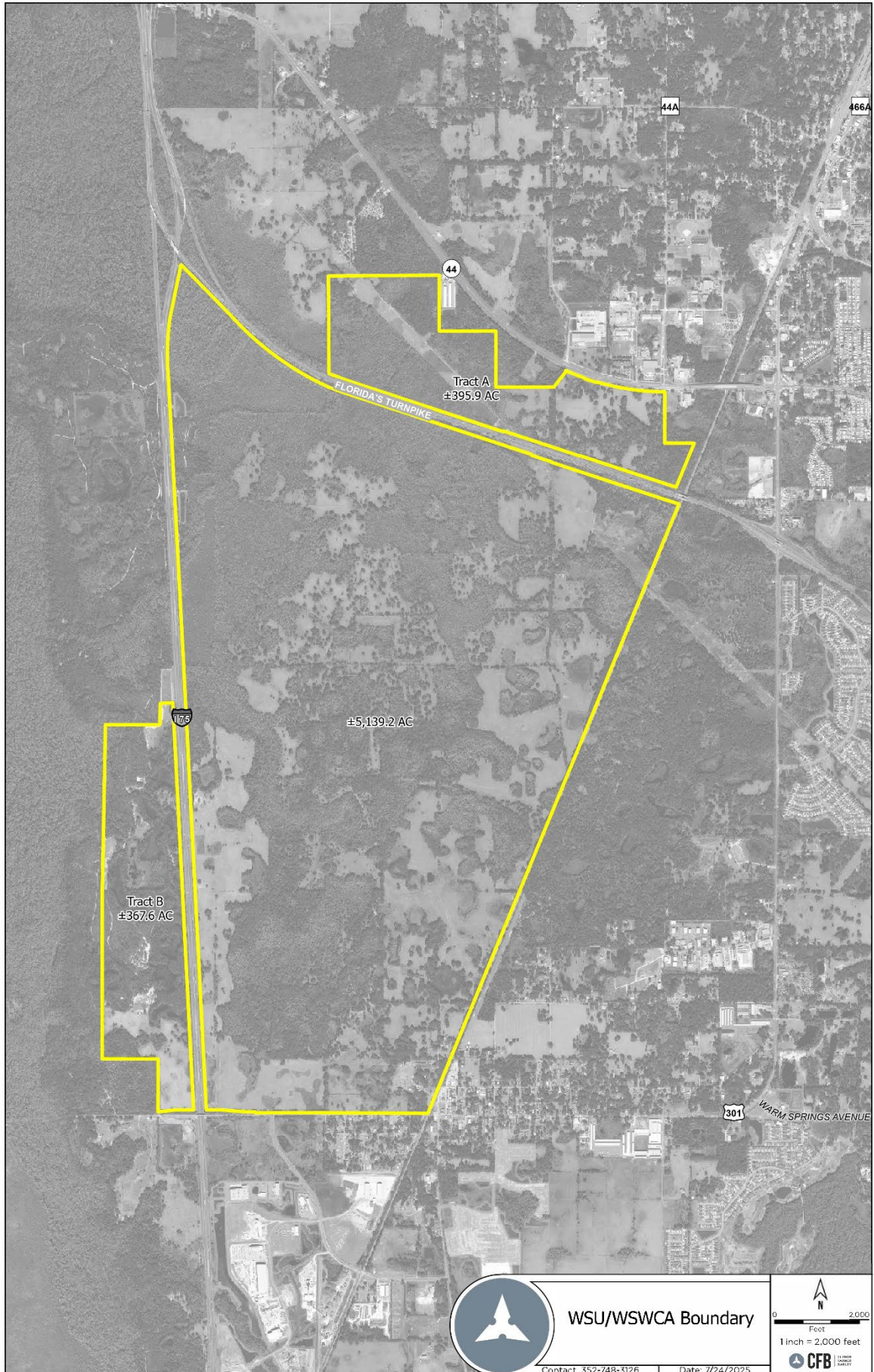
Print Name: Ed Wolf, Mayor

Date: _____

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

Name: _____
City Attorney

EXHIBIT A



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Utility Territory Agreement with WSU and WSWCA

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached agreement grants West Sumter Utility (WSU) and West Sumter Water Conservation Authority (WSWCA) the authority to provide potable water, wastewater, and irrigation utility services to certain real property owned by 75 Turnpike BDC, LLC (Monarch Ranch property). The agreement is consistent with Ordinance No. O2025-35 (WSU and WSWCA Franchise Agreement), which grants permission for the same.

UTILITY TERRITORY AGREEMENT

THIS UTILITY TERRITORY AGREEMENT (“Agreement”) is made effective the _____ day of _____, 2025 (the “Effective Date”), by and among **WEST SUMTER UTILITY COMPANY, LLC**, a Delaware limited liability company, whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762 (“WSU”); **WEST SUMTER WATER CONSERVATION AUTHORITY, LLC**, a Delaware limited liability company, whose mailing address is 7580 Middleton Drive, Middleton, Florida 34762 (“WSWCA”) (WSU and WSWCA are also referred to herein as the “Utilities”); and **THE CITY OF WILDWOOD**, a Florida municipal corporation, whose address is 100 North Main Street, Wildwood, Florida 34785 (“Wildwood”).

RECITALS:

A. WSU owns and operates a potable water and wastewater system serving portions of Sumter County, Florida.

B. WSWCA owns and operates an irrigation system serving portions of Sumter County, Florida.

C. 75 Turnpike BDC, LLC, a Florida limited liability company, 75 Turnpike VDC, LLC, a Florida limited liability company, and other related entities and affiliates (all collectively hereinafter referred to as “75 Turnpike”) own or have an ownership interest in certain real property located in Sumter County, as depicted in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “Property”).

D. The Property is currently within Wildwood’s exclusive territory for service of water, wastewater, and irrigation utility service.

E. In accordance with the terms of Ordinance No. _____ (as may be amended from time to time, the “Franchise”) Wildwood, has granted to WSU, and WSWCA a franchise agreement (“Franchise”) to serve the Property with potable water, wastewater, and irrigation utility services.

F. WSU and WSWCA have requested, in connection with its receipt of the Franchise, that Wildwood assign unto and grant the Utilities the sole and exclusive right to serve the Property with potable water, wastewater, and irrigation service.

G. Notwithstanding Recital, F, the City will provide bulk wastewater treatment and reclaimed water service to WSU and WSWCA subject to a future agreement.

G. Wildwood has determined it is in Wildwood’s best interest to assign unto and grant WSU and WSWCA such rights.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the parties agree as follows:

1. Incorporation of Recitals. The above recitals are hereby incorporated into this Agreement as if fully set forth herein.

2. Territory for Service. Wildwood grants the Utilities the right to be the sole and exclusive provider of potable water, wastewater, and irrigation water service in the Property. Nothing herein shall be construed as abrogating or nullifying the any rights, clauses, requirements, or the like, of the Franchise.

3. Bulk Wastewater and Reclaimed Water Agreement. The Utilities shall seek an agreement with the City to provide bulk wastewater and reclaimed water services to the Property.

4. General Provisions.

A. Term. The term of this Agreement shall be thirty (30) years from the Effective Date. As Franchise amendments for WSU and WSWCA are approved within the Property, the term of this Agreement shall be extended to match the term of the new Franchise.

B. Binding Effect of Agreement. This Agreement shall be binding upon and shall inure to the benefit of the Utilities, Wildwood, and their respective assigns and successors by merger, consolidation, conveyance or otherwise.

C. Notice. Until further written notice by any party to the other, all notices provided for herein shall be in writing and sent certified mail to the following addresses:

If to WSU: West Sumter Utility Company, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With a Copy to: West Sumter Utility Company, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

If to WSWCA: West Sumter Water Conservation Authority, LLC
Attn: Robert L. Chandler IV
7580 Middleton Drive
Middleton, Florida 34762

With a Copy to: West Sumter Water Conservation Authority, LLC
Attn: Legal Department
7580 Middleton Drive
Middleton, Florida 34762

If to Wildwood: City of Wildwood
Attn: Jason McHugh, City Manager
100 N. Main Street
Wildwood, Florida 34785

With a Copy: Hunt Law Firm, P.A.
Attn: Ashley Hunt, Esq.
110 Cleveland Avenue
Wildwood, Florida 34785

Notice shall be considered effective upon receipt, or if refused, as of the date offered for receipt.

D. Laws of Florida. This Agreement shall be governed by the laws of the State of Florida, and it shall be effective immediately upon the execution hereto.

E. Interaction. It is agreed by and among the parties hereto that all works, terms and conditions contained herein are to be read in concern, each with the other, and that a provision contained under one heading may be considered to be equally applicable under another in the interpretation of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereby execute this Utility Territory Agreement as of the date first set forth above.

WEST SUMTER UTILITY COMPANY, LLC,
a Delaware limited liability company

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

By: _____
Martin L. Dzuro, its Manager

WEST SUMTER WATER CONSERVATION AUTHORITY, LLC,
a Delaware limited liability company

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

By: _____
Martin L. Dzuro, its Manager

CITY OF WILDWOOD, a Florida
municipal corporation

By: _____
Print Name: Ed Wolf, Mayor

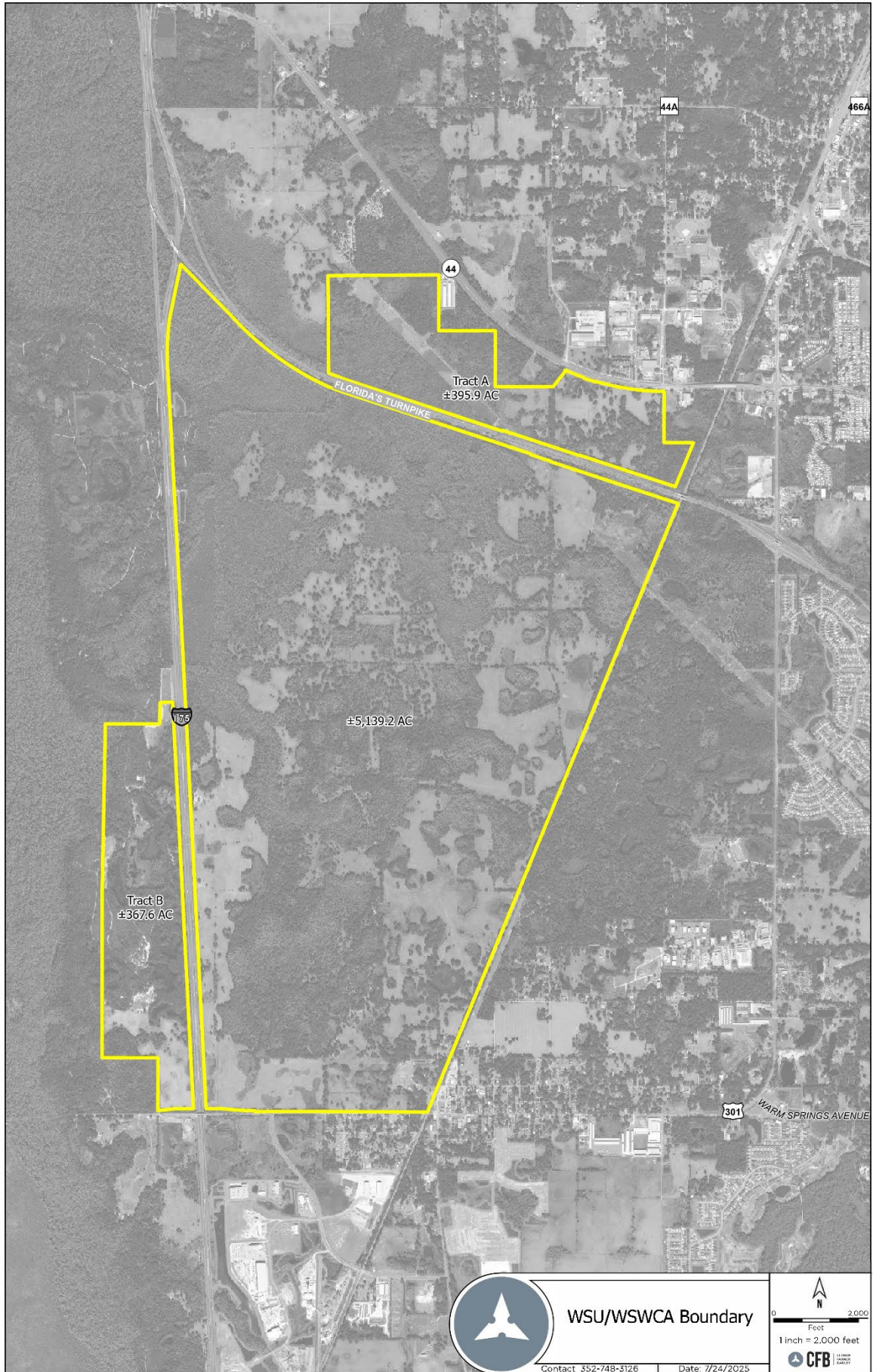
ATTEST:

Name: Jessica Barnes
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

Name: _____
City Attorney

EXHIBIT A



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: School Crossing Guard Agreement Addendum

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This Addendum to the School Crossing Guard Agreement between the City of Wildwood and The Villages Charter School, Inc. (VCS) authorizes the addition of one (1) new crossing guard to serve VCS Middleton. In accordance with the original agreement, any staffing or cost changes must be approved and documented by Addendum. Under this Addendum, Wildwood will provide the additional crossing guard, and VCS will reimburse the City for 50% of the total cost, as outlined in Exhibit A of the Addendum. All other terms of the original agreement remain unchanged.

ADDENDUM TO SCHOOL CROSSING GUARD AGREEMENT
BETWEEN THE CITY OF WILDWOOD AND THE VILLAGES CHARTER SCHOOL,
INC

This Addendum between the City of Wildwood, Florida (hereinafter “Wildwood”), and The Villages® Charter School Inc. (hereinafter “VCS”) is made and entered into as follows:

RECITALS

WHEREAS, Wildwood and VCS formally entered into an Agreement for a school Crossing Guard Program on June 17, 2024; and,

WHEREAS, VCS petitioned the City to increase staffing to provide for one (1) additional crossing guard at VCS Middleton; and,

WHEREAS, increases in staffing numbers or salary increases requiring additional funding must be agreed upon by both parties before implementation and documented by written addendum to the Agreement.

NOW, THEREFORE, the parties agree to this Addendum as follows:

Section 1. At the request of VCS, City shall provide one (1) additional crossing guard to their staff to serve VCS Middleton. VCS agrees to reimburse Wildwood for 50% of the total cost as indicated in “Exhibit A.”

Section 2. All other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year last written below.

WITNESS:

THE VILLAGES CHARTER SCHOOL

By: _____

Print Name: _____

ITS: _____

Dated: _____

WITNESS:

CITY OF WILDWOOD

Jessica Barnes, City Clerk

By: _____

Print Name: _____

ITS: _____

Dated: _____

EXHIBIT A

Crossing Guards Required Per School - 25/26 School Year	
The Villages Charter Schools	8
Wildwood Elementary School	1
Wildwood Intermediate School	1
Wildwood Middle High School	1
Reserve Crossing Guards Needed - Wildwood	1
Reserve Crossing Guards Needed - VCS	2
Total Crossing Guards required for the 25/26 School Year	14

Total Cost of the Crossing Guard Program for the 25/26 School Year			
	Cost Per Crossing Guard	# of Crossing Guards	Total Cost
Salary	\$11,290	11	\$124,190
FRS Contributions	\$1,583.99	11	\$17,423.89
Equipment Cost	\$200	11	\$2,200
Training	\$0 (offered by FDOT)	14	\$0
Total Cost of the School Crossing Guard Program for the 25/26 School Year			\$143,813.89

Cost of the Crossing Guard Program for the 25/26 School Year - VCS			
	Cost Per Crossing Guard	# of Crossing Guards	Total Cost
Salary	\$11,290	8	\$90,320
FRS Contributions	\$1,583.99	8	\$12,671.92
Equipment Cost	\$200	8	\$1,600
Training	\$0 (offered by FDOT)	10	\$0
Total Cost of the School Crossing Guard Program for VCS Schools for the 25/26 School Year			\$104,591.92
50% of the Above Total Cost for the School Crossing Guard Program for VCS to be Reimbursed to Wildwood			\$52,295.96

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Setting the FY26 Millage Rate

REQUESTED ACTION: Commission to discuss and set tentative millage rate.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Executive

BUDGET IMPACT: Sets the amount of Tax Revenue available for operating expenses in FY26.

HISTORY/FACTS/ISSUES:

The DR-420 will be submitted to the County Property Appraiser through the E-TRIM system prior to August 4th. The DR-420 indicates the proposed millage rate for the next fiscal year. As discussed in the first budget workshop on July 21st, the preliminary budget for FY26 was drafted assuming a millage rate of 2.8287, the current tax rate for FY25. The rolled-back rate for FY26 is 2.7022, which would generate \$959,766 less in ad valorem revenue (see rows 24 and 25 on the attached DR-420 form). Following discussion by the Commission, the approved millage rate will be inserted into row 17 of this form. The approved rate will be sent to property owners via their TRIM notice. After the submittal of the DR-420, the millage rate can be lowered by action of the Commission, but it cannot be raised above the rate stated in the DR-420. Row 27 of the DR-420 shows that the proposed millage rate is 4.68% higher than the rolled-back rate and would be advertised as a property tax increase.



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2025	County : Sumter
Principal Authority : City of Wildwood	Taxing Authority : City of Wildwood - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	7,700,552,557	(1)
2.	Current year taxable value of personal property for operating purposes	\$	442,628,910	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	4,241,242	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	8,147,422,709	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	905,110,830	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	7,242,311,879	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	6,895,760,495	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☒ YES ☐ NO	Number 2	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☐ YES ☒ NO	Number 0	(9)
SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/18/2025 2:51:35 PM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		2.8287 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	19,506,038	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	247,525	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	19,258,513	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	115,248,581	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	7,127,063,298	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		2.7022 per \$1000	(16)
17.	Current year proposed operating millage rate		2.8287 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	23,046,615	(18)

19.	TYPE of principal authority (check one)		☐ County	☐ Independent Special District	(19)
			☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)		☒ Principal Authority	☐ Dependent Special District	(20)
			☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)				(21)
	☐ Yes ☒ No				
DEPENDENT SPECIAL DISTRICTS AND MSTUs				STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>			\$ 19,258,513	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>			2.7022 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>			\$ 22,015,966	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>			\$ 23,046,615	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>			2.8287 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>			4.68 %	(27)
First public budget hearing		Date :	Time :	Place :	
		9/2/2025	12:00 AM EST		
S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :	
	Title :		Contact Name and Contact Title :		
	Mailing Address :		Physical Address :		
	City, State, Zip :		Phone Number :		Fax Number :

Instructions on page 3

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check “Yes” if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Jackson Street Improvements Project Payment Application 5 in the Amount of \$102,937.25

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6307.

HISTORY/FACTS/ISSUES:

The Jackson Street Improvements Project was approved by the Commission and awarded to DB Civil Construction Inc. on December 9, 2024, for a total amount of \$1,533,916. DB Civil is requesting Payment Application 5 in the amount of \$102,937.25 for work performed from June 1 to June 30, 2025. The project is approximately 98% complete. Kimley-Horn staff reviewed Payment Application 5 and recommended approval.

CONTRACTOR APPLICATION FOR PAYMENT

PAGE ONE OF THREE PAGES

CONTRACTOR: DB Civil Construction LLC
4475 US 1 South, Suite 707
St. Augustine, FL 32086
(386) 256-7460

PROJECT: Jackson Street Improvements
PO # 25-00413

ENGINEER: OWNER: City of Wildwood
100 N Main St
Wildwood FL 34785

APPLICATION NO: 5 Distribution to:
PROJECT NO: 2420 [X] OWNER
APPLICATION DATE: 07/02/25 [] CONTRACTOR
PERIOD FROM: 06/01/25 [] ENGINEER
PERIOD TO: 06/30/25 [] OTHER
CONTRACT DATE: 12/09/24
PERCENT COMPLETE: 98.86%

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 1,533,916.00
2. Net change by Change Orders	\$
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 1,533,916.00
4. TOTAL COMPLETED & STORED TO DATE	\$ 1,516,456.00
5. RETAINAGE:	
a. 5 % of Completed Work	\$ 75,822.80
(Column D + E on G703)	
b. 5 % of Stored Material	\$ \$ -
(Column F on G703)	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 75,822.80
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 1,440,633.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior G702)	\$ 1,337,695.95
8. CURRENT PAYMENT DUE	\$ 102,937.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 93,282.80

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Contractor		\$ -
Total approved this Month		\$ -
TOTALS		\$ -
NET CHANGES by Change Order		

The undersigned contractor certifies that to the best of the contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Docume that all amounts have been paid by the contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that current payment shown herein is now due.

CONTRACTOR: DB CIVIL CONSTRUCTION LLC
By: John Robbins Date: 07/01/25

OWNERSHIP (OR AGENT):
By: Date:

OWNER'S PROJECT MANAGEMENT:
Approved for Owner App: Date:
Approved for Payment: Initials Date

ENGINEER'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents, based on onsite observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED:

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:
By: Date:
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named on Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or under this Contract.

Kimley»Horn

☒ 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: HEATH.SMITH Date: 7/8/25

Pay Application # 5

Project Name: Jackson Street Improvements

PERIOD ENDING 6/30/2025

No.	FDOT No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
							QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
		ROADWAY & DRAINAGE											
1	101-1	Mobilization	1	LS	\$ 100,000.00	\$ 100,000.00	0.90	\$ 90,000.00	0.10	\$ 10,000.00	1.00	\$ 100,000.00	100.0%
2	102-1	Maintenance of Traffic	1	LS	\$ 20,000.00	\$ 20,000.00	0.90	\$ 18,000.00	0.10	\$ 2,000.00	1.00	\$ 20,000.00	100.0%
3	N/A	As-Built Plans and Construction Layout Survey	1	LS	\$ 28,000.00	\$ 28,000.00	0.95	\$ 26,600.00	0.05	\$ 1,400.00	1.00	\$ 28,000.00	100.0%
4	N/A	Full Depth Base Reclamation (8" Avg. Depth)(10.5" Pulverization)	7910	SY	\$ 23.00	\$ 181,930.00	7,910.00	\$ 181,930.00		\$ -	7,910.00	\$ 181,930.00	100.0%
5	NA	Portland Cement	76	TN	\$ 250.00	\$ 19,000.00	76.00	\$ 19,000.00		\$ -	76.00	\$ 19,000.00	100.0%
6	104-10-3	Sediment Barrier (Standard)	3198	LF	\$ 1.50	\$ 4,797.00	3,198.00	\$ 4,797.00		\$ -	3,198.00	\$ 4,797.00	100.0%
7	110-1-1	Clearing and Grubbing	0.10	AC	\$ 350,000.00	\$ 35,000.00	0.10	\$ 35,000.00		\$ -	0.10	\$ 35,000.00	100.0%
8	110-4-10	Removal of existing concrete	1650	SY	\$ 20.00	\$ 33,000.00	1,650.00	\$ 33,000.00		\$ -	1,650.00	\$ 33,000.00	100.0%
9	120-1	Regular Excavation	40	CY	\$ 100.00	\$ 4,000.00	40.00	\$ 4,000.00		\$ -	40.00	\$ 4,000.00	100.0%
10	285-706	Optional Base Group 6 (8")	638	SY	\$ 65.00	\$ 41,470.00	638.00	\$ 41,470.00		\$ -	638.00	\$ 41,470.00	100.0%
11	327-70-1	Mill Existing Asphalt Pavement (1" Avg. Depth)	877	SY	\$ 6.00	\$ 5,262.00	877.00	\$ 5,262.00		\$ -	877.00	\$ 5,262.00	100.0%
12	334-1-12	Superpave Asphaltic Concret (Type SP 12.5)(Traffic B) (1.5")	690	TN	\$ 180.00	\$ 124,200.00	690.00	\$ 124,200.00		\$ -	690.00	\$ 124,200.00	100.0%
13	334-1-52A	Superpave Asphaltic Concrete (Type SP-9.5)(Traffic B)(PG 76-22)(I	510	TN	\$ 190.00	\$ 96,900.00	510.00	\$ 96,900.00		\$ -	510.00	\$ 96,900.00	100.0%
14	334-1-52B	Superpave Asphaltic Concrete (Type SP-9.5)(Traffic B)(PG 76-22)(V	18	TN	\$ 280.00	\$ 5,040.00	18.00	\$ 5,040.00		\$ -	18.00	\$ 5,040.00	100.0%
15	522-1	Concrete Sidewalk and Driveways, 4" Thick	1705	SY	\$ 80.00	\$ 136,400.00	1,705.00	\$ 136,400.00		\$ -	1,705.00	\$ 136,400.00	100.0%
16	522-2	Concrete Sidewalk and Driveways, 6" Thick	650	SY	\$ 90.00	\$ 58,500.00	650.00	\$ 58,500.00		\$ -	650.00	\$ 58,500.00	100.0%
17	527-2	Detectable Warning	130	SF	\$ 28.00	\$ 3,640.00	130.00	\$ 3,640.00		\$ -	130.00	\$ 3,640.00	100.0%
18	570-1-2	Performance Turf (SOD)	3150	SY	\$ 4.00	\$ 12,600.00	-	\$ -	3,150.00	\$ 12,600.00	3,150.00	\$ 12,600.00	100.0%
		ROADWAY & DRAINAGE SUBTOTAL =>				\$ 909,739.00		\$ 883,739.00		\$ 26,000.00		\$ 909,739.00	
		SIGNAGE AND MARKINGS											
19	700-1-111	Single Post Sign (F&I)(Ground Mount) (<12 SF)	15	AS	\$ 500.00	\$ 7,500.00	-	\$ -	15.00	\$ 7,500.00	15.00	\$ 7,500.00	100.0%
20	700-1-500	Single Post Sign (Relocate)	11	AS	\$ 120.00	\$ 1,320.00	-	\$ -	11.00	\$ 1,320.00	11.00	\$ 1,320.00	100.0%
21	700-1-600	Single Sign Post (Removed)	12	AS	\$ 60.00	\$ 720.00	-	\$ -	12.00	\$ 720.00	12.00	\$ 720.00	100.0%
22	705-10-1	Object Markers (Type 1)	3	EA	\$ 150.00	\$ 450.00	-	\$ -	3.00	\$ 450.00	3.00	\$ 450.00	100.0%
23	706-1-3	Raised Pavement Marker (Type B) (W/Out Final Surface)	82	EA	\$ 6.00	\$ 492.00	-	\$ -	82.00	\$ 492.00	82.00	\$ 492.00	100.0%
24	710-90	Painted Pavement Marking (Final Surface)	1	LS	\$ 6,000.00	\$ 6,000.00	-	\$ -	1.00	\$ 6,000.00	1.00	\$ 6,000.00	100.0%
25	711-11-125	Thermoplastic (Standard)(White)(Solid)(24") (For Stop Line and Cros	198	LF	\$ 12.00	\$ 2,376.00	-	\$ -	198.00	\$ 2,376.00	198.00	\$ 2,376.00	100.0%
26	711-11-130	Thermoplastic (Standard)(White)(Vertical Deflection Markings)	12	EA	\$ 140.00	\$ 1,680.00	-	\$ -	12.00	\$ 1,680.00	12.00	\$ 1,680.00	100.0%
27	711-16-201	Thermoplastic (Standard-Other Surfaces)(Yellow)(Solid)(6")	0.402	GM	\$ 8,500.00	\$ 3,417.00	-	\$ -	0.40	\$ 3,417.00	0.40	\$ 3,417.00	100.0%
		SIGNAGE & MARKINGS SUBTOTAL =>				\$ 23,955.00		\$ -		\$ 23,955.00		\$ 23,955.00	
28	N/A	Lighting Improvements*	1	LS	\$ 7,460.00	\$ 7,460.00	-	\$ -		\$ -	-	\$ -	0.0%
		LIGHTING IMPROVEMENTS SUBTOTAL =>				\$ 7,460.00		\$ -		\$ -		\$ -	
		UTILITY IMPROVEMENTS											
29	N/A	Utility Pipe PVC C-900 DR-18 (Watermain)(8")	3507	LF	\$ 66.00	\$ 231,462.00	3,507.00	\$ 231,462.00		\$ -	3,507.00	\$ 231,462.00	100.0%
30	N/A	Removal/Grout in Place Existing Watermain **	1	LS	\$ 10,000.00	\$ 10,000.00	-	\$ -		\$ -	-	\$ -	0.0%
31	N/A	Install and Connect Single Meter and Water Service	32	EA	\$ 2,300.00	\$ 73,600.00	16.00	\$ 36,800.00	16.00	\$ 36,800.00	32.00	\$ 73,600.00	100.0%
32	N/A	Install and Connect Dual Meter and Water Service	18	EA	\$ 3,600.00	\$ 64,800.00	12.00	\$ 43,200.00	6.00	\$ 21,600.00	18.00	\$ 64,800.00	100.0%
33	N/A	Fire Hydrant	6	EA	\$ 7,500.00	\$ 45,000.00	6.00	\$ 45,000.00		\$ -	6.00	\$ 45,000.00	100.0%
34	N/A	Tapping Sleeve & Valve	7	EA	\$ 11,000.00	\$ 77,000.00	7.00	\$ 77,000.00		\$ -	7.00	\$ 77,000.00	100.0%
35	N/A	8" Gate Valve	4	EA	\$ 3,200.00	\$ 12,800.00	4.00	\$ 12,800.00		\$ -	4.00	\$ 12,800.00	100.0%
36	N/A	BAC-T Sample Location and Testing	6	EA	\$ 1,600.00	\$ 9,600.00	6.00	\$ 9,600.00		\$ -	6.00	\$ 9,600.00	100.0%
37	N/A	Pressure Testing	1	LS	\$ 8,000.00	\$ 8,000.00	1.00	\$ 8,000.00		\$ -	1.00	\$ 8,000.00	100.0%
38	N/A	Air Release Valves	1	EA	\$ 4,500.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -	1.00	\$ 4,500.00	100.0%
39	N/A	Single Sanitary Service	15	EA	\$ 2,800.00	\$ 42,000.00	15.00	\$ 42,000.00		\$ -	15.00	\$ 42,000.00	100.0%
		UTILITY IMPROVEMENTS SUBTOTAL =>				\$ 578,762.00		\$ 510,362.00		\$ 58,400.00		\$ 568,762.00	98.3%
		BOND											
41	N/A	Payment & Performance Bond	1	LS	\$ 14,000.00	\$ 14,000.00	1.00	\$ 14,000.00		\$ -	1.00	\$ 14,000.00	100.0%
		BOND SUBTOTAL =>				\$ 14,000.00		\$ 14,000.00		\$ -		\$ 14,000.00	

TOTAL LUMP SUM						\$ 1,533,916.00		\$ 1,408,101.00		\$ 108,355.00		\$ 1,516,456.00	
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<https://dcbivconstruction.sharepoint.com/sites/DBC/ProjectManagement/Shared Documents/General/2420 - Jackson Street/6.0 Revenue File, Pay Requests/6.1 Monthly Pay Requests/5.0 June 2025/Jackson St June 2025 7/8/2025 10:54 AM>

2 of 5

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: South Old Wire Road Water Main Project Pay Application No. 3 for the Amount of \$90,558.01

REQUESTED ACTION: Staff Recommend Approval

CONTRACT: Vendor/Entity: Art Walker Construction, Inc
Effective Date: 07/18/2025 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted project in the 24/25 fiscal year budget. Funds for this project are allocated in account 401-533-60-6350 (Loop/Upgrade Water Mains).

HISTORY/FACTS/ISSUES:

The South Old Wire Road water main was identified by staff to be replaced to improve water quality in the downtown area. The project consists of replacing the 8" cast iron water main from Huey Street north to Denham Street. The project was awarded to Art Walker Construction on November 11, 2024. Attached is Pay Application No. 3 for the amount of \$90,558.01. The City's reviewing engineer, Halff, and staff have reviewed the pay application and recommend approval to pay Art Walker Construction, Inc, the requested amount of \$90,558.01.



VIA EMAIL

July 18, 2025

City of Wildwood
Jason Martin
Deputy Director, Utilities
100 North Main Street
Wildwood, Florida 34785

**RE: CITY OF WILDWOOD – SOUTH OLD WIRE ROAD WATERLINE
REPLACEMENT, PAY REQUEST #3, APPLICATION DATE 6/30/2025
HALFF AVO #054387.020**

Dear Mr. Martin,

We visited the referenced project site to inspect the improvements for Pay Application #3, by Art Walker Construction, Inc. Based upon these inspections, we submit to you the following:

- a) To the best of our knowledge, Art Walker Construction, Inc. is entitled to payment in the amount of \$90,558.01.

Enclosed you will find one (1) copy of Pay Request #3. Should you have any questions with regards to this matter, please feel free to contact our office.

Sincerely,

Halff

A handwritten signature in cursive script that reads "Michael Scullion".

Michael Scullion, P.E., DBIA, BCEE
Senior Project Manager

MS/eb

Enclosure

cc:
Mark O'Dell, City of Wildwood
Art Walker Construction, Inc.

SECTION 00620

Contractor's Application for Payment No.

3

Application Period: 6/1/25-6/30/25		Application Date: 6/30/2025
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Halff
Project: Old Wire Road	Contract:	
Owner's Contract No.:	Contractor's Project No.: 12743	Engineer's Project No.:

Application For Payment

Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$ 483,511.23
Number	Additions	Deductions	2. Net change by Change Orders.....	\$ 36,596.18
1	\$36,596.18		3. Current Contract Price (Line 1 ± 2).....	\$ 520,107.41
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F on Progress Estimate).....	\$ 388,853.30
			5. RETAINAGE:	
			a. 5% X \$388,853.30 Work Completed.....	\$ 19,442.67
			b. X Stored Material.....	\$
			c. Total Retainage (Line 5a + Line 5b).....	\$ 19,442.67
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 369,410.63
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 278,852.62
			8. AMOUNT DUE THIS APPLICATION.....	\$ 90,558.01
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G on Progress Estimate + Line 5 above).....	\$ 150,696.78
TOTALS	\$36,596.18			
NET CHANGE BY CHANGE ORDERS	\$36,596.18			

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: Art Walker Date: 7/15/2025

Payment of: \$ 90,558.01
(Line 8 or other - attach explanation of the other amount)

is recommended by: Michael Scullion 7/18/2025
Halff (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.

SECTION 00620

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): South Old Wire Road Waterline Replacement											Application No.: 3				
Application Period: June 1, 2025 through June 30, 2025											Application Date: 6/30/2025				
A					E		C				D	E	F	G	H
Bid Item No.	Item Description	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)	
						Quantity	Amount	Quantity	Amount						
1	Mobilization	1.00	LS	\$ 43,325.70	\$ 43,325.70	0.75	\$ 32,494.28	0.15	\$ 6,498.86	\$38,993.13		\$38,993.13	90.0%	\$4,332.57	
2	Maintenance of Traffic	1.00	LS	\$ 29,877.10	\$ 29,877.10	0.75	\$ 22,407.83	0.15	\$ 4,481.57	\$26,889.39		\$26,889.39	90.0%	\$2,987.71	
3	Construction Staking/As-Built	1.00	LS	\$ 5,896.00	\$ 5,896.00	0.50	\$ 2,948.00	0.25	\$ 1,474.00	\$4,422.00		\$4,422.00	75.0%	\$1,474.00	
4	Pressure Test Waterline	1.00	LS	\$ 5,500.00	\$ 5,500.00		\$ -	1.00	\$ 5,500.00	\$5,500.00		\$5,500.00	100.0%		
5	Density Testing	1.00	LS	\$ 4,944.50	\$ 4,944.50	0.50	\$ 2,472.25	0.25	\$ 1,236.13	\$3,708.38		\$3,708.38	75.0%	\$1,236.13	
6	Disinfection/Bac. T Sampling	1.00	LS	\$ 4,400.00	\$ 4,400.00		\$ -		\$ -					\$4,400.00	
7	110% Payment and Performance Bond	1.00	LS	\$ 6,600.00	\$ 6,600.00	1.00	\$ 6,600.00		\$ -	\$6,600.00		\$6,600.00	100.0%		
8	8" C900 PVC	2220.00	LF	\$ 53.69	\$ 117,859.80	1940.00	\$ 102,994.60	100.00	\$ 5,309.00	\$108,303.60		\$108,303.60	91.9%	\$9,556.20	
9	Restoration	1.00	LS	\$ 57,948.00	\$ 57,948.00		\$ -		\$ -					\$57,948.00	
10	Water Service	20.00	EA	\$ 3,082.75	\$ 61,655.00	10.00	\$ 30,827.50	10.00	\$ 30,827.50	\$61,655.00		\$61,655.00	100.0%		
11	Erosion Control/Silt Fence	2220.00	LF	\$ 2.79	\$ 6,193.80	300.00	\$ 837.00	1000.00	\$ 2,790.00	\$3,627.00		\$3,627.00	58.6%	\$2,566.80	
12	Replace Curb and Gutter	110.00	LF	\$ 71.36	\$ 7,849.60		\$ -		\$ -					\$7,849.60	
13	Open Cut & Repair Roadway	282.00	SY	\$ 109.52	\$ 30,884.64		\$ -		\$ -					\$30,884.64	
14	Fire Hydrant Assembly	4.00	EA	\$ 8,324.81	\$ 33,299.24		\$ -	4.00	\$ 33,299.24	\$33,299.24		\$33,299.24	100.0%		
15	Ductile Iron Fittings	1.00	LS	\$ 15,631.74	\$ 15,631.74	0.75	\$ 11,723.81	0.25	\$ 3,907.94	\$15,631.74		\$15,631.74	100.0%		
16	8" Gate Valve	12.00	EA	\$ 3,804.45	\$ 45,653.40	12.00	\$ 45,653.40		\$ -	\$45,653.40		\$45,653.40	100.0%		
17	8" Tapping Sleeve and Valve	1.00	EA	\$ 5,992.71	\$ 5,992.71		\$ -		\$ -					\$5,992.71	
	Change Order No 1														
9	Restoration	1.00	LS	\$ 930.60	\$ 930.60		\$ -		\$ -					\$930.60	
13	Open Cut & Repair Roadway	10.00	SY	\$ 109.52	\$ 1,095.16		\$ -		\$ -					\$1,095.16	
18	Directional Drill	197.00	LF	\$ 261.58	\$ 51,531.37	197.00	\$ 51,531.37		\$ -	\$51,531.37		\$51,531.37	100.0%		
8	8" C900 PVC	180.00	LF	\$ (53.09)	\$ (9,555.84)	180.00	\$ (9,555.84)		\$ -	\$-9,555.84		\$-9,555.84	100.0%		
15	Ductile Iron Fittings	1.00	LS	\$ (1,412.40)	\$ (1,412.40)	1.00	\$ (1,412.40)		\$ -	\$-1,412.40		\$-1,412.40	100.0%		
17	Tapping Sleeve and Valve	1.00	EA	\$ (5,992.71)	\$ (5,992.71)	1.00	\$ (5,992.71)		\$ -	\$-5,992.71		\$-5,992.71	100.0%		
Totals					\$520,107.41		\$293,529.08		\$95,324.22	\$388,853.30		\$388,853.30	74.8%	\$131,254.11	

**SECTION 00849
PARTIAL RELEASE OF LIEN**

PROJECT:

MATERIAL SUPPLIER/SUBCONTRACTOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IN CONSIDERATION OF PAYMENT IN THE SUM OF \$ 278,852.62 RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND OTHER VALUABLE CONSIDERATIONS AND BENEFITS TO THE UNDERSIGNED ACCRUING, DO HEREBY WAIVE, RELEASE AND QUIT CLAIM ALL LIENS, LIEN RIGHTS, CLAIMS OR DEMANDS OF EVERY KIND WHATSOEVER WHICH THE UNDERSIGNED NOW HAS, OR MAY HEREAFTER HAVE, AGAINST THAT CERTAIN REAL ESTATE AND THE IMPROVEMENTS THEREON, LEGALLY DESCRIBED AS:

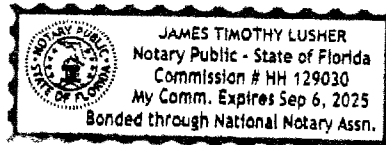
Project: City of Wildwood South Old Wire Road Waterline Replacement

ON ACCOUNT OF WORK AND LABOR PERFORMED, AND/OR MATERIALS FURNISHED IN, TO , OR ABOUT THE CONSTRUCTION OF ANY BUILDING OR BUILDINGS SITUATED THEREON, OR IN IMPROVING SAID PROPERTY ABOVE DESCRIBED, OR ANY PART THEREOF.

IT BEING THE UNDERSTANDING OF THE UNDERSIGNED THAT THIS IS A WAIVER AND RELEASE OF LIEN WHICH THE UNDERSIGNED HAS AGAINST THE PREMISES DESCRIBED HEREIN, ONLY TO THE EXTENT OF THE PAYMENTS SPECIFIED AND ONLY FOR MATERIALS FURNISHED OR WORK DONE UP UNTIL May 31, 2025 THE UNDERSIGNED WARRANTS THAT NO ASSIGNMENT OF SAID LIENS OR CLAIMS, NOR THE RIGHT TO PERFECT A LIEN AGAINST SAID REAL ESTATE, BY VIRTUE OF THE UNDERSIGNED HAS THE RIGHT TO EXECUTE THIS WAIVER AND RELEASE, AND THAT ALL LABORERS EMPLOYED BY THE UNDERSIGNED, AND ALL BILLS FOR MATERIALS AND SUPPLIES FURNISHED BY OTHERS TO THE UNDERSIGNED IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS UPON THE AFORESAID PREMISES, TO THE EXTENT OF THE PAYMENT HEREIN REFERRED TO, HAVE BEEN FULLY PAID.

IN WITNESS WHEREOF I/WE HAVE EXECUTED THIS INSTRUMENT UNDER SEAL THIS 15th DAY OF July, 2025

(SEAL)



STATE OF FLORIDA
COUNTY OF Marion

Art Walker Construction, Inc.

COMPANY

BY: Tarrah Walker
SIGNATURE

Tarrah Walker, Vice President
PRINT NAME AND TITLE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR
— ONLINE NOTARIZATION THIS 15th DAY OF July BY
— OF Art Walker Construction, Inc. HE/SHE IS PERSONALLY KNOWN TO ME OR
PROVIDED PK AS IDENTIFICATION AND DID NOT TAKE AN
OATH.

James Timothy Lusher
SIGNATURE OF NOTARY

James Timothy Lusher
PRINTED NAME OF NOTARY

HH 129030

SERIAL/COMMISSION NUMBER

9/06/2025

EXPIRATION DATE

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Authorization for Additional Engineering Services with CPH for the Millennium Park Project in the Amount of \$37,920

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the services will be allocated from account 301-572-60-6302

HISTORY/FACTS/ISSUES:

The Millennium Park project is currently under construction. The City has identified additional scope items to be incorporated into the existing Lump Sum contract with Kingdom Construction. Accordingly, the City requested that CPH, the Engineer of Record, submit a proposal for the necessary engineering services related to the new scope, designated as Extra Work Authorization No. 7 (EWA-7).

CPH's scope under EWA-7 includes preparing and submitting revised plans for City review and approval. The proposed additional work includes the necessary civil, mechanical, electrical, and plumbing engineering, as well as architectural and landscape design, to support the following additional project elements.

1. Installation of nine (9) scoreboards for the baseball fields, softball fields, and soccer fields, as identified by the City.
2. Replacement of the wheelcart scoreboard in the basketball gymnasium with hardwired scoreboards.
3. Replacement of the existing concession stand water fountain with a bottle-fill station/fountain matching the unit proposed in the gymnasium.
4. Replacement of the existing monument sign at the park/community center.

The Opinion of Probable Cost (OPC) for the construction of this additional work is \$198,624.10. CPH has proposed a fee of \$37,920 for the additional engineering services under EWA-7. The added cost to the project is included in the proposed FY 26 budget.

Extra Work Authorization (EWA)		EWA#: 7		
CPH Project #: W12803 Project Name: Millennium Park Phase 1 & 2 Client: Mr./Ms.: Jason McHugh City of Wildwood 100 North Main Street Wildwood, FL 34785	Base Contract Date: 7/14/2022 Base Contract Fee Amount: \$398,750.00 Current Contract Date: 6/8/2025 Current Contract Fee Amount: \$455,820.00 Proposed Fee for Extra Work: \$37,920.00 Contract Fee Amount with this EWA: \$493,740.00 (Does not include the construction observation services)	Florida - CPH Consulting, LLC		
All terms and conditions of the BASE CONTRACT, with all approved amendments to date, shall be applicable to this Extra Work Authorization, except that Professional Services hourly rates are updated to reflect periodic adjustments to CPH's published rate, if so marked below. Approval of this Extra Work Authorization will amend the scope of services, and professional fees.				
The following: ☐ Increased Scope of Service ☒ Additional Service, is proposed for Client's approval:				
<u>SCOPE DESCRIPTION</u>		<u>PROPOSED FEE ADJUSTMENT</u> (IF ANY)		
1. CIVIL SCOPE CPH shall prepare and provide revised plans for City approval of CLIENT requested construction revisions. The revised plans will be submitted to the City for plan approval. The proposed revisions are to include the following: 1. Addition of 9 scoreboards for baseball fields, softball fields, and soccer fields identified by the City. 2. Substitution of wheelcart scoreboard in the basketball gymnasium for hardwired scoreboards. 3. Replacement of the existing concession stand building water fountain with a bottle fill station/fountain matching what is proposed in the gymnasium. 4. Replacement of the existing park/community center monument sign. As part of the scope of this task, details will be provided for the concrete slab which the new water fountain/bottle fill station will be placed on and the demolition plan will be revised to show removal of the existing monument sign and associated equipment. CPH shall compile all Site Plan revisions into a package for the CLIENT to review and approve. This task includes (1) meeting with the CLIENT for review of the plan changes. Once the CLIENT is in agreement with the plan changes, CPH shall prepare a Minor Site Plan or Construction Revision package for submittal to the City of Wildwood. CPH will coordinate applications for signature, submittal, and review.		\$ 13,950.00		
2. ARCHITECTURAL SCOPE As part of the scope of this task, CPH shall locate the scoreboards within the covered gymnasium and provide details for how the scoreboards will be mounted. This task assumes a total of two scoreboards (one for each court). The architectural team will confirm the product requirements with the vendor and ensure they are provided for with the proposed design. Additionally, the existing concession stand building will be added to the Architectural Plan set to detail the removal of the existing water fountain and how to permanently seal the resulting opening in the exterior building wall. CPH shall also coordinate with the CLIENT to provide details and specifications for a monument sign matching the CLIENT's design criteria. It is assumed the new monument sign will be composed of an aluminum fabricated panel with a digital display between two stacked stone columns. The sign will feature the City logo and state "City of Wildwood Community Center and Storm Shelter". This task will be performed and billed as a lump sum service.		\$ 8,500.00		
3. LANDSCAPE / HARDSCAPE SCOPE As part of the scope of this task, CPH shall specify the proposed baseball, softball, and soccer field scoreboards, including information such as mounting heights and placement per United States High School Sports standards. Mounting heights are assumed to be at least 10 feet from the bottom of the display board to existing grade. The CLIENT will be provided with at least three (3) scoreboard product options for consideration. Details on the selected product will be included in the revised Hardscape Plans or specification sheets. The details will include specifications for wireless controls. This task assumes two (2) scoreboards for the proposed softball fields, two (2) scoreboards for the proposed soccer fields, and five (5) scoreboards for the existing baseball fields. Additionally, this task will include ground cover foundation plantings and uplighting to accent the proposed monument sign. This task will be performed and billed as a lump sum service.		\$ 6,870.00		
4. MECHANICAL / ELECTRICAL / PLUMBING SCOPE As part of the scope of this task, CPH shall specify the removal of the existing drinking fountain, installation of an ADA pedestal fountain with a bottle filler to match the style of drinking fountain proposed in the covered gymnasium, demolition of the water line serving the existing fountain, and extension of a water line to the new drinking fountain pedestal. The sanitary from the proposed fountain is assumed to be discharged to a new drywell that will be placed in the nearest adjacent green space. Details for the drywell will be provided with the proposed design. Revit or AutoCAD files for the existing concession stand building are assumed to be provided by the CLIENT or generated by CPH Architecture in a basic format. An electrical service will be sized and extended to serve the proposed fountain pump. Likewise, power service will be sized and extended to power the proposed scoreboards. The electrical site plan will be revised to provide details and routing for the proposed conduit and wire sizes. The associated panel schedules will be revised for the demands of the proposed scoreboards. CPH shall provide the CLIENT with at least three (3) outdoor scoreboard product options for consideration within the covered gymnasium. Details on the selected product will be included in the revised Electrical Plans or specification sheets. The scoreboards in the covered gymnasium are assumed to be protected from impacts with a wire cage cover. Additionally, specifications for modification of the power service to the proposed monument sign and associated uplighting will be provided in the revised Electrical Plans or specifications.		\$ 8,600.00		
		Total: \$ 37,920.00		
☐ Revised Professional Service Rates are Attached.				
Proposed by: _____ Jeremy C. Morton P.E. CPH Project Manager		Approved: _____ _____ Date		
(Signature)		Client Signature Date		

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Millennium Park Force Main Extension to St Clair Gravity Sewer System for the Amount of \$41,909.42

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Site Pros Inc.
Effective Date: 07/18/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this project are available in account 401-535-60-6300 (Capital Improvements - Other).

HISTORY/FACTS/ISSUES:

In an effort to create future sanitary sewer capacity on the Huey Street gravity sewer main, the utility department is recommending approval to connect the Millennium Park force main to the St Clair gravity main to reroute those flows north. This will create capacity for development along the CR 44A corridor. Staff recommend approval to have the lowest bidder, Site Pros Inc, construct the requested force main tie in for the amount of \$41,909.42. See attached quote summary and bids.



QUOTE SUMMARY FORM

(for purchases more than \$7,500.00)

Instructions: Use this form to list quotes received and to recommend a vendor for award. Attach the Quote Summary Form along with three written quotes from your vendors as backup.

Commodity or Service St. Claire FM tie in

	Vendor Name	Contact Name	Date & Quote #	Phone Number	Total Quote (include shipping)	
1	SITE PROS		7/16/25	352-748-5296	\$41,909.42	
2	RCM UTILITIES	CHRIS CREECH	7/7/25	352-561-2990	\$41,995.70	
3	UTILITY REPAIR EXPERTS	STEVE GUBA	7/14/25	352-638-0416	\$42,800.00	
4						
5						

Include ALL quotes received

More than \$500.00 - Minimum of 3 Written Quotes

MUST use applicable vendors.

Recommended Vendor: SITE PROS

Winning Bid Amount: \$ \$41,909.42

If the Recommended Vendor IS NOT the low, please explain why:

** Requires prior procurement approval*

Purchaser UTILITY DEPT.

Direct Phone # 352-330-1346

Department WASTEWATER

Director Signature

Date:

Effective: 10-8-2018



Central Florida Site Pros, Inc.
PO Box 282
Oxford, FL 34484
352-748-5296
E-mail admin@siteprosinc.com

Estimate

Date	Estimate #
7/16/2025	716

Name / Address
City of Wildwood Water Department 1290 Industrial Dr. Wildwood, FL 34785

		Terms	Project
Description	Qty	Rate	Total
South St Clair St Sewer Force Main Extension Provide labor and material add a wye fitting into 4" force main and extend approx. 30' -40', Install x2 gate valves, core manhole, and install drop if needed. Conduct roadway base repairs and mill/resurface 50' in each direction.		41,909.42	41,909.42
We look forward to doing business with you.		Total	\$41,909.42

Customer Acceptance _____



RCM Utilities, LLC
1451 Pine Grove Road
Eustis, FL 32726
352-561-2990
billing@rcmutilities.com

Estimate 30838613
Estimate Date 7/7/2025

Billing Address
City of Wildwood
100 North Main Street
Wildwood, FL 34785 USA

Job Address
Sewer Force Main WYE
100 North Main Street
Wildwood, FL 34785 USA

Description of work

Sewer Main Wye & Manhole Drop Pipe

RCM Utilities to supply all materials , equipment and labor for the following scopes of supply :

- Dig up existing force main and cut in new 4" gate valve , wye going towards existing manhole, and another gate valve between manhole and wye.
- Install drop bowl assembly in manhole on drop pipe.
- Install new ring and cover (City is to supply)
- Re pave asphalt 50 feet both directions from open cut area
- backfill and compact all affected areas

NOTES

- RCM Utilities warrants all supplied materials and workmanship to be free of defects for a period of one year after installations
- This proposal DOES NOT include a line stop.
- City is to maintain Lift station & shut down force main line so RCM can complete scope of work.
- City is to supply new (City approved) ring and cover for RCM to install
- Site Restoration is to include backfill, compact, and asphalt replacement ONLY. All sod, seed, and other land scape to be performed by others.

Sub-Total	\$41,995.70
Tax	\$0.00
Total Due	\$41,995.70
Deposit/Downpayment	\$0.00

A service charge of 4% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or a check. Payment is due within 30 days of the date of invoice. Thereafter, monthly finance charges of 1.5% or the maximum allowed by law, whichever is less, will be assessed on unpaid amounts.

****ESTIMATE IS VALID FOR 30 DAYS****

****ESTIMATE INCLUDES ALL APPLICABLE SALES TAXES.****

- DUE TO CURRENT MARKET CONDITIONS MATERIAL PRICING IS SUBJECT TO CHANGE. RCM HOLDS THE RIGHT TO REPRICE BASED ON DATE OF ORDER. DATE OF ORDER IS WHEN ALL STAMPED PLANS AND SUBMITTALS ARE RETURNED, NOT THE RELEASE OF PURCHASE ORDER OR SUB CONTRACT.

Force Majeure. Neither party shall be liable in damages nor have the right to terminate this Contract for any delay or default in performing hereunder if such delay or default is caused by conditions beyond their control including, but not limited to natural disasters, including but not limited to ground subsidence or upheaval, acts of God, Government restrictions (including the denial or cancellation of any permits, tax incentive, or other license or approvals), covid-19, labor shortage, material delays, wars, insurrections and/or any other cause beyond the reasonable control of the party whose performance is affected. Furthermore, neither party shall be liable for any failure or delay in performance under this Contract to the extent said failures or delays are proximately caused by those causes beyond that party's reasonable control and occurring without its fault or negligence, including, without limitation, failure of suppliers, subcontractors, and carriers, or any other party to substantially meet its performance obligations under this Contract. The party experiencing the difficulty shall give the other prompt written notice, with details following the occurrence of the cause relied upon. Dates by which performance obligations are scheduled to be met will be extended for a period equal to the time lost due to any delay so caused. Contractor's failure to perform any term or condition of this Contract because of conditions beyond its control mentioned herein or other conditions that cause delay, damage, or destruction of its work by others shall not be deemed a breach of this Contract.

Material Escalation. The Contract Price for this Project has been calculated based on the current prices for the component building materials. However, the market for these building materials is considered volatile and sudden price increases could occur. Contractor agrees to use its best efforts to obtain the lowest possible prices from available building material suppliers but should there be an increase in the prices of these materials that are purchased after execution of this Contract for use in this Project, then Owner or General Contractor agrees and shall pay the substantiated cost increase to Contractor. Any request or change order for payment of a cost increase shall state the increased cost, the building materials in question, and the source of supply, supported by invoices or bills of sale.

1. This proposal is an offer to enter into a contract, with the mutual promises contained herein constituting valuable and sufficient consideration. The execution of this proposal by the owner listed above (the "Owner") shall constitute acceptance of the offer and formation of contract (the "Contract") between the Owner (the "Owner") and RCM Utilities, LLC. The terms set forth herein, including those after the acceptance signature below and/or on subsequent pages, shall govern the Contract.
2. Warranty. The Contractor warrants all supplied materials and workmanship to be free of defects for a period of one year after installation. The Contractor warrants that materials and equipment furnished under the Contract will be new and good quality.
3. Payment. The Contractor will invoice the Owner in accordance with the schedule set forth above or, if no terms are set forth above, monthly for work performed during each calendar month. The Owner agrees that there shall be no retainage except as set forth in the schedule above. Payment is due within 30 days of the date of invoice. Thereafter, monthly finance charges of 1.5% or the maximum allowed by law, whichever is less, will be assessed on unpaid amounts.
4. Time. The Contractor shall achieve substantial completion of the work within a commercially reasonable time. At the Owner's request, the Contractor shall submit for information a construction schedule for the work, and the Contractor shall revise the schedule at appropriate intervals as required by the conditions of the work. Schedule information set forth above are estimates. The Contractor shall not be responsible for delays caused by circumstances outside the control of the Contractor.
5. Permits and Approvals. The Contractor shall secure and pay for the building permits, fees, licenses and inspections by government agencies necessary for proper execution and completion of the work. This responsibility is limited to building permits and, for the avoidance of doubt, does not extend to land use approvals, environmental permits, consumptive use permits, or other governmental approvals outside of building permits.
6. Contract Documents. Except as otherwise provided herein, the Owner shall furnish, at its expense, all necessary surveys, plans, drawings, approvals, easements, assignments, and changes required for the construction and use of the improvements. The Owner warrants the information, plans and specifications provided to the Contractor. The Contractor shall be entitled to rely on the plans and drawings supplied by the Owner; the Contractor warrants only that the work will conform to the design documents and shall have no responsibility or obligation arising out of design defects. The Contractor's warranties contained in this Contract exclude remedy for damage or defect caused by abuse, alterations to the work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear.
7. Termination. The Contractor may terminate this Contract if the Owner fails to make payment as set forth herein and the failure continues for 10 days after notice, if the Contractor is unable to perform due to the failure of the owner to provide access to the site, necessary approvals, or its efforts to complete the work are frustrated by the actions or omissions of the Owner. In the event the Contractor terminates the Contract, it may recover payment for work executed, included reasonable overhead and profit, costs incurred by reason of such termination, and damages. No refund of payments made by the Owner shall be due as a result of termination under this section.
8. Governing Law; Venue; Attorney Fees. This Contract shall be governed by the laws of the state of Florida. Venue for any dispute arising in connection with this Contract shall lie exclusively in the court of appropriate jurisdiction in the county where the work is to be performed. The parties hereby irrevocably waive the right to a jury trial in connection with any matter related to or arising out of this contract or the work performed hereunder and consent to a bench trial in any such action. The prevailing party in any litigation shall be entitled to recover its reasonable attorneys' fees from the other party.
9. Assignment; Subcontractors. This Agreement may not be assigned without consent; provided, however that nothing herein shall limit the right of the Contractor to use subcontractors and contract labor in completion of the work. Notwithstanding the foregoing, the Contract may be assigned by the Owner to a lender providing construction financing if the lender has assumed the Owner's rights and obligations under the Contract.
10. Hazards. The Owner represents that, except as disclosed in writing, there is no hazardous condition, material or substance at the site of the work. The Owner shall indemnify and hold harmless the Contractor, its subcontractors, agents and employees from and against claims, damages, losses, and expense arising out of or resulting from performance of the work in the affected area if in fact, a hazardous condition, material or substance presents the risk of bodily injury or death and has not been rendered harmless, except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity. If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance by reason of performing the work described herein, the Owner shall indemnify the Contractor for all cost and expenses thereby incurred.
11. Insurance; Beneficiaries. The Contractor shall maintain appropriate commercial general liability insurance and statutory worker's compensation insurance and will provide certificates of insurance upon the request of the Owner. The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and property insurance until the work is complete. This Contract has no third-party beneficiaries.
12. Consequential Damages. The Owner waives claims against the Contractor for consequential damages arising out of or relating to this Contract. This waiver includes damages incurred by Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons. This waiver is applicable to damages due to termination.
13. Entire Agreement; Modifications. This Contract, together with the information, plans, and specifications provided to the Contractor, constitute the entire agreement. Any previous agreements and understanding between the parties regarding the subject matter of this Contract, whether oral or in writing, are superseded by the Contract. Any amendments, modifications, or change orders must be in writing. Any change orders require the agreement of the Contractor and shall include appropriate modifications to the contract price to include the Contractor's cost of labor, material, equipment, and reasonable overhead and profit.
14. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES. 15. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

Approved By: _____ Date: _____

**Water & Wastewater Misc Construction/Maintenance Services
Labor/Equipment Rates Form**

Customer: City of Wildwood

Project: Sewer Main Wye

LABOR RATES	RATES		ENTER	SUBTOTAL	ENTER	SUBTOTAL	LINE ITEM TOTAL
	WORKING HOURS	AFTER HOURS	#WORKING HOURS	#WORKING HOURS	#AFTER HOURS	#AFTER HOURS	
Supervisor	\$ 50.00	\$ 75.00	30	\$ 1,500.00		\$ -	\$ 1,500.00
Foreman	\$ 75.00	\$ 113.00	30	\$ 2,250.00		\$ -	\$ 2,250.00
Helper - Labor Only	\$ 35.00	\$ 53.00	30	\$ 1,050.00		\$ -	\$ 1,050.00
Helper with Truck/Trailer	\$ 50.00	\$ 75.00	10	\$ 500.00		\$ -	\$ 500.00
Backflow Technician	\$ 40.00	\$ 60.00		\$ -		\$ -	
LABOR RATES TOTAL							\$ 5,300.00

Please provide when after hours would apply (anytime outside of Mon - Fri 7am - 5pm)

EQUIPMENT RATES	SET UP FEE	HOURLY	# OF HOURS/ GALLONS or BAGS	DAILY	# OF DAYS	WEEKLY	# OF WEEKS	MONTHLY	# OF MONTHS	LINE ITEM TOTAL
Mini Excavator with Operator	\$ 150.00	\$ 80.00	20.00	\$ 800.00		\$ 2,400.00		\$ 9,600.00		\$ 1,750.00
Back Hoe with Operator	\$ 250.00	\$ 125.00		\$ 1,250.00		\$ 6,250.00		\$ 25,000.00		
Vac Truck - 2 Man Crew	\$ 250.00	\$ 280.00		\$ 2,800.00		\$ 14,000.00		\$ 56,000.00		
CCTV Camera Trailer with Operator	\$ 250.00	\$ 175.00		\$ 1,750.00		\$ 8,750.00		\$ 35,000.00		
Tractor with Bucket with Operator	\$ 250.00	\$ 125.00		\$ 1,250.00		\$ 6,250.00		\$ 25,000.00		
4" Sewage Bypass Pump with Hoses	\$ 250.00	\$ 40.00		\$ 250.00		\$ 650.00		\$ 2,600.00		
Bypass Pump Fuel Additional	\$ 4.50	Per Gallon								
13000 Watt Generator	\$ 250.00	\$ 40.00		\$ 170.00		\$ 850.00		\$ 3,400.00		
Infiltrator MH Leak Stop Plus Labor	\$ 150.00	\$ 250.00		\$ 150.00		\$ 750.00		\$ 3,000.00		
Metal Fabrication/Welding Lead Man	\$ 150.00	\$ 75.00		\$ 750.00		\$ 3,750.00		\$ 15,000.00		
Metal Fabrication/Welder	\$ 150.00	\$ 65.00		\$ 650.00		\$ 3,250.00		\$ 13,000.00		
Sand Blast Trailer Rig with Crew	\$ 250.00	\$ 295.00		\$ 2,950.00		\$ 14,750.00		\$ 59,000.00		
Sand Blasting Sand	\$ 5.00	Per Bag								
Compactor with Operator	\$ 150.00	\$ 100.00	10.00	\$ 1,000.00		\$ 5,000.00		\$ 20,000.00		\$ 1,150.00
Air Compressor Road Bore	\$ 250.00	\$ 125.00		\$ 1,250.00		\$ 6,250.00		\$ 25,000.00		
EQUIPMENT RATES TOTAL										\$ 2,900.00

MATERIAL RATES	% Mark UP	COST	MARK-UP	LINE ITEM TOTAL
Materials Purchased for Specific Job	25%	7068.56	\$ 1,767.14	\$ 8,835.70
Materials from Stock	25%		\$ -	
Subcontract Labor	20%	20800	\$ 4,160.00	\$ 24,960.00
MATERIAL RATES TOTAL				\$ 33,795.70

PERFORMANCE & PAYMENT BOND	(Yes/No)	No	2%	SUBTOTAL	\$ 41,995.70
					\$ -
GRAND TOTAL					\$ 41,995.70

Company Name: RCM Utilities, LLC
Authorized Representative/ Title: Christopher R. Creech, Mgr.

Signature: _____ Date: _____



UTILITY REPAIR EXPERTS
115 Sourwood Lane, Ste D
Groveland, FL 34736
Phone – (352) 638-0416

Quote

Date: July 14, 2025

Quote# 1115

Expiration Date: August 14, 2025

To City of Wildwood

Qty.	Description	Unit Price	Line Total
	Labor- Locate existing utilities. Excavate and install approximately 140' of 4-inch green C-900 pipe, 12 AWG locate wire, (2) gate valves, and (1) wye. Saw cut and remove 24'x3' patch of asphalt. Excavate trench from the 4-inch force main in the ROW to the manhole located in the road. Core the manhole, install manhole boot, 4-inch pipe and (1) MJ 90. Complete density test and restore excavated area.		\$20,900
	Part- 140' of 4-inch C-900 pipe. (Green) (2) 4-inch gate valves (1) 4-inch Wye (2) Valve boxes (1) Roll of green locate wire (1) Manhole boot (1) 4-inch 90 (2) 4-inch sleeve (16) Mj gasket and bolt kits (16) Mj mega lugs		
	Labor- Mobilize equipment. Repair 24'x3' asphalt repair where the road was open cut. Mill keyway at each end of the asphalt overlay. Tack and pave 50' each direction of open cut. Pave around manhole ring and cover		\$21,900
	**** Engineering plans and ROW permits are not included in this quote. This will be an additional cost if required by the city, County, or State. Road to be closed during construction ****		

Subtotal

Sales
Tax

Total \$42,800

Quotation prepared by: *Steve Guba*

To accept this quotation, sign here and return: _____

Thank you for your business!

Utility Repair Experts 115 Sourwood Lane, Ste D, Groveland, FL 34736

License # CUC1226232

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Amendment No. 9 to WA 18 with Kimley-Horn for Barwick St Utility Improvements in the Amount of \$52,000

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: Funding for the services will be allocated from 301-541-60-6302.

HISTORY/FACTS/ISSUES:

Staff is requesting the Commission's approval of the proposed Amendment No. 9 to Work Authorization 18 with Kimley-Horn and Associates, Inc. This amendment provides for additional professional engineering services to design, permit, and support the construction of the replacement of approximately 1,800 linear feet of water main along Barwick Street, from Warfield Avenue to St. Clair Street. The scope includes survey work, preparation of construction plans and specifications, permitting with FDEP, and construction phase services. The proposed amendment is a lump sum fee in the amount of \$52,000. The improvements are proposed to be integrated into the existing Barwick Street Capital Project.

**AMENDMENT NUMBER 9 TO THE WORK AUTHORIZATION 18
BETWEEN KIMLEY-HORN AND ASSOCIATES, INC.
AND THE CITY OF WILDWOOD**

AMENDMENT NUMBER 9 DATED July 15, 2025, to Work Authorization ("WA") 18 between the City of Wildwood ("City") and Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") dated April 26, 2021, concerning Barwick Street, St. Clair Street, and Huey Street Improvements (the "Project").

Kimley-Horn entered WA 18 with the City for the furnishing of professional services, and the parties now desire to amend the WA.

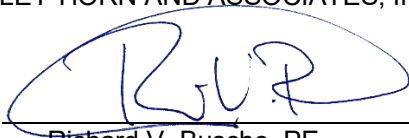
Therefore, it is mutually agreed that the WA is amended to include Additional Services to be performed by Kimley-Horn and provisions for additional compensation by the City to Kimley-Horn, all as set forth in Exhibit A (attached hereto). The parties ratify the terms and conditions of WA 18 not inconsistent with this Amendment, all of which are incorporated by reference.

Attachment: Exhibit A

ACCEPTED:
CITY OF WILDWOOD

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____
Richard V. Busche, PE

TITLE: _____

TITLE: Senior Vice President

DATE: _____

DATE: July 15, 2025

G:\New Business\Public Sector\City of Wildwood\2025\PHS\Barwick St WM Replacement\Amd 9 to WA 18.docx

Consultant shall perform the following Additional Services:

Project Understanding

On April 26, 2021, Kimley-Horn was retained to design and permit improvements along Barwick Street, St. Clair Street, and Huey Street. Following the completion of roadway design, it was determined that the existing water main along Barwick Street from Warfield Avenue to St. Clair Street is cement-asbestos piping. This amendment is for survey, design, permitting, and additional construction phase services for the replacement of approximately 1,800 linear feet (LF) of the cement-asbestos water main.

The project will consist of the survey, design, permitting, and additional construction phase services with the following understanding.

1. Kimley-Horn will contract directly with a survey subconsultant to perform a topographic route survey and underground utility locates within the right-of-way (ROW) along the project corridor and up to 10 feet outside the ROW.
2. Bid administration assistance will be provided under a separate WA.

Scope of Services

Task 1 – Construction Plans, Specifications, and Permitting

- A. Kimley-Horn will:
- 1) Prepare construction plans, specifications, and an opinion of probable cost for the work described in the General Category of Services.
 - 2) Coordinate with utility owners identified by Sunshine One-Call to determine potential utility conflicts.
 - 3) Submit 90% and 100% plans, specifications, and an opinion of probable cost for the City's review.
 - 4) Prepare Florida Department of Environmental Protection (FDEP) form 62-555.900 "Notice of Intent to Use the General Permit for Construction of Water Main Extensions for Public Water Systems (PWSs)" for the water main replacement.

Task 2 – Additional Construction Phase Services

Kimley-Horn will provide the additional construction phase services specifically stated below:

- B. *Visits to Site and Observation of Construction.* Kimley-Horn will make visits as directed by Client to observe the progress of the work. Such observations will not be exhaustive or extend to every aspect of Contractor's work. Observations will be limited to spot checking, selective measurement, and similar methods of general observation. Based on information obtained during site visits, Kimley-Horn will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Kimley-Horn will keep Client informed of the general progress of the work.

Kimley-Horn will not supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority to stop the Work or have responsibility for the means, methods, techniques, equipment choice and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. Kimley-Horn does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.

- C. *Recommendations with Respect to Defective Work.* Kimley-Horn will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if, based on its observations, Kimley-Horn believes that such work will not produce a completed Project that generally conforms to the Contract Documents.

- D. *Clarifications and Interpretations.* Kimley-Horn will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents. Any orders authorizing variations from the Contract Documents will be made by Client.
- E. *Change Orders.* Kimley-Horn may recommend Change Orders to the Client and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- F. *Shop Drawings and Samples.* Kimley-Horn will review and approve or take other appropriate action regarding Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs.
- G. *Substitutes and "or-equal."* Kimley-Horn will evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents.
- H. *Inspections and Tests.* Kimley-Horn may require special inspections or tests of Contractor's work as Kimley-Horn deems appropriate, and may receive and review certificates of inspections within Kimley-Horn's area of responsibility or of tests and approvals required by laws or the Contract Documents. Kimley-Horn's review of certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not be an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. Kimley-Horn shall be entitled to rely on the results of such tests.
- I. *Disagreements between Client and Contractor.* Kimley-Horn will, if requested by Client, render written decision on all claims of Client and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents. In rendering decisions, Kimley-Horn shall be fair and not show partiality to Client or Contractor and shall not be liable in connection with any decision rendered in good faith.
- J. *Applications for Payment.* Based on its observations and on review of applications for payment and supporting documentation, Kimley-Horn will determine amounts that Kimley-Horn recommends Contractor be paid. Such recommendations will be based on Kimley-Horn's knowledge, information, and belief, and will state whether in Kimley-Horn's opinion Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation. For unit price work, Kimley-Horn's payment recommendations will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests. Kimley-Horn's recommendations will not be a representation that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.
- K. *Substantial Completion.* Kimley-Horn will, after notice from Contractor that it considers the Work ready for its intended use, in company with Client and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list.
- L. *Final Notice of Acceptability of the Work.* Kimley-Horn will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Kimley-Horn may recommend final payment to Contractor. Accompanying the recommendation for final payment, Kimley-Horn shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Kimley-Horn's knowledge, information, and belief based on the extent of its services and based upon information provided to Kimley-Horn.

M. *Agency Permit Closeouts.* Following completion of all work, and receipt of signed and sealed as-built surveys and testing reports, Kimley-Horn will prepare agency permit certifications to the following agencies and submit them for processing:

- 1) FDEP

Schedule

Kimley-Horn will provide our services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the services in Task 1-2 for a lump sum fee of \$52,000 inclusive of expenses.

All permitting, application, and similar project fees will be paid directly by the City. Should the City request Kimley-Horn to advance any such project fees on the City's behalf, a separate invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the City.

Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Honorary Road Name Designation Policy

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Attached for the Commission's review and feedback is a draft honorary road name designation policy and application that may be used in the future rather than changing the legal name of a roadway. It is not the intent of this policy to contravene the Commission's recent action, but to provide alternatives should a similar request arise in the future.



CITY OF WILDWOOD

HONORARY ROAD NAME DESIGNATION POLICY

PURPOSE

To establish a policy to administer requests for honorary road name designations and to provide the application and approval criteria for honorary road name designations on city-owned streets.

GENERAL POLICY

An honorary street designation program allows citizens and groups the opportunity to honor individuals or entities that have made significant contributions to the community, subject to approval by the City Commission. The honorary road designation signs are posted below standard public city street signs and are intended to recognize and honor individuals without changing the official name of the street or the addresses of residences and businesses on the street.

Honorary road designation signs will be displayed for a ten (10) year period. The sign will then be turned over to the individual who applied for the designation, unless renewed. The program is managed and processed by the Development Services Department, and installation is administered by the Public Works Department. Road name designations are determined on a case-by-case basis.

PROCEDURE

Any organization or person may apply with the City of Wildwood to honor an individual or entity with a road designation.

1. Complete an Honorary Road Designation Application from the City of Wildwood website. Individual letters of support are encouraged and should be included.
2. Submit the completed application and all supporting documentation to the Development Services Department for review and approval.
3. If approved by the Development Services Department, the application will be submitted for review and signature by the City Manager.
4. If approved by the City Manager, the Development Services Department will prepare a

resolution to adopt the request and notify the applicant of the date on which it will be on the City Commission meeting agenda.

5. The resolution will be presented at a City Commission meeting for public input and will require a majority vote by the Commission to be adopted.
6. If adopted, the Development Services Department will notify the applicant and circulate a copy of the resolution to the Sumter County GIS Department.
7. The Public Works Department will complete fabrication and installation of the honorary road designation.

CRITERIA AND PROVISIONS

The criteria for consideration and approval of an application for an honorary road name designation for City-maintained public roads in honor of a person or entity:

1. The proposed honoree must have impacted or contributed to the City of Wildwood during his or her lifetime in one or more of the following ways:
 - a. Cultural impact on the City
 - b. Historical impact on the City
 - c. Humanitarian impact on the City
 - d. Community or public service contributions to the City
2. If the proposed honoree is a group or entity, then that group or entity should be currently based in and have had significant operations in or connections to the city for a minimum of ten (10) years, and/or has made a major financial contribution in connection with a major city-owned property.
3. The proposed honoree shall not have been convicted of a felony or a violation of a person's civil rights (if not a felony).
4. The proposed honoree should be known as having strong moral character.
5. No other city-owned road has been named in honor of the proposed honoree.
6. No sitting city officials or current city employees are eligible to be honored. However, living persons, including former/retired city officials or employees, may be considered as a proposed honoree.
7. The proposed honorary street name is prohibited from duplicating or creating confusion with the name of another street located in the city.
8. If approved, an honorary street name designation will not change the official street name or addressing system of the city.



City of Wildwood, Florida Honorary Road Name Designation Application

Applicant's Name or Organization: _____

Street Address: _____

Phone Number: _____ **Email:** _____

Location of Requested Designation: _____

Intersecting Streets at Each End of the One-Block Length: _____

Honorary Road Designation Name: _____

Reasons Supporting Honorary Road Name Designation:

Honoree's History or Lineage with the City of Wildwood:

Honoree’s Historical, Cultural, or Humanitarian Impact to the City of Wildwood:

Honoree’s Significant Contributions to the City of Wildwood:

I acknowledge that to best of my ability, this application is complete, and the information provided in this application including any additional supporting documents is true and accurate.

Applicant Signature: _____ Date: _____

FOR CITY USE ONLY

Development Services Department Approval

Approved: _____ Denied: _____ Signature: _____ Date: _____

City Manager Approval

Approved: _____ Denied: _____ Signature: _____ Date: _____

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Set Budget Workshop for August 4, 2025, at 9:00 am

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

City Manager requests a budget workshop with the City Commission on August 4, 2025, at 9:00 am.

**CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Information Technology Quarterly Report - April-June 2025

REQUESTED ACTION: For information only.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached quarterly report for the Information Technology Department covering April through June 2025.

IT Department Report

Executive Summary

- The FY 26 budget has been submitted for the IT Department and individual departments' IT Equipment / Licensing (4110). While some areas are lower, others have grown due to the growth of Wildwood's operations and new compliance requirements.
- The application window has just opened for Year 3 of the State Cybersecurity Grant which will close on August 31.
- The live exercises with the CyberFlorida Cyber Range went well and provided important context as we add more background and detail to our Incident Response Plan.
- Rewiring and renovations at the Wastewater Plant are nearing completion, which are showing benefits for network and data performance. We continue to work with the wastewater plant team to identify and resolve residual issues.
- User Support Enhancement – The Service Desk saw increased ticket volume this quarter while maintaining initial response and median ticket closure times for the second quarter of 2025.

FY 2025 Budget

During this budget cycle, the IT Department has modestly reduced its requested allocation, including additional reductions by the finance department. Departmental hardware budgets, as was previously stated last quarter, are approximately 12% below the estimate for FY 26 that was part of last year's Equipment Inventory. However, as Wildwood looks to streamline interdepartmental operations and comply with new regulatory requirements, departmental software costs have increased.

These costs are primarily for software-as-a-service agreements, which improve and enhance management reporting capabilities with a more modest financial impact than hiring in-house staff. Directly hiring highly qualified technical staff in our geographic area is also a challenge that makes these agreements more cost-effective. Some aspects of these costs are covered in Professional Services (3100) and Other Contractual Services (3400), so are outside the scope of IT Equipment / Licensing (4110).

Cybersecurity Grant

The application window has opened for Year 3 of the Cybersecurity Grant, with a focus on "rural priorities." Year 1 and Year 2 applicants (including Wildwood) are eligible and strongly urged to apply. However, as there may be a gap between the end of Year 2's funding and the start date for Year 3 (due to logistical issues for the State, as well as the needed application and evaluation window after the end of the legislative session), additional funds may be required to support continued services during this gap period.

The IT department continues to evaluate existing services, options for continuing these services, and alternative products that could consolidate functionality while reducing costs.

Incident Response Plan

As noted in the prior quarter's report, the IT staff participated in a Cyber Range event hosted by Cyber Florida at the University of South Florida. Their platform provides training on threat hunting and incident management, better enabling front-line staff to respond to external threats and events. The Cyber Range event was quite successful, and gave our specialists first-hand experience in identifying, containing, and mitigating threats. This table-top exercise also gave our team context and experience evaluating our draft Incident Response Plan, which will help us evaluate and guide changes to the Plan.

Wastewater Plant Renovation

Renovations at the existing wastewater plant are nearing completion, including rewiring and performance improvements for technology issues. We are already beginning to see benefits from the completed work and are monitoring performance to ensure that prior issues have been satisfactorily resolved for the plant operations team.

User Support Enhancement

Ticket response times for our service desk have continued to improve (below):

	2024Q1	2024Q2	2024Q3	2024Q4	2025Q1	2025Q2	Outcome
Total tickets	158	138	139	156	145	189	37% increase in number of requests from 2024Q2 to 2025Q2.
Median reply time (mins.)	1.25	1.54	0.92	0.79	0.81	0.57	Consistent response; top 50% of tickets got a reply in less than 34 seconds
Average reply time (mins.)	14.64	12.64	5.55	11.69	12.12	8.97	Response times within acceptable range.
Median time to close a ticket (hrs)				1.0049	0.71	0.85	New tracking measure; 50% of tickets closed in 50 minutes or less
Average time to close a ticket (hrs)				14.973	30.2	45.02	New tracking measure; 50% of tickets still closed in less than 2 days. Includes delays due to end user scheduling or ordering delays.

Upcoming Projects

As we enter the third quarter of 2025, staff will cover the CJIS (Criminal Justice Information Systems) Symposium and the FLGISA (Florida Government Information Systems Association) Summer conference to stay informed about developments in the IT field, the State of Florida FLDS Grant, as well as new and evolving software offerings from new and existing vendors.

Our Cybersecurity Awareness training will get a facelift in the third quarter, as the IT Department implements new training requirements from the Local Government Cybersecurity Act. Version 2.0 of the Local Government Resource Packet from the Florida Digital Service will be available in July, which provides an updated curriculum for employee training, with categories for new employees, annual refresher training, and more specialized training requirements for the city executive team and IT staff.

After evaluating their current needs and working with their customer success manager at CivicRec, Parks has given notice of their intention to migrate to a new system. CivicRec has been a gracious partner, helping mitigate issues as we continue to use their system during this interregnum period.

The IT Department continues to work with the Public Works and Utilities departments on CityWorks, eBuilder, and the SCADA VPN data network.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Utility Department Quarterly Report

REQUESTED ACTION: For information only.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached Utility Department quarterly update. This update is focused on the department's water operations division water quality sampling and reporting.

CITY OF WILDWOOD

UTILITY DEPARTMENT WATER OPERATIONS UPDATE

JULY 2025



Water Operations Division

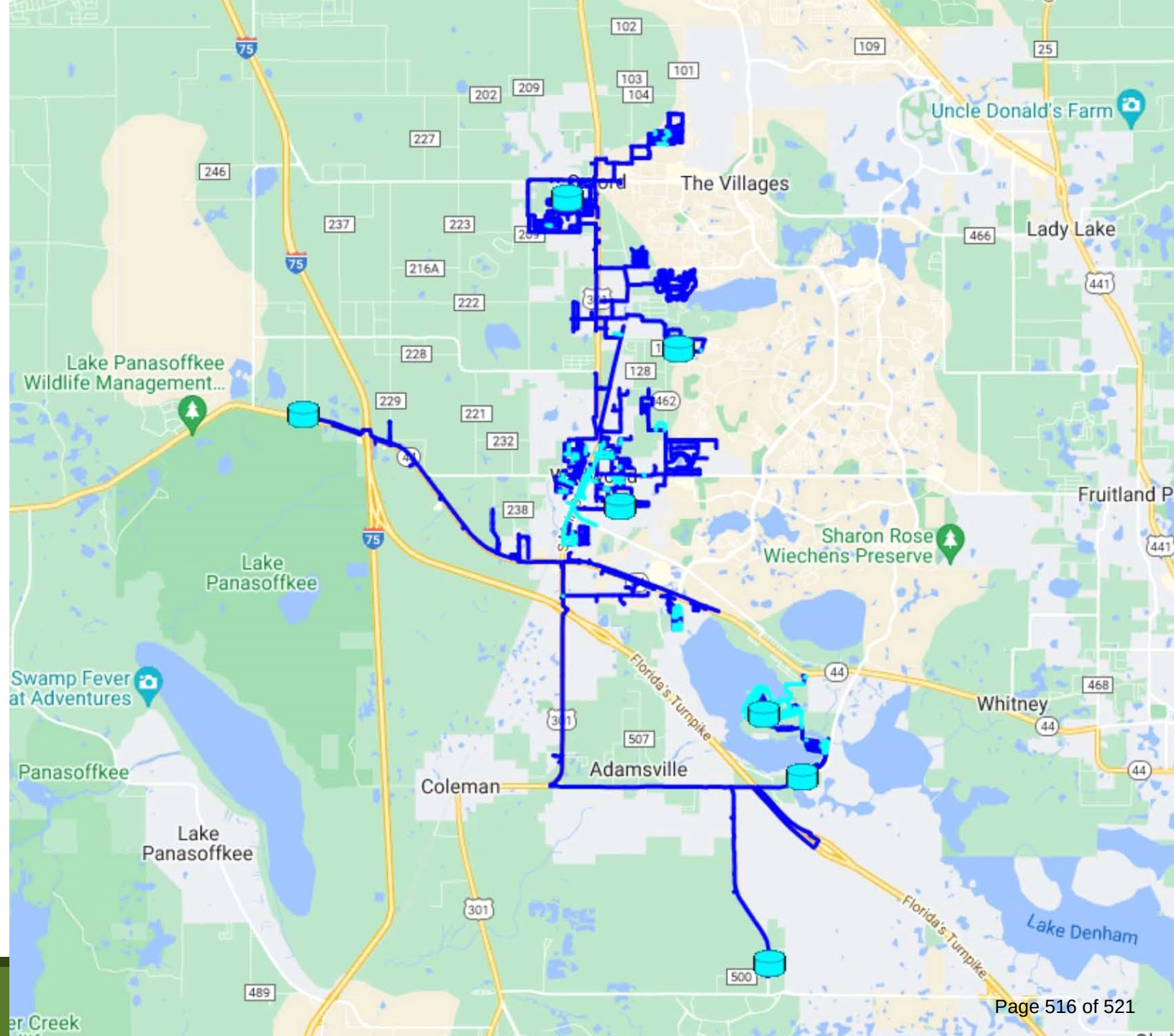
6 Employees

- 2 Water Operators
- 1 Operator Trainee
- 1 Program Coordinator
- 1 Lead Operator
- 1 Division Manager



Our Water Operations System

- 7 Water Treatment Facilities
- 9 Upper Floridian Wells
- 2 Lower Floridian Wells
- Daily Average Flow of 3,260,000 GPD



Water Operations

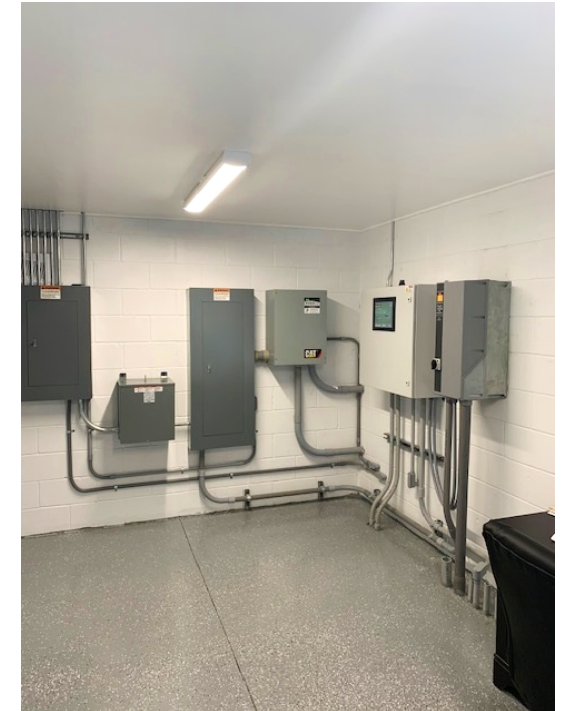
- Water operations staff are responsible for maintaining 7 water treatment facilities with 11 wells, 19 chemical pumps, with 10 bulk chemical tanks/systems.
- Our operations team make daily checks to all treatment facilities to maintain all regulatory compliance measures.
- To maintain regulatory compliance, our staff must routinely collect samples and complete reports on a daily, monthly, and annual basis.
- The following screens will guide you through the required sampling amounts and reporting frequencies.

Monthly Operations Sampling and Reporting

Water Operations Tasks - Regulatory Agency

Weeks 1-4: Operator personnel will:

- Conduct 168 regular site visits/inspections - **FDEP**
- Collect 11 well bacti samples - **FDEP**
- Collect 35 distribution bacti samples - **FDEP**
- Fill out and report the Monthly Operational Report (MOR) - **FDEP**
- Fill out and submit the monthly well readings - **SWFWMD**
- Fill out and report monthly monitoring well levels - **SWFWMD**
- Fill out and report monthly water loss data - **SWFWMD**



Quarterly Operations Sampling and Reporting

Water Operations Tasks - Regulatory Agency

Quarterly: Operator personnel will:

- Collect 7 Chloride, Sulfate and Total Suspended Solids samples - **SWFWMD**
- Collect 4 Stage 1 Disinfectant Byproducts sample - **FDEP**
- Collect 1 Stage 2 Disinfectant Byproducts sample - **FDEP**
- Fill out and submit Disinfectant Byproducts Report - **FDEP**
- Fill out and submit Chloride, Sulfate, and TDS report - **SWFWMD**
- Sample Well 1 at Huey Street for Xylene's - **FDEP**



Water Operations Annual Sampling and Reporting

Annually, the Water Operators will:

- Sample Well 1 at 501 WTP for Dalapon - **FDEP**
- Sample Well 1 at Oxford WTP for Dalapon - **FDEP**
- Sample Well 1 at Ashley WTP for Toluene - **FDEP**
- Sample UCMR 5's (Unregulated Contaminants) - **FDEP**
- Sample all Wells for Nitrate - **SWFWMD**
- Sample 60 lead and copper samples bi-annually - **FDEP**
- Submit Certification of Notification of Lead and Copper Sample results - **FDEP**
- Conduct and report 13 effluent flow meter accuracy tests - **SWFWMD**
- Submit the Annual water rate report - **SWFWMD**
- Submit the Annual water loss report - **SWFWMD**
- Submit Flow meter accuracy test reports - **SWFWMD**
- Submit Leak detection & Repair Report - **SWFWMD**
- Submit Lead Line Inventory - **EPA**
- Submit Teir 2 (Hazard Chemical) Report - **EPA**
- Submit CCR Report - **FDEP**
- Submit Certification of Notification for CCR - **FDEP**
- Submit Cross Connection Control Report - **FDEP**
- Update and submit Environmental Management plan - **SWFWMD**
- Submit Collections system Action Plan - **FDEP**
- Submit Collections system Maintenance report - **FDEP**

Please note: All listed sampling and reporting have designated time frames to collect and report per their designated regulatory agency. Several of these samples have a one-week time frame to collect or there will be a compliance violation that requires public notification.



Summary:

Our operations staff work diligently to improve and maintain the highest possible water quality. This division represents the face of our department's success. Their work and dedication to their craft are truly exemplary. Below is a summary of the annual tasks completed with 0 deficiencies!

- **296** regulatory samples collected, analyzed, and recorded.
- **137** regulatory reports filled out and submitted to three different regulatory agencies.