



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
December 9, 2025 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting November 12, 2025, at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. A25-4018 - PLAT - Matteo Oaks
Parcels C36-003 and C36-102**

The applicant is seeking approval from the Project Review Committee for a minor modification to the previously approved Matteo Oaks Improvement Plan (PLAT 2408-008) consisting of revisions to the setbacks. **Staff recommends**

approval.

2. **A25-4023 - Monarch Ranch North Planned Development**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

Staff recommends approval

3. **A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading**

Parcel F12-082

The applicant seeks approval from the Project Review Committee for the Monarch Ranch Bldg 1 Mass Grading that includes tree clearing, grading and drainage on 49.406 acres, MOL. Backed by the State of Florida since 2008, this Monarch Ranch Industrial Overlay has partnered with Sumter County to advance this Primary Economic Activity Center into the state's premier industrial hub. With its ongoing collaboration with Duke Energy, the site has the potential to become one of only two "Mega Sites" statewide. Tree mitigation requirements will be addressed collectively as part of the overall project through a planned development. **Staff recommends approval.**

VI. ADJOURNMENT

December 9, 2025 10:00 AM

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Project Review Committee Regular Meeting November 12, 2025, at 10:00 AM

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PROJECT REVIEW COMMITTEE
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 November 12, 2025 10:00 AM
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Absent
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting October 14, 2025, at 10:00 AM.

The summary minutes from the October 14, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by City Manager McHugh. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2411-011 Densan Park Ph 3 Improvement Plan

Development Services Director Strickland read aloud PLAT 2411-011 Densan Park Ph 3 Improvement Plan. The applicant sought a favorable recommendation from the Project Review Committee for Phase 3 of the Densan Park subdivision, an improvement plan consisting of 62 single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on parcels D08-040, D08-018, and D08-016, consisting of 15.28 acres, MOL. Hall Robertson, on behalf of the developer, was present for the hearing. He stated they were working on a complete inventory, which should be finished in the next few weeks. He noted with certainty that it would be resolved by the commission meeting. David Springstead, with Springstead Engineering, was present as well, and stated he had communicated with the landscaping company, who supplied some of the tree count. He assured staff they would get a final inventory submitted for review.

Strickland then addressed the amenities for the project, inquiring if they would be included under separate cover. Planner Page and Springstead stated the amenities were part of Phase II, and the open space was being extended into Phase III as passive recreation.

Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the plat subject to resolution of the outstanding comments. Motion carried unanimously.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

2. A25-0257 - SP - Oxford Professional Plaza Building Addition

Development Services Director Strickland read aloud case number A25-0257 - SP - Oxford Professional Plaza Building Addition. The applicant sought a favorable recommendation from the Project Review Committee for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza on parcel D20-050, consisting of 3.63 acres, MOL. Strickland stated that the applicant had also submitted two technical waiver requests — one for the landscape buffer requirements along portions of the property adjacent to the FDOT retention pond, and the second was to use corrugated metal siding which showed as a prohibited material in the Design District Standards. However, the existing building was built with that material as it was located in the county at the time. The addition would be the last infill building for the existing plaza. As for the landscape buffer waiver, the justification stated that with parking and building constraints, buffers had been provided to the greatest extent possible. Tyler Counts with Clymer Farner Barley was present on behalf of the project. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the site plan with the technical waivers. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

3. A25-0765 (PLAT) The Winston Improvement Plan

Development Services Director Strickland read aloud case number A25-0765 (PLAT) The Winston Improvement Plan. The applicant sought a favorable recommendation from the Project Review Committee for the Winston Subdivision, an improvement plan consisting of 295 single-family detached residence dwelling units with associated amenities, infrastructure, and landscaping buffers on parcels D19-006, D19-007, D19-112, and D19-113, consisting of 83.158 acres, MOL. Strickland stated that the applicant had also submitted a technical waiver regarding the requirement that the garage should not comprise more than 50% of the front elevation of the home when viewed from the street. The applicant provided a justification statement and calculations that showed overall, the garage would not comprise more than 50% of the entire front facade.

Cole Buck with the Alann Engineering Group, Kelsey Hansen-Walter with Cobb Cole, and Jake Baron with Housing were present on behalf of the project. Strickland provided background on the project for the committee. Buck inquired about the 280' eastbound turn lane listed, and advised they had received relief from Sumter County. They were approved for a 180' turn lane instead because the lane was coming to a stop, so the county removed the deceleration distance requirement for the turn lane. Buck stated he could forward the documentation, and Development Services Director Then advised staff would follow up with the county.

Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the plat and associated waiver. Motion carried unanimously.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

4. A25-1588 Tillman Villas Final Plat

Development Services Director Strickland read aloud case number A25-1588 Tillman Villas Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on parcel C36-005, totaling 19.91 acres, MOL. Ed Kassik with LGI Homes was present by phone on behalf of the project. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the plat. Motion carried unanimously.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

5. A25-3342 (SP) Florida Heart & Vascular

Development Services Director Strickland read aloud case number A25-3342 (SP) Florida Heart & Vascular. The applicant sought a favorable recommendation from the Project Review Committee for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces were Florida ADA accessible and with associated infrastructure on parcel G16M001, consisting of 0.83 acres, MOL. Strickland stated that a technical waiver was requested to eliminate a separate 10' x 40' loading zone as deliveries would be by a standard UPS/Fedex truck only

occasionally and parked for a limited amount of time during business hours. A designated loading zone would take up 4 parking spaces that were needed for employees and patients. She provided further staff explanation of support. Keith Riddle with Riddle Newman Engineering was present on behalf of the project. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to approve the site plan and associated technical waiver. Motion carried unanimously.

RESULT:	Passed
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

6. A25-3710 (SP) VOSO Phase 31H1 Master Plan

Development Services Director Strickland read aloud case number A25-3710 (SP) VOSO Phase 31H1 Master Plan. The applicant sought a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on parcels K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, and K24-001, consisting of 767.25 acres, MOL. Tyler Counts with Clymer Farner Barley was present on behalf of the project. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the site plan. Motion carried unanimously.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:29 a.m.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

Approval Signature

Date

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: A25-4018 - PLAT - Matteo Oaks

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-4018 - Plat - Matteo Oaks
Parcels Number	C36-003 and C36-102
Acreage	45.16 +/-
Property Location	The subject property is generally located on the west side of CR 209, approximately 0.38 miles south of the intersection of CR 209 and E C 462.
Owner/Applicant	ACM Orlando Properties, LLC
Date	12/3/2025

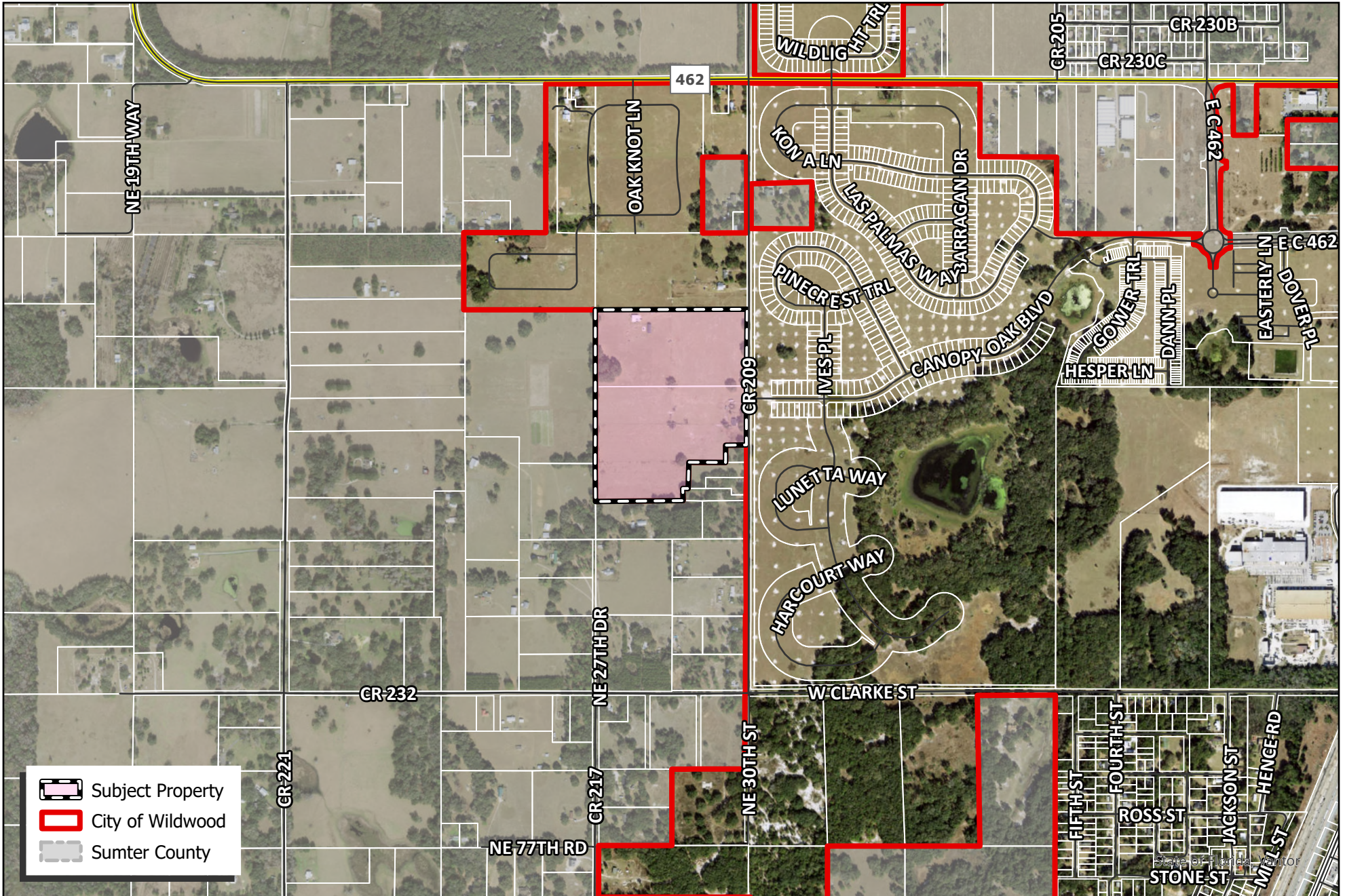
The applicant is seeking approval from the Project Review Committee for a minor modification to the previously approved Matteo Oaks Improvement Plan (PLAT 2408-008) consisting of revisions to the setbacks.




The applicant has applied for a technical waiver to waive the requirement for varied front yard setbacks within the Design District Standards 2(D)(5). Staff does not believe sufficient justification has been provided to support the waiver request.

A25-4018 is expected to meet the criteria set forth in the Design District Standards subject to the approval of the technical waiver, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.



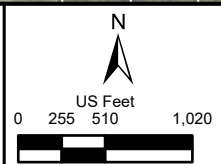
Alex Lammers
Planner I, Development Services



-  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



#A25-4018
MATTEO OAKS
 PARCELS C36-003 & C36-102

MAP 1B
LOCATION
MAP
NOV 2025

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	PLAT 2024-06-20	2024-06-20	APPROVED
SWFWMD	49048093_000	2024-06-20	APPROVED
FDEP WATER	0124848-851	2025-06-07	APPROVED
FDEP SEWER	0482072-001-COW/GCM	2025-07-30	APPROVED

DATE	REVISIONS	BY
11/09/2025	CITY OF WILDWOOD MINOR MOD	TDC



This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

Digitally signed by Tyler D Counts
Date: 2025.12.03 16:30:16-0500

IMPROVEMENT PLANS OF MATTEO OAKS

PROJECT TEAM

OWNER/DEVELOPER
ACN ORLANDO PROPERTIES, LLC
MANAGER: MATHEW GILLID
360 VISTA OAK DR
LONDONDERRY, FL 32779
(407) 953-7500

ENGINEER
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
TYLER D. COUNTS, PE
FL LIC. NO. 99005
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
JAMES H. BLAIR, PSM
FL REG. NO. 18917
(352) 748-3126

UTILITY CONTACTS

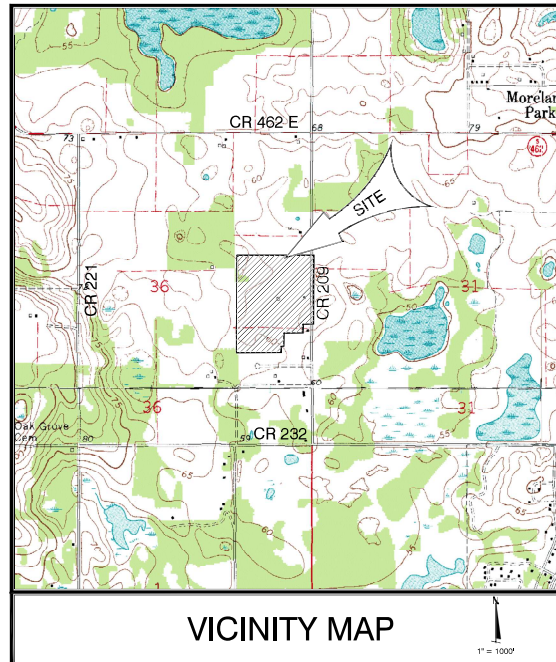
WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(352) 830-1346

ELECTRICAL POWER UTILITIES
SUMNER ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 301
SUMNERVILLE, FL 32086
(352) 709-8901, EXT. 1590

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8550 NE 44th DR
WILDWOOD, FL 34785
(352) 748-0236

CABLE TELEVISION/INTERNET/TELEPHONE
SPECTRUM
3511 QUEEN PALM DR
TAMPA, FL 33619
(813) 302-0121

LANDSCAPE ARCHITECT
MICHAEL PARE AND ASSOCIATES, P.A.
2351 S.E. 17TH STREET
OCALA, FL 34471
MICHAEL PARE
(352) 351-8500



VICINITY MAP

SECTION 36; TOWNSHIP 18 SOUTH; RANGE 22 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
DESIGN SPEED = 20 MPH
POSTED SPEED = 20 MPH

NOTE: IMPACT FEES WILL BE PAID AT THE TIME OF THE ZONING CLEARANCE APPLICATIONS FOR EACH INDIVIDUAL HOME

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL PHOTOGRAPH
04	IMPROVEMENT PLAN
05	PRE-DEVELOPMENT BASIN MAP
06	POST-DEVELOPMENT BASIN MAP
07	DEMOLITION PLAN
08	INDEX & GEOMETRY PLAN
09	SIGNING & MARKING PLAN
10	MASTER STORM PLAN
11	MASTER SANITARY PLAN
12	WATER DISTRIBUTION MASTER PLAN
13	01 PLAN & PROFILE
14	02 PLAN & PROFILE
15	03 PLAN & PROFILE
16	04 PLAN & PROFILE
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18	06 PLAN & PROFILE
19	07 PLAN & PROFILE
20	GRADING MASTER PLAN
21	GRADING MASTER PLAN
22	INTERSECTION GRADING PLAN
23	INTERSECTION GRADING PLAN
24	AMENITIES SITE PLAN
25	AMENITIES GRADING PLAN
26	AMENITIES DRAINAGE & UTILITY PLAN
27	GENERAL DETAILS
28	CITY OF WILDWOOD DETAILS
29	CITY OF WILDWOOD DETAILS
30	CITY OF WILDWOOD DETAILS
EC-1	EROSION CONTROL PLAN
LS-01	LIFT STATION
PE-1	PHASING EXHIBIT



MATTEO OAKS

GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
- THE CITY OF MILWOOD WILL OWN AND MAINTAIN THE LIFT STATION, ROADWAYS, WATER, WASTEWATER AND REUSE UTILITIES, AND THE DEVELOPER WILL GRANT ALL NECESSARY EASEMENTS FOR OWNERSHIP OF UTILITIES.
- THIS PARCEL IS LOCATED WITHIN 'CITY OF MILWOOD'
- THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION
 - FOOT STANDARD PLANS FOR ROAD CONSTRUCTION
 - CITY OF MILWOOD LAND DEVELOPMENT REGULATIONS
 - CITY OF MILWOOD STANDARD SPECIFICATIONS
- ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF MILWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
 - CITY OF MILWOOD
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
 - FDEP WATER AND SEWER
 - LOCAL UNDERGROUND UTILITIES
 - FDEP NPDES STORMWATER
- ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
- CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
- PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
- CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONS OF THE WORK, ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCULING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
- AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
- THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHO SHALL BE ZONED IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ANY OFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
- ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
- ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
- CONTRACTOR SHALL STATE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
- CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
- CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
- CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
- IF ITS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PERSONS AND VEHICLES IN ALL WORK AREAS, THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
- CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD, CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
- ALL FOOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARDS, LATEST EDITION.

PAVING, GRADING & DRAINAGE NOTES:

- SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS. INsofar as they APPLY TO THESE DESIGNS HEREIN AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
- DURING CONSTRUCTION THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ON-SITE AND OFF-SITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES, ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
- THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEERS APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILT MUST BE FURNISHED.
- GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARMER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
- ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOO OR SEEDED SURFACE).
- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
- PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND INVERTS OF MANHOLES AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
- ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
- CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL ENGINEER TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITEWORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
- DURING CONSTRUCTION THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTIONS COMPLETE.
- NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
- CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-PURVE INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA, STANDARDS.
- ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOO SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITH LANDSCAPE ISLANDS, TRACTS, OR MEDIANS, WHERE SUCH TREATMENT DOES OCCUR. IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SLOES ACCESSIBLE TO OWNERS LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND ARE TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
- ENGINEER RESERVES THE RIGHT TO WITH-HOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
- SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAN OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
- CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE FOND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
- CONTRACTOR/BIDDER SHALL OBSERVE OFF-SITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
- OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVEREXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEDED, AND/OR RESEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNERS SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER POND WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OR RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
- SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTINGS AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDINGS.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

- STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
- ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
- ALL TYPE 'P' STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER.
- ALL TYPE 'U' STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER.
- ANY WELLS ENCLOSED DURING CONSTRUCTION NOT IDENTIFIED IN THIS PLAN WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-631(2), F.A.C.
- PROTECTED WILDLIFE SHALL BE RELOCATED IN ACCORDANCE WITH THE FLORIDA WILDLIFE CONSERVATION COMMISSION PRIOR TO DEVELOPMENT.
- CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER, FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
- PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
- UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
- UNDERDRAIN DRAINAGE PIPE SHALL BE PVC PER ASTM D3534 SCR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
- ALL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOTECHNICAL CONSULTANT.
- CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TOWNSHIP DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
- SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION, AFTER PLACEMENT AND FIELD COMPACTION. THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL. TENSORS AND TO PERFORM LABORATORY TESTS. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

STORMWATER NOTES:

- STORMWATER RETENTION/DETENTION SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 100' OF AN EXISTING PUBLIC WATER SUPPLY WELL, AND NOT CONSTRUCTED WITHIN 75' OF AN EXISTING PRIVATE DRINKING WATER WELL.

AMERICANS WITH DISABILITIES ACT NOTES:



- THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS, COMPLIANCE WITH SECTION 553.509 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023) FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC). IS MANDATORY IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:
- ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 40' WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HS OR HER OWN VEHICLE. 5505.1 AND 5505.3. FACBC AND FS 555.5041.
 - ACCESSIBLE PARKING SPACES AND ACCESSIBLE SEATING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (PUG) PARKING TO AN ACCESSIBLE ENTRANCE. 5505.1.1. FACBC AND FS 555.5041 (B)(8).
 - ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. 5502.2 AND 5502.4. FACBC.
 - ACCESSIBLE SPACES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 6' WIDE WITH DIAGONAL STRIPING. 5502.4. FACBC
 - PARKING SPACES AND ACCESSIBLE ASLES SHALL BE LEVEL (NOT TO EXCEED +/-48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: 5502.1 AND 5502.3. FACBC
 - ACCESSIBLE PARKING SPACES SHALL BE FDOT APPROVED AND SHALL READ "PARKING BY DISABLED PERMIT ONLY" AND SHALL INDICATE A 2500 FPM FOR LEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGNS). RE: 5502.4. FACBC AND FS 555.5041.
 - CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCRDACH UPON PARKING SPACES, ACCESSIBLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: 5405.2, 5405.2 AND 95. FACBC
 - A LANDINGS WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION FOR ALTERNATES, WHERE THERE IS NO LANDING, CURB RAMP SIDES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: 5408. FACBC
 - ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH 5405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: 5405.7. FACBC
 - ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: 5101.6 FBC-8 FLORIDA BUILDING CODE - BUILDINGS AND 5505.10 FACBC
 - ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: 5205. 5402 AND 5405. FACBC.
 - CONNECT BUILDINGS WITHN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: 5206. FACBC.
 - * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: 5500.2.2. FACBC
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY, THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 22 EAST HAS A BEARING OF N00°04'06"W.

SURVEY NOTE:

LEGAL DESCRIPTION:

PARCEL C08-102
 THE SOUTH 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 209 ACROSS THE EAST SIDE THEREOF

PARCEL C08-005
 NORTH HALF (N 1/2) OF NORTH HALF (N 1/2) OF NORTH EAST QUARTER (NE 1/4) OF SOUTH EAST QUARTER (SE 1/4) OF SEC. 36, TOWNSHIP 18, RANGE 22 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA,
 AND
 SOUTH HALF OF THE NORTH HALF OF THE NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER, SECTION 36, TOWNSHIP 18, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS BEING AT SOUTH-EAST CORNER OF SOUTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE SOUTH-EAST 1/4, SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST FOR POINT OF BEGINNING, THENCE RUN NORTH 150 FEET, THENCE WEST 200 FEET, THENCE SOUTH 150 FEET, THENCE EAST 200 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA,
 AND
 BEGIN AT THE N.W. CORNER OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF 1/4 SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, IN SUMTER COUNTY, FLORIDA AND RUN S. 0 DEGREES 02' 15" W. ALONG THE WEST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 A DISTANCE OF 501.36 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE SE 1/4; THENCE N. 89 DEGREES 59' 30" E. ALONG THE SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 A DISTANCE OF 757.89 FEET; THENCE N. 0 DEGREES 07' 07" E. 100.00 FEET; THENCE N. 89 DEGREES 59' 50" E., 46.00 FEET; THENCE N. 0 DEGREES 09' 07" E., 226.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4; THENCE S. 89 DEGREES 52' 09" W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE N.E. 1/4 A DISTANCE OF 605.86 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA,
 LESS RIGHT-OF-WAY FOR COUNTY ROAD 209 ON THE EAST SIDE OF THE ABOVE DESCRIBED REAL PROPERTY

DATE	ISSUED	REVISIONS	BY
	REVISED	REVISIONS	DATE
DATE	ISSUED	REVISIONS	BY
	REVISED	REVISIONS	DATE
 CFB CLYMER FARMER BARLEY, INC. 4100 NE COMBINE ROAD, FT. LAUDERDALE, FL 33309			
GENERAL NOTES			
SAVE DATE: 3/25/2025 CHECKED BY: RMP PROJECT #: 2500245003 FILE NAME: 250024			
			
SHEET NUMBER 02			



City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
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PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Matteo Oaks

PROJECT NUMBER: PLAT 2408-008

1. Briefly describe your waiver request:

This waiver request is to the varying front setbacks for single family neighborhoods, as required by the design district standards.

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

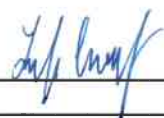
Specifically, this waiver request is to Chapter 2, (D) Streetscape, (5) Variable Front Yard Setbacks of the design district standards.

3. Please provide the justification for your waiver request:

The home builder for the Matteo Oaks development will be Lennar Homes, which will be a welcome new addition to the group of builder's in Wildwood. Lennar is proposing multiple models in their 2.0 product line, which includes a wide variety of finishes. The 2.0 product line includes more elegant finishes than base models. Elevations for each model and each possible finish is attached to this request. Lennar has indicated that the color pallet is is flexible, and understands will need to be approved by the City. The wide variety of finishes and flexibility of possible color pallet's will continue to facilitate an interesting and varied street scape, which is the main goal of the variable front setbacks.

Name (print): Tyler Counts

Date: 12-3-2025

Signature: 

FOR OFFICE USE ONLY

- recommends approval
- recommends approval with the following conditions:

- recommends denial/table item/other: _____

Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: A25-4023 - Monarch Ranch North Planned Development

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number:	A25-4023 - PD - Monarch Ranch North
Ordinance Number:	O2025-62
Owner/Applicant:	75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC
Property Location:	The property is generally located south on SR 44, 0.52 miles west of the intersection of N US 301 and SR 44.
Parcel:	F12-082
Acres:	49.406 +/-
Date:	11/25/2025

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

Per City of Wildwood Land Development Regulations Sec. 8.6(E) The City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan, as the current future land use designation is Industrial (IND), which is intended to accommodate a mix of industrial uses. The City of Wildwood remains a desirable and attractive city for residential, commercial, and industrial developments. The City of Wildwood addresses conservation, recreation and

open space areas within our comprehensive plan. However, it also addresses intergovernmental coordination and the State has also made provisions within Florida Statutes 380.0657 and 288.005 for certain economic development projects, such as target industrial businesses and/or certain intermodal logistics-centers projects, to be considered high-priority and provide concessions due to the diversification of the tax base and encouragement in capital investment and job growth designed to improve the quality of life for our residents.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc.;

The proposed change will not adversely affect public facilities. City utilities, including potable water and wastewater, will service the site. At this time, reuse is not available. However, once it becomes available, the owner/developer will work with the Utilities Department to connect to reuse. The owner/developer is currently in negotiations with the City regarding water and wastewater provisions.

(3) That changed or changing conditions make the passage of the proposed amendment necessary;

Duke Energy has identified the industrial site as having the potential to be “one of only two ‘Mega Sites’ in the State of Florida.” The industrial development of the site has received support from Sumter County, which will be a driving force for economic development in the area. The City of Wildwood works diligently to balance protecting the environment by requiring a certain level of detail and protective measures for natural resources, but also adheres to property rights provisions within the Florida Statutes that can lead to significant economic development for the region. Many of these agreements have been in place for several decades and which have been drafted in coordination with all relevant jurisdictions and agencies to improve the delivery of services necessary to keep up with the population growth.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

The applicant has submitted a Transportation Impact Analysis accepted by Sumter County that requires no improvements at this time. However, as the site expands and develops, additional traffic impact studies shall be required. Any improvements identified at that time shall be made by the developer. Each development is reviewed in accordance with the City's Land Development Regulations as well as any other developer's agreements and/or planned development agreements in place, which adhere to criteria designed for the safety, welfare and well-being of the community.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not deter the improvement or development of adjacent properties. Adjacent properties will be allowed to develop in accordance with their future land use and zoning designations assigned by their jurisdictions. The majority of the adjacent property to the west and south is under the same entity/developer, who has control and ownership of the parent parcel. A master drainage plan will serve the overall development and be applied as each phase is developed.

Staff recommends approval of Ordinance O2025-62.

DATED: 11/26/2025

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-62

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Wildwood, Florida (the City) adopted Ordinances Nos. 2025-29 and 2025-30 which approved Industrial land use and M-1 zoning for this property on July 28, 2025;

WHEREAS, 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC (the Owners) filed with the City of Wildwood a Planned Development (PD) application on or about October 10, 2025;

WHEREAS, the Owners seek to create the Monarch Ranch North PD to establish a new industrial park south of State Road 44, west of the CSX railroad tracks, and north of the Florida Turnpike within the City;

WHEREAS, the Monarch Ranch North PD will establish the initial development of a larger industrial project that will have a significant economic impact on Sumter County and the City of Wildwood in terms of employment and new investment in the community;

WHEREAS, future development will expand the industrial park south of the Florida Turnpike and west toward I-75 on properties that have been identified by Sumter County and the State of Florida as a job growth/high economic site due to its location adjacent to and significant frontage on I-75 and the Florida Turnpike;

WHEREAS, Sumter County is coordinating with the State of Florida to actively market this property to potential users;

WHEREAS, the term “Mega Industrial Site” is applicable to the larger industrial center at build out with the potential to produce a significant economic benefit, including high-wage jobs, to the Central Florida region;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developers" or "Owners") for a Commercial/Industrial Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____, _____. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on _____, ____ and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Monarch Ranch North Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on October 10, 2025, by the Developer.
- B. That all applicable fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 49.4± acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.

- F. That the City has complied with the due notice requirements of subsection 3.3(B) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Commercial/Industrial Planned Development of the lands described in Exhibit “A.”
- B. That the zoning district of the subject land described in Exhibit “A” are classified as “M-1: Industrial” on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan (the Concept Plan) prepared by Clymer Farner Barley Engineering, Inc. dated October 8, 2025, is incorporated into this Ordinance as Exhibit “B” attached hereto. The Concept Plan is substantially consistent with City of Wildwood Comprehensive Plan and illustrates the general location of industrial uses, the transportation network, and open space.

- C. Development Program. The Project will consist of a maximum of 500,000 square feet of industrial development with a minimum of 20% open space provided. The project shall be developed in accordance with the Concept Plan and this Section. Principal and accessory uses shall be permitted that are identified in Exhibit “C” of this Agreement and those permitted in the M-1 zoning district as listed in Chapter 3, Table 3-6 of the City of Wildwood Land Development Regulations.
- D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Project Review Committee, the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development. The Owner may apply to amend this Agreement or apply to create a new Planned Development to further develop their landholdings.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Development Standards. The Project shall adhere to the Monarch Ranch North PD district standards prescribed in Exhibit “C” to this Agreement. These standards include, but are not limited to setbacks, buffering, landscaping, lighting, design standards, and roadway criteria.
- G. Transportation.
- 1) Access. The Project will have direct access to State Road 44, a four-lane state-maintained roadway. Internal circulation will be consistent with the Concept Plan included as Exhibit “B”.
 - 2) Internal Roadways.
 - a. Individual land uses shall be interconnected with internal roadways or driveways as shown on the Concept Plan. All roads shall be designed to the standards prescribed in Exhibit “C” to this Agreement.
 - b. The Project shall provide transportation interconnectivity between adjoining parcels as shown on Exhibit “C” to this Agreement.
 - 3) Improvements.
 - a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County’s impact fees ordinances.
 - b. No offsite improvements are required per the Traffic Impact Study performed by Kimley Horn dated May 2025. However, Developer acknowledges that additional Traffic Impact Studies will be required as the Monarch Ranch Industrial Park expands to adjoining properties. Future transportation improvements may be required by the City, Sumter County, or the Florida Department of Transportation as warranted by future Traffic Impact Studies.

H. Environmental Impacts

- 1) Wetlands. The Project is expected to impact a 0.6 acre wetland in the southern portion of the development. The Developer shall coordinate with the Southwest Florida Water Management District on impacts to this wetland.
- 2) Listed Species. The Developer has submitted an analysis that states the Property does not have any protected species.
- 3) Future Analyses. Developer acknowledges that additional studies will be required as the Monarch Ranch Industrial Park expands to adjoining properties. Future transportation improvements may be required by the City, Sumter County, or the Florida Department of Transportation as warranted by future Traffic Impact Studies.

- I. Tree Mitigation Exception. The Project is exempt from the City's tree protection requirements found in Section 6.10 of the City's land development regulations due to the significant economic development benefit provided to the City and the region. This exception only applies to this initial development of the Monarch Ranch North PD as reflected in the Concept Plan in Exhibit "C". Developer acknowledges the City is an active participant in the Arbor Day Foundation's Tree City USA program for the last 35 years and is committed to preserving trees, particularly Live Oak species of trees. At the time of future Project expansion, the City and Developer will closely coordinate and balance strategies to further the City's intent to both protect trees and encourage economic development.

J. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will be served by central potable water and wastewater prior to issuance of any Certificate of Occupancy. Developer and City are currently negotiating an agreement to address the provision of these services. Reuse water is not currently available to the Project, but Developer will connect to the City's reuse system once available.
- 2) Easements. In addition to existing easements, where utilities are owned and maintained by the City, the Developer shall provide a 15 foot utility easement along the rights-of-way where such utilities are located. No permanent structures may be constructed within the utility easements. Easements are permitted within the required landscape buffers and setback areas.
- 3) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 4) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 5) Underground Utilities. All utilities on site shall be located underground. The Developer is responsible for running utilities underground for the Project.

The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground. Gas utility may be provided at the sole discretion of the developer. Provision of gas shall meet all County and State standards and regulations.

- K. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas and open space within the Project shall be the responsibility of the property owner, or its designee, at no cost or obligation to the City. In the event of noncompliance with this Ordinance, the Monarch Ranch North PD district standards prescribed in Exhibit “C”, or the City Land Development Regulations, the City maintains the right to enforce same against the property owner by and through its code enforcement procedure and special magistrate.

- L. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood and Sumter County prior to issuance of building permits shall also be applicable to the Planned Development.

- M. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4: SEVERABILITY

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

SECTION 5: 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.

SECTION 6: EFFECTIVE DATE

This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this ___ day of _____, ____.

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:

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.

EXHIBIT B

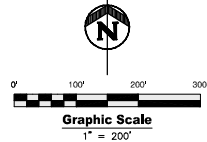
CONCEPTUAL PLAN

EXHIBIT C

MONARCH RANCH NORTH PD DISTRICT STANDARDS



- LEGEND**
- INDUSTRIAL
 - R.O.W.
 - DRA
 - OPEN SPACE



SITE DATA

1. SITE ACREAGE: 49.4 ACRES
2. ZONING: M1
LOCATED IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA
3. FUTURE LAND USE: IND
4. DESIGN DISTRICT: INDUSTRIAL
5. BUILDING TYPE: TO BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL
6. DENSITY: 49.4 AC = 2,151,864 SF X 0.5 F.A.R. = 1,075,932 ALLOWABLE INDUSTRIAL FLOOR AREA
PROPOSED INDUSTRIAL FLOOR AREA ~500,000 SF
7. BUILDING SEPARATION: 50' MINIMUM.
8. BUFFERS/SETBACKS: 25' LANDSCAPE BUFFER / SETBACK ALONG STATE ROAD 44
20' LANDSCAPE BUFFER / SETBACK ALONG PROPERTY OWNED BY DEVELOPER & WORRELL & WORRELL & CITY OF WILDMOOD PROPERTIES
0' LANDSCAPE BUFFER 10' SETBACK ALONG THE SOUTH & WEST SIDES OF THE PROJECT BOUNDARY
NOTE: TREE LOCATIONS SHOWN ON CONCEPT PLAN ARE SUBJECT TO CHANGE PENDING FINAL BUFFER DESIGN.
9. EASEMENTS: 20' PROPOSED SANITARY EASEMENT ALONG THE EASTERN PROJECT BOUNDARY
10. LAND USE TABLE:
TOTAL AREA = 49.4 ACRES
OPEN SPACE REQUIRED 20% = 9.9 ACRES
PROPOSED LAND USES:
 - DEVELOPMENT (INCLUSIVE OF BUILDINGS, PARKING, AND OTHER IMPERVIOUS SURFACES, OPEN SPACES ARE NOT INCLUDED) = 34.5 ACRES
 - R.O.W. (INCLUSIVE OF ALL AREA WITHIN RIGHT OF WAY, NOT INCLUDED IN OPEN SPACE CALCULATION.) = 5.0 ACRES
 OPEN SPACE CALCULATIONS:
 DRA (50% OPEN SPACE) = 1.1 ACRES
 OPEN SPACE WITHIN THE DEVELOPMENT = 8.8 ACRES
 ● TOTAL OPEN SPACE PROVIDED = 9.9 ACRES
 NOTE: ALL ACREAGE CALCULATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE DEVELOPMENT OF THE FINAL SITE PLAN.
11. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED ONSITE BY CITY OF WILDMOOD.
12. A WETLAND IS LOCATED ON SITE = 0.6 AC.
13. THIS PROJECT IS NOT LOCATED WITHIN A 100 YR FEMA FLOOD ZONE.
14. THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN PHASES,
BUILDING 1 - PHASE 1 2026
BUILDINGS 2 & 3 - PHASE 2 2027

LEGAL DESCRIPTION

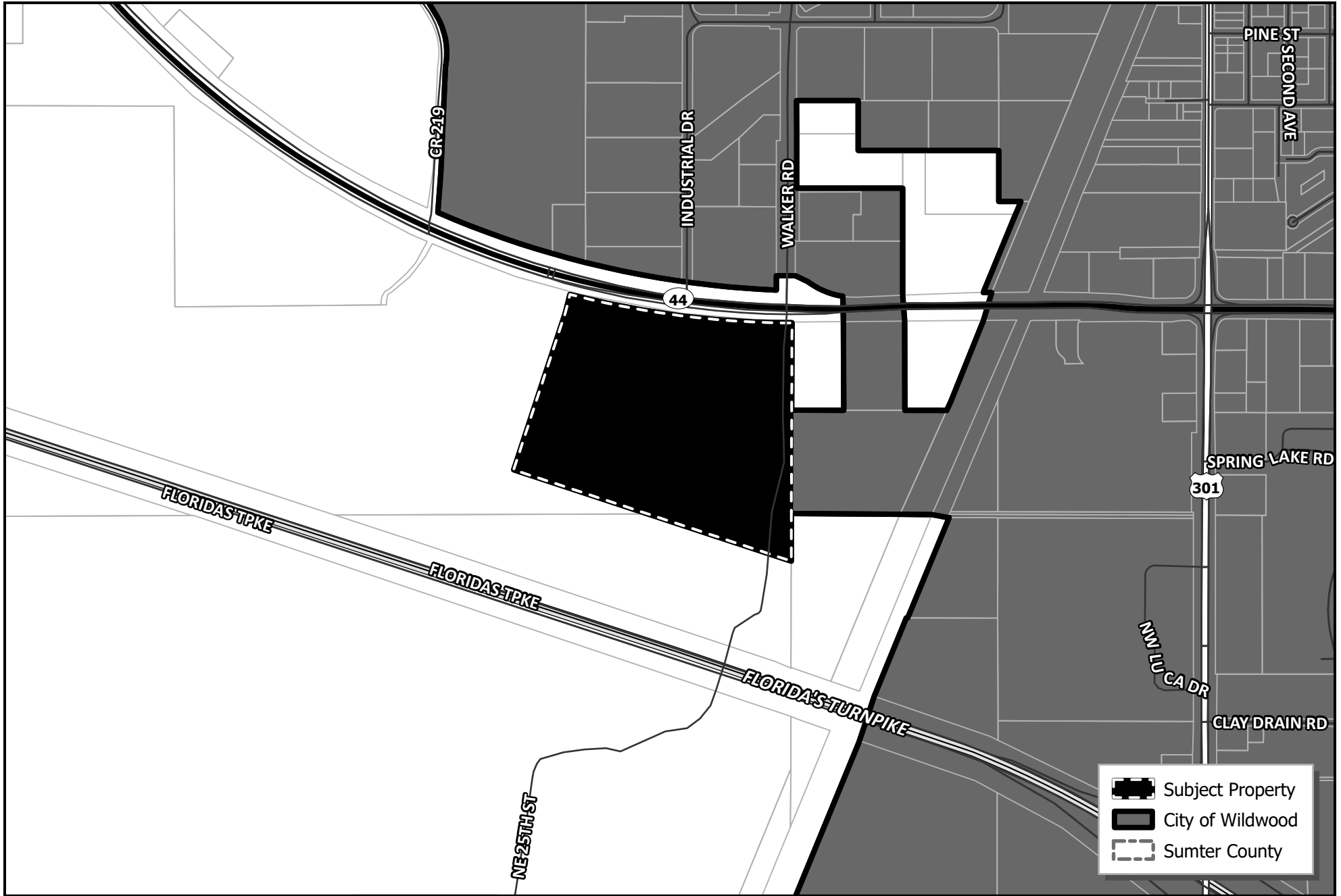
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NOTE:
THE INTERNAL PROJECT BOUNDARY, BUILDING LOCATIONS, PARKING AREAS, ROADWAYS, OPEN AREA, IMPERVIOUS AREA, AND D.R.A.'S ARE SUBJECT TO CHANGE.

BY									
REVISIONS									
DATE									
EXHIBIT "B"									
MONARCH RANCH CONCEPTUAL PLAN WILDMOOD, FL									
SAVE DATE	10/8/2025								
DRAWN BY	KJW								
CHECKED BY	JMC								
PROJECT #	SP2025-00378								
FILE NAME	RDR.PLAN								
SHEET NUMBER	1								

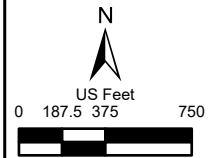
EXHIBIT A



	Subject Property
	City of Wildwood
	Sumter County

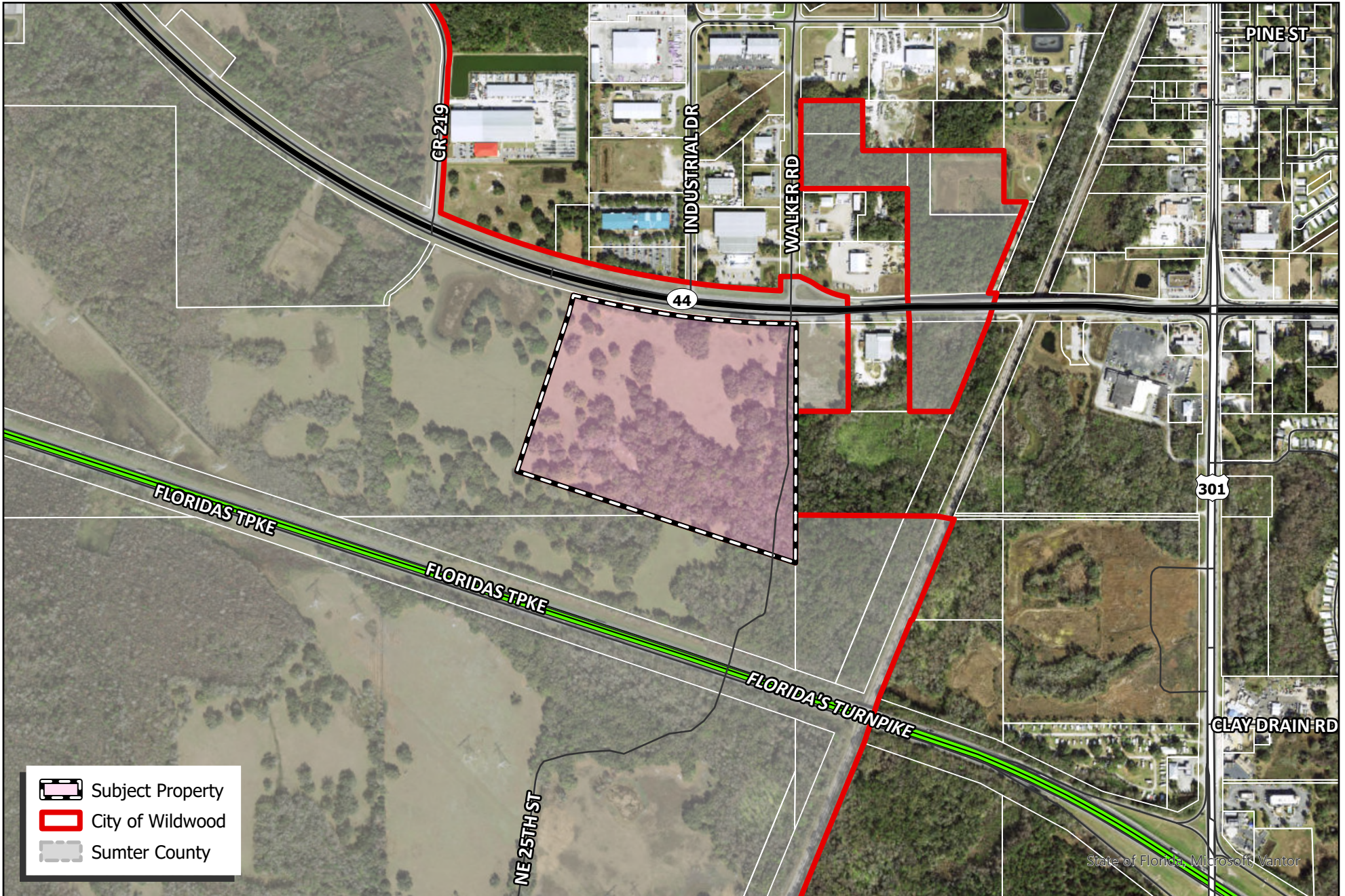





CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



#A25-4023
MONARCH RANCH NORTH
 PARCEL F12-082

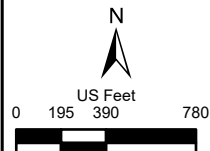
MAP 1A
LOCATION
MAP
NOV 2025



-  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



#A25-4023
MONARCH RANCH NORTH
 PARCEL F12-082

MAP 1B
LOCATION
MAP
NOV 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: O2025-62

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.

MONARCH RANCH NORTH
PLANNED DEVELOPMENT

Prepared For:

75 Turnpike VDC, LLC
And
75 Turnpike BDC, LLC
7978 Cooper Creek Boulevard
University Park, Florida 34201

Prepared By:

HOLTZMAN VOGEL [ON BEHALF OF NELSON MULLINS]
119 SOUTH MONROE, SUITE 500
WILDWOOD, FLORIDA 32301

OCTOBER 2025

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1. Project Summary
2. Owner and Agent Information
3. Existing Conditions
4. Future Land Use, Zoning and Compatibility
5. Adequacy of Public Facilities
6. Proposed Planned Development Amendment Language
7. Consistency of Planned Development with Comprehensive Plan and Land Development Regulations
8. Exhibits
 - a. Parcel and Location Map
 - b. Supporting Letters from Sumter County and Duke Energy
 - c. Environmental Analysis
 - d. Historical and Archaeological Analysis
 - e. Future Land Use and Zoning Maps
 - f. Traffic Analysis
 - g. Conceptual Development Plan
 - h. Project Development Standards
 - i. Aerial of Property
 - j. Planned Development Application Form
 - i. Owner and Agent Designation
 - ii. Legal Description

MONARCH RANCH NORTH

PLANNED DEVELOPMENT NARRATIVE

PROJECT NARRATIVE INCLUDING JUSTIFICATION AND SUPPORTING PLANNING ANALYSIS

I. PROJECT SUMMARY

75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC respectfully submits this Planned Development (PD) application and narrative to create the Monarch Ranch North PD. This PD will establish a new industrial park south of State Road 44, west of the CSX railroad tracks and north of the Florida Turnpike in the City of Wildwood. The property is well located approximately two miles east of the I-75 and Florida Turnpike interchange and with frontage on State Road 44. A location map and parcel map are attached as **Exhibit A**.

The Project is approximately 49.4 acres and will not exceed 500,000 square feet of non-residential development (Project). The City of Wildwood (the City) recently approved a future land use map amendment redesignating the property from General Commercial and Agriculture to Industrial. The PD boundary consists of a single parcel identified by the Sumter County property appraiser as Parcel ID#F12-082 and owned by 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC. The property is vacant and undeveloped.

This PD will establish the initial development of a larger industrial project that will have a significant economic impact on Sumter County and the City of Wildwood in terms of employment and new investment in the community. Future phased development will expand the industrial park south of the Florida Turnpike and west toward I-75. These properties have been identified by Sumter County and the State of Florida as a job growth/high economic site due to its location adjacent to and significant frontage on I-75 and the Florida Turnpike. Sumter County is coordinating with the State of Florida to actively market this property to potential users. The term "Mega Industrial Site" is applicable to the larger industrial center at build out with the potential to produce a significant economic benefit, including high wage jobs, to the Central Florida region. Supporting letters from Sumter County and Duke Energy are attached as **Exhibit B**.

The Project will have an industrial component with a wide range of industrial and manufacturing uses, outdoor and indoor storage, limited retail, office, business technology park and other similar uses.

The Project conditions are discussed in Section VI of this supporting narrative.

II. OWNER AND AGENT INFORMATION

Applicant / Property Owner	75 Turnpike VDC, LLC and 75 Turnpike BDC, LLC 7978 Cooper Creek Boulevard University Park, Florida 34201
Agents	Dzuro and Associates MS-2234 7580 Middleton Drive Middleton, Florida 34762 Email: brandon.matulka@thevillages.com Darrin Taylor Holtzman Vogel, PLLC 119 South Monroe Street, Suite 500 Wildwood, Florida 32301 Email: dtaylor@holtzmanvogel.com
Parcel	Parcel # F12-082

III. EXISTING CONDITIONS

A. EXISTING CONDITIONS AND ENVIRONMENTAL CONSTRAINTS

The property is vacant and undeveloped. The property has frontage on State Road 44, which is an urban corridor through the City of Wildwood. The site has been planned for intensive urban use by the City. The property to the north of State Road 44 is already developed with active industrial or heavy commercial uses. This amendment is consistent with the existing development pattern.

Breedlove Dennis & Associates (BDA) was engaged to review the approximate extent of wetlands that may be subject to federal, state, or local regulatory jurisdiction and assessed the occurrence and potential occurrence of state or federally endangered or threatened species (Listed Species) onsite. BDA identified that the amendment boundary comprises less than an acre of wetlands. BDA also identified no listed species on site.

For more information on the environmental resources on site please see the environmental consultant's report (see **Exhibit C**).

Archaeological Consultants, Inc. (ACI) was also engaged to analyze the potential for archaeological and historical resources. ACI conducted an archaeological and historical desktop analysis and concluded that there is a low probability of resources being found on the site. The results of the archaeological and historical resources analysis are included as **Exhibit D**.

The existing land uses surrounding the Property are identified below.

Existing Uses Surrounding the Property

North: Industrial and Commercial
South: Vacant/Undeveloped and the Florida Turnpike
East: Vacant/Undeveloped, CSX railroad and Commercial
West: Vacant/Undeveloped

IV. FUTURE LAND USE, ZONING AND COMPATIBILITY

The property is designated Industrial on the City’s Future Land Use Map (FLUM) and M-1 on the City’s Zoning Map. The City has planned for the lands along both sides of the State Road 44 west of US 301 as a heavy commercial/industrial corridor with its proximity to both I-75 and the Florida Turnpike. Industrial allows for a wide range of industrial and manufacturing uses, outdoor and indoor storage, limited retail, office, public, business technology park and other similar uses. The proposed industrial park is compatible with the surrounding area.

Table 1 below identifies the future land use and zoning districts surrounding the Property:

TABLE 1: SUMMARY OF FUTURE LAND USES AND ZONING

DIRECTION	FUTURE LAND USE	ZONING
NORTH	Commercial and Industrial	M-1 (Industrial) and C-3 (General Commercial)
SOUTH	Agriculture (Sumter County)	A10C (Agriculture - Sumter County)
EAST	Commercial, Public Facilities and Agriculture (Sumter County)	CH (Heavy Commercial - Sumter County), PEU (Public, Educational, Utilities) and A10C (Agriculture – Sumter County)
WEST	General Commercial (Sumter County) and Agriculture (Sumter County)	A10C (Sumter County – Agriculture)

Exhibit E provides a map of the future land and zoning districts for the parcels surrounding the Property.

V. ADEQUACY OF PUBLIC FACILITIES TO SERVE THE PROJECT

There are adequate public facilities in place or planned to serve the Project. The property is within the urban service area and electric, central water and sewer are available.

Transportation

Kimley Horn & Associates analyzed the transportation impacts of the proposed 500,000 square feet of industrial and determined that there is adequate capacity to support this amount of development. The supporting traffic analysis is attached as **Exhibit F**.

Potable Water

The City of Wildwood is the water provider for this Project. **Table 2** below analyzes the new potable water demand created by this Project.

Table 2: Maximum Potable Water Demand Projection for Project

Use	Entitlement	Estimated Rate	Total Water Usage
Industrial	500,000 square feet	0.1 gpd/gross sq. ft.	50,000 gpd

The City of Wildwood has adequate capacity available to serve this Project

Sanitary Sewer

The City of Wildwood is the sewer provider for this Project. **Table 3** below analyzes the new sanitary sewer demand created by this Project.

Table 3: Maximum Sanitary Sewer Demand Projection for Project

Use	Entitlement	Estimated Rate	Total Sewer Usage
Industrial	500,000 square feet	0.1 gpd/gross sq. ft.	50,000 gpd

The City of Wildwood has adequate capacity available to serve this Project.

Public School and Parks and Recreation

The Project will not impact the Sumter County School System or the City of Wildwood parks system because there is no residential component.

VI. PROPOSED PD COMPONENTS AND ANALYSIS

This PD includes the following:

1. An industrial component consistent with the M-1 land use district standards as established in Tables 3-4 and 3-6 of the City's Land Development Regulations.
2. A site conditions map;
3. A conceptual development plan (attached as **Exhibit G**) which proposes the following:
 - a. Approximately 39.52 acres (80% of the property) dedicated to industrial use which includes stormwater management areas;
 - b. The remaining 9.88 acres (20% of the property) are dedicated to open space;
 - c. The internal roadway circulation including the access connection to SR 44.

-
4. The Project Development Standards are based on the M-1 requirements which are attached as **Exhibit H**.
 5. The Project showing the required 20% open space.
 6. A PD overlay will need to be adopted for the property.
 7. An exemption from the City's tree mitigation requirements in Section 6.10 of the land development regulations based on the language provided below for economic development purposes.
 8. Exempt buffering requirements on the western and southern perimeter boundary due to common ownership and plans to include those properties in future expansion of the industrial park.

The tree mitigation exemption is needed to accommodate the immediate need for industrial development at this location. The Conceptual Development Plan clearly identifies the limited space on site for the three proposed buildings, parking and the required greenspace. Trees will be planted on site in the perimeter buffer areas except where areas are set aside for future expansion along the southern and western perimeter. The Developer has agreed to work with the City when the future expansion of the larger industrial park is planned to look for opportunities to both save and plant trees furthering the City's tree preservation goals.

The Developer is also requesting that no perimeter buffer is required along the western and southern boundaries. These properties are in unified ownership with this property and planned to be included in the development plan in the future. The Concept Plan clearly identifies that the boundary will serve as a shared parking lot for an additional building to be placed on the western property to the west in the future. The Developer is willing, if required by the City, to put a deed restriction or similar restriction on the adjacent commonly owned property so any future use of that property will have to consider this lack of a perimeter buffer from the existing development.

VII. CONSISTENCY OF PROPOSED PROJECT WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS.

A. CONSISTENCY WITH COMPREHENSIVE PLAN

The PD application is consistent with and furthers the following relevant policies from the Wildwood Comprehensive Plan:

FUTURE LAND USE ELEMENT POLICIES

GOAL 1 The City of Wildwood shall implement land use planning through comprehensive policies, regulations, capital projects and incentives to enhance the quality of life for its citizens, promote economic vitality, and accommodate future population in a sustainable and equitable manner.

CONSISTENCY: THE PROPOSED PROJECT WILL AUTHORIZE DEVELOPMENT ALONG THE STATE ROAD 44 CORRIDOR WHICH IS PLANNED FOR INTENSE COMMERCIAL AND INDUSTRIAL DEVELOPMENT. THE AMENDMENT WILL HELP GENERATE NEEDED EMPLOYMENT IN THE CITY WHILE PROTECTING ENVIRONMENTAL FEATURES.

OBJECTIVE 1.1 FUTURE LAND USE MAP - The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

Policy 1.1.1 The following FLU categories, along with their intended uses, densities, intensities (for non-residential development), and open space requirements are established:

c. Nonresidential FLU Categories

FLU Category	Description	Maximum Intensity
Industrial (IND)	Intended to accommodate a wide range of industrial uses including mining after approval as a conditional use	0.5 FAR or 70% ISR, whichever is less

CONSISTENCY: THE PROPOSED PROJECT WILL DEVELOP CONSISTENT WITH THE USES AND MAXIMUM INTENSITY STANDARDS ESTABLISHED IN POLICY 1.1.1.

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

CONSISTENCY: THE PROPOSED PROJECT FRONTS THE STATE ROAD 44 CORRIDOR. THESE LANDS ARE ALREADY APPROVED FOR URBAN DEVELOPMENT AND PROVIDE FOR A LOGICAL EXTENSION OF THE CITY'S MUNICIPAL BOUNDARY.

Policy 1.2.1 The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

Policy 1.2.2 The City shall conduct studies and analyses that forecast the future demand for infrastructure, services, and utilities over a short-and long-term period. The analyses shall be utilized in the preparation of the annual update to the 5-year Schedule of Capital Improvements.

CONSISTENCY: THE PROPOSED PROJECT WILL BE SERVED BY CENTRAL WATER AND SEWER AND IS IN A LOCATION WHERE PUBLIC FACILITIES ARE AVAILABLE OR ARE PLANNED.

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

CONSISTENCY: THE PROPOSED PROJECT IS LOCATED WITHIN THE JPA, WHICH IS AN AREA PLANNED FOR URBAN DEVELOPMENT AND WHERE PUBLIC FACILITIES ARE IN PLACE OR PLANNED.

Policy 1.2.8 The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern:

- a. Contribute to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services and utilities.
- b. Promote innovative and compact design principles such as vertical mixed use, clustering, and planned development.
- c. Advance the creation of a diverse housing inventory.
- d. Cultivate a multi-modal transportation network to achieve high levels of safety, connectivity, and mobility between uses.
- e. Develop a thriving and equitable economy through recruitment, retention, training, education, and employment.
- f. Foster distinctive and attractive neighborhoods with a strong sense of place.
- g. Preserve open space and other agricultural areas, agricultural activities, natural beauty, and significant natural resources.
- h. Encourage the location of schools proximate to residential areas when possible.
- i. Direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl.
- j. Validate multiple modes of transportation.
- k. Cultivate safer neighborhoods by employing Crime Prevention Through Environmental Design (CPTED) techniques.
- l. Maintain compatibility with adjacent land uses through the use of design standards, limitations on light intrusion on surrounding properties, buffering, vegetative buffering, fencing and/or walls to make uses compatible with each other.
- m. Maximize use of existing and future public facilities and services.

CONSISTENCY: THE PROPOSED PROJECT FURTHERS THIS POLICY BY ALLOWING NEW INDUSTRIAL DEVELOPMENT ALONG THE SR 44 CORRIDOR WHERE COMMERCIAL AND INDUSTRIAL USES HAVE BEEN DEVELOPED AND ARE PLANNED. THE CORRIDOR IS WITHIN THE URBAN DEVELOPMENT AREA (UDA) AND INFRASTRUCTURE IS IN PLACE TO SERVE THE CORRIDOR. THIS STRATEGY ALSO MAINTAINS COMPATIBILITY WITH THE SURROUNDING AREA BECAUSE LIKE USES ARE ENCOURAGED ALONG THE CORRIDOR AND AWAY FROM THE CITY'S NEIGHBORHOODS.

OBJECTIVE 1.3 RESOURCE STEWARDSHIP - The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

Policy 1.3.1 The City shall continue to coordinate with the local, regional, state and federal agencies concerned with managing natural resources for the purposes of their continued protection and preservation.

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

Policy 1.3.4 The City shall encourage all new development and redevelopment projects to:

- a. Implement green infrastructure and building practices.
- b. Respect natural topographies.
- c. Reduce building footprints and impervious surface areas to the maximum extent feasible.
- d. Locate development away from environmentally sensitive areas.
- e. Preserve natural habitats and ecosystems.
- f. Provide for onsite stormwater management facilities using low impact development techniques and methods.
- g. Employ energy, water, and waste conservation measures.
- h. Preserve open space and natural lands.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT. FINALLY, THE VAST MAJORITY OF THESE LANDS ARE ALREADY DESIGNATED FOR GENERAL COMMERCIAL AND THUS APPROVED FOR INTENSE URBAN DEVELOPMENT.

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

Policy 1.3.10 Development shall cease on a site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City and the Florida Department of State of such discovery. Construction shall not begin until the City and the State have determined the archaeological 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.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S HISTORICAL RESOURCE PROTECTION REQUIREMENTS. THE AMENDMENT IS ALSO SUPPORTED BY A HISTORICAL AND ARCHAEOLOGICAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 1.4 ECONOMIC DEVELOPMENT - The City shall cultivate an environment which fosters, supports, and champions economic growth and development activities.

Policy 1.4.6: The City shall work with the Sumter County Economic Development Office to develop a list of shovel-ready properties within the City and market these properties for future development.

CONSISTENCY: THE PROPOSED PROJECT WILL FURTHER THE CITY'S OBJECTIVES TO CREATE ECONOMIC GROWTH AND NEW EMPLOYMENT. THE PROPOSED DEVELOPMENT WILL EXPAND DEVELOPMENT ALONG THIS CORRIDOR WHERE THE CITY AND COUNTY ARE PLANNING FOR EXTENSIVE COMMERCIAL GROWTH.

TRANSPORTATION ELEMENT

GOAL 2 To provide for a safe, convenient, and efficient multi-modal transportation system that facilitates the movement of people and goods in the City of Wildwood.

OBJECTIVE 2.1 MULTIMODAL SYSTEM - The City shall plan for and promote alternative modes of transportation to provide a safe and efficient multi-modal system to provide for a possible reduction of individual motor vehicle travel.

Policy 2.1.1. The City shall implement a land use pattern that results in safe, compact, mixed-use, walkable communities with a wide range of jobs, services and housing located within close proximity to each other. This pattern will help reduce vehicle miles traveled and the emission of greenhouse gases.

Policy 2.1.4 All major roadways shall be designed as complete transportation thoroughfares, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy 2.1.5 The City shall utilize landscaping to improve the aesthetic quality of the City's transportation facilities, to act as a traffic-calming mechanism and buffer adjoining land uses from major roadways.

CONSISTENCY: THE PROPOSED PROJECT IS LOCATED ALONG THE STATE ROAD 44 CORRIDOR WHERE THE CITY AND COUNTY HAVE PLANNED FOR AN URBAN DISTRICT WITH INDUSTRIAL AND COMMERCIAL USES. CONCENTRATING THESE USES ALONG THE CORRIDOR HELPS TO DIRECT IMPACTS AWAY FROM ADJACENT AND INCOMPATIBLE RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE 2.3 SYSTEM PERFORMANCE - The City shall use various tools to improve the operational efficiency of all transportation facilities.

Policy 2.3.3 The City shall rely on the Level of Service Standards established in the ISBA and as follows, based on peak hour, peak direction traffic volumes, to ensure that acceptable traffic conditions are maintained. LOS standards are not regulatory, but provide a basis by which the City may monitor congestion and coordinate needed improvements with Sumter County, FDOT and the Lake-Sumter MPO.

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects CR 462 from C-466A to US 301	As determined by FDOT
All Other Roadways	LOS F (City and County) LOS D

Policy 2.3.9 The City shall minimize the impacts of development on constrained and backlogged corridors by placing an emphasis on increasing mobility through strategies that do not involve road expansion. Examples of these strategies include small-scale physical operational improvements, demand management strategies (e.g., ridesharing and vanpooling), Intelligent Transportation Systems (ITS), the encouragement of alternative modes of travel (e.g., bicycle, transit) and others that are identified in the Land Development Regulations.

CONSISTENCY: THE PROPOSED PROJECT FURTHERS THE CITY’S PLANNING FOR URBAN SERVICES. THE SUPPORTING DOCUMENTS DEMONSTRATE THAT THESE LANDS ARE ALREADY APPROVED FOR URBAN USES.

OBJECTIVE 2.5 ROADWAY DESIGN AND MAINTENANCE - The City shall ensure the transportation system meets the needs of the current and future City residents.

Policy 2.5.7 The Land Development Regulations shall require developers to improve publicly (State, County, or City) maintained roads to accommodate the impacts of their proposed development or redevelopment projects based on the Level of Service (LOS) standards as established in the ISBA and this Comprehensive Plan.

CONSISTENCY: THE SUPPORTING TRAFFIC ANALYSIS DEMONSTRATES THAT NO NEW IMPACTS WILL BE CREATED.

PUBLIC FACILITIES ELEMENT

GOAL 4 Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly, compact urban growth.

OBJECTIVE 4.1 PUBLIC SERVICE AVAILABILITY - The City shall ensure adequate public facility capacity is available to serve the current and future City population.

Policy 4.1.1 The City shall enforce the level of service standards (LOS) for sanitary sewer, potable water, solid waste and drainage/stormwater adopted in the Capital Improvements Element (see Policy 8.3.1.e.).

Policy 4.1.2 The replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO CONNECT TO WATER AND SEWER FACILITIES.

OBJECTIVE 4.2 SANITARY SEWER SERVICE - The City shall provide sanitary sewer service to meet existing and projected demands identified in this Comprehensive Plan.

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. Where the development is to be served by another wastewater supplier, the City shall consult with the applicable wastewater supplier prior to approving a building permit, to determine availability by the anticipated issuance date of the certificate of occupancy.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO CONNECT TO SANITARY SEWER AND FACILITIES.

OBJECTIVE 4.3 WATER SERVICE - The City shall provide water services to meet the existing and projected demands identified in this Comprehensive Plan.

Policy 4.3.3 The City shall extend water lines to existing subdivisions when it is economically feasible. However, the City will extend water lines, when requested, provided that the developer, owner(s) or group representing the interests of the owners (e.g. HOA or CDD) are willing to pay for costs of expansion.

Policy 4.3.5 The City shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. Where the development is to be served by another water supplier, the City shall consult with the applicable water supplier prior to approving a building permit, to determine availability by the anticipated issuance date of the certificate of occupancy.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO CONNECT TO CENTRAL WATER FACILITIES.

OBJECTIVE 4.5 DRAINAGE AND STORMWATER - Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

Policy 4.5.1 The City shall enforce Land Development Regulations to provide for protection of natural drainage features and ensure that future development utilizes stormwater best management practices.

Policy 4.5.2 New developments shall be required to manage runoff so that post-development runoff rates and volumes do not exceed pre-development conditions.

Policy 4.5.5 Developers/applicants shall be required to obtain relevant stormwater management permits from SWFWMD or FDEP, as applicable.

CONSISTENCY: THE PROPOSED PROJECT WILL BE REQUIRED TO MEET THE REQUIRED STORMWATER LEVEL OF SERVICE STANDARDS.

OBJECTIVE 4.6 AQUIFER RECHARGE The functions of natural groundwater aquifer recharge areas within the City will be protected and maintained.

Policy 4.6.1 The City shall maintain a map depicting areas within the City having high aquifer recharge potential, based on data from SWFWMD.

Policy 4.6.2 The City shall continue to enforce maximum impervious surface restrictions consistent with the protection of functional values.

CONSISTENCY: THE PROPOSED PROJECT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THAT THE LAND IS SUITABLE FOR URBAN DEVELOPMENT. ADDITIONALLY, ANY DEVELOPMENT WILL BE REQUIRED TO MEET THE CITY'S STORMWATER, WATER QUALITY AND WATER SUPPLY PLANNING STANDARDS.

CONSERVATION ELEMENT

GOAL 5 Conserve, protect and manage the natural resources of the City of Wildwood to ensure that they are used efficiently to maintain the highest environmental quality practicable while respecting individual property rights.

OBJECTIVE 5.1 NATURAL RESOURCES - The City shall protect its natural resources from the adverse impacts of development.

Policy 5.1.1 The City shall require that all applications for development orders or permits contain information on the site's natural resources at a level of detail and specificity to enable the City to determine required protective measures.

Policy 5.1.2 The City shall require that new development use Natural Resource Conservation Service and Florida Department of Environmental Protection Best Management Practices to control soil erosion and unconfined emissions and to prevent stormwater runoff from adversely impacting surface water quality.

Policy 5.1.3 The City shall actively enforce National Pollution and Discharge Elimination System (NPDES) BMPs. The City, when performing site visits, shall inspect for proper placement and maintenance of BMPs, and will require applicants to submit an erosion control plan and any required NPDES permits.

Policy 5.1.4 The City shall require that all golf courses implement one or more BMPs specific to golf course maintenance shown on FDEP's list of BMPs web site.

<p>CONSISTENCY: THE PROPOSED PROJECT WILL DEVELOP CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.</p>
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OBJECTIVE 5.2 SURFACE WATER - The City shall protect the flood storage capabilities of surface water bodies so as to minimize damage from 100-year flood events.

Policy 5.2.3 The City shall adopt/continue to enforce design criteria for stormwater management practices that:

- a. Minimize the leaching or discharge of nutrients and pollutants; and
- b. Require stormwater to be treated at 1.5 times the standard for discharges directly to an Outstanding Florida Water (OFW).

CONSISTENCY: THE PROPOSED PROJECT WILL HAVE TO MEET THE REQUIREMENTS OF THE CITY'S PLAN FOR PROTECTION OF NATURAL RESOURCES INCLUDING FLOODPLAINS. THE SUPPORTING ANALYSIS DEMONSTRATES THE LAND IS SUITABLE FOR URBAN USE.

OBJECTIVE 5.3 GROUND WATER - The City shall protect groundwater resources for potable water usage.

CONSISTENCY: THE PROPOSED PROJECT WILL MEET THE CITY'S REQUIREMENTS FOR PROTECTION OF NATURAL RESOURCES INCLUDING GROUNDWATER. THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THE LAND IS SUITABLE FOR URBAN USE.

OBJECTIVE 5.4 SPRINGS PROTECTION - The City shall coordinate with other agencies and develop programs to protect sensitive areas within and adjacent to all springs and spring runs.

Policy 5.4.1 The City shall cooperate with and promote the monitoring programs of the USGS, Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies.

Policy 5.4.2 The City shall coordinate with local colleges, the school board and individual schools to develop environmental education programs for school-aged children regarding springs, water bodies, watersheds and ground water.

Policy 5.4.3 The City shall coordinate with local community organizations to develop environmental education programs regarding springs, water bodies, watersheds and ground water.

Policy 5.4.4 The City shall continue to enforce regulations for springs protection utilizing as a guide the BMPs contained in the document "Protecting Florida's Springs Manual-Land Use Planning Strategies and BMPs" (FDCA and FDEP). These LDRs shall include but not be limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping and arbor requirements, use of septic systems, identification and review of and buffering of karst features, creation of open space and efficient irrigation to maximize conservation of water.

Policy 5.4.5 The City shall establish fertilizer-free zones in all buffers surrounding spring heads, as well as adjacent to any surface waters, and wetlands which drain directly into a spring or spring run.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 5.5 WATER CONSERVATION - The City shall participate in and promote water conservation programs.

Policy 5.5.1 The City shall continue to cooperate with the SWFWMD to implement water conservation programs.

Policy 5.5.2 On April 1 of each year, the City shall submit a report to the SWFWMD with an update of the water conservation rate structure and effectiveness, and the progress on the implementation of the water conservation plan submitted to the SWFWMD as part of the Water Use Permitting effort.

Policy 5.5.9 The City shall continue to investigate strategies to further conserve water.

CONSISTENCY: THE PROPOSED PROJECT WILL MEET THE CITY'S NATURAL RESOURCE PROTECTION REQUIREMENTS. THE AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THE LAND IS SUITABLE FOR URBAN USE.

OBJECTIVE 5.6 FLOODPLAINS - The City shall protect the 100-Year Floodplain so there is no net loss of flood storage capacity.

Policy 5.6.1 The City shall require development applications to include precise delineation of floodplains through site specific studies and field determinations.

Policy 5.6.2 The City shall require all proposed development to be located outside the floodplain area where feasible. Where proposed development areas lie entirely within the 100-year floodplain, all structures shall be elevated at least one foot above the 100-year base flood elevation.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS. THE AMENDMENT IS ALSO SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 5.7 WETLANDS - The City shall protect wetlands and their natural function.

Policy 5.7.1 The City shall work with the SWFWMD and US Army Corps of Engineers to enforce regulations to avoid and minimize impacts to wetland functions, and where impacts are unavoidable, require appropriate mitigation.

Policy 5.7.2 All wetlands on any proposed development site must be identified as part of the application for and prior to the issuance of development orders which permit site alteration. Wetland areas shall be delineated in accordance with Section 373.421, Florida Statutes and Chapter 62-340.300, F.A.C.

CONSISTENCY: THE PROPOSED PROJECT WILL HAVE TO MEET THE CITY'S WETLAND PROTECTION POLICIES AND THE APPLICABLE REGULATORY REQUIREMENTS.

OBJECTIVE 5.8 KARST FEATURES - The City shall protect karst features, such as sinkholes, caves and seeps, located on or under developable lands within the City limits.

Policy 5.8.1 The City shall protect areas containing karst features through appropriate development review and regulations, the acquisition of land for conservation, or through the purchase or dedication of easements.

Policy 5.8.2 The Land Development Regulations shall require developers to guide more intense development away from karst areas that are incapable of remediation, to provide a buffer from preserved karst areas that have been scientifically proven to have direct impact on ground water quality, and to put preserved karst areas within conservation easements.

Policy 5.8.3 Developers of property on which karst features are located shall accurately identify and scientifically evaluate those features prior to development permit approval. Features shall be evaluated utilizing subsurface investigation and ground penetrating radar when appropriate, and shall be classified in one of three categories:

- a. Stable; Areas that are stable for normal development without remediation;
- b. Unstable, capable of remediation; Areas that can be remediated and utilized for normal development with proven mediation technologies such as pressure grouting with cement grout or sand or;
- c. Unstable; Areas that are incapable of remediation.

Policy 5.8.4 The City shall use revenues and monies that become available to match or leverage funds for private or public acquisition programs including but not limited to the Florida Forever Program, the Florida Community Trust and any other existing or newly implemented program to acquire fee simple ownership or less than fee ownership through conservation easements. Karst features scientifically proven to directly impact ground water quality shall be considered for acquisition by the City with priority given to those areas where acquisition would protect the health and welfare of the citizens and environment.

Policy 5.8.5 Development will be allowed based upon the classification of karst features, as follows:

- a. stable karst features – normal development;
- b. unstable karst areas capable of remediation – normal development upon remediation provided that appropriate level of remediation as recommend and approved by professional geotechnical engineer is used; and
- c. unstable karst features incapable of remediation – conservation or passive recreation uses only.

Policy 5.8.6 Techniques used to stabilize karst features capable of remediation, include pressure grouting with sand or cement slurry and other methods recommended by a professional geotechnical engineer. All remediation plans shall be prepared by a professional geotechnical engineer, who shall prepare and certify a completion report following remediation certifying that the work was completed as specified in the plan.

Policy 5.8.7 The development plan shall identify strategies for protecting karst features during construction and after development, which promote the following:

- a. Inclusion of unstable karst features into pervious open space areas;
- b. Use of landscape design principles to incorporate karst features as aesthetic elements;
- c. Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and local regulations, prior to discharge to karst features;
- d. Prohibition of untreated stormwater discharge to karst features scientifically determined to have a direct hydraulic connection to the aquifer;
- e. Prohibition of discharge of wastewater effluent to karst features; and
- f. Perimeter buffering around features to maintain natural function, edge vegetation, and structural protection.

Policy 5.8.8 The City shall require impervious liners where appropriate to prevent direct hydraulic connection to the aquifer between stormwater ponds in karst areas and the aquifer.

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS.

OBJECTIVE 5.9 FLORA AND FAUNA - The City shall protect endangered, threatened, or listed species and their habitats consistent with state and federal regulations.

Policy 5.9.1 The City recognizes the existence and strategic value of habitat within the City for federal and state listed species of flora and fauna. The City shall participate in and support the efforts on the part of the USFWS, FWC, SWFWMD, ACOE and Florida Department of Agriculture and Consumer Affairs to protect and conserve these resources.

Policy 5.9.2 Proposed development projects which are determined to affect listed species will be prohibited unless authorization from the appropriate state or federal agency is obtained.

Policy 5.9.3 Protection of listed species and their habitats shall be addressed during the Comprehensive Plan amendment and development review process. Applications for development must include an environmental assessment.

Policy 5.9.4 The City shall encourage the use of wildlife corridors and prevent habitat fragmentation.

Policy 5.9.5 The City shall use one or more of the following methods to protect endangered, threatened and listed species and their habitat:

- a. Authorization including conditions and on and off-site mitigation where appropriate from state or federal regulatory agencies;
- b. Encourage the use of Low Impact Development (LID) cluster development, vegetative buffers, and other flexible regulatory techniques to work with developers to protect endangered, threatened or listed species and conserve habitat;
- c. Fee simple acquisition through dedication and the use of conservation easements.

Policy 5.9.6 The City shall maintain land development regulations to protect viable, rare natural vegetative communities through implementation of the following guidelines:

- a. Where feasible, development shall be clustered to avoid destruction of viable, rare natural vegetative communities;
- b. The use of native vegetation shall receive priority in meeting, buffering, landscaping and open space requirements; and
- c. The City shall encourage the removal of category I or category II exotic species listed by the Florida Exotic Pest Plant Council (FLEPPC).

CONSISTENCY: THE PROPOSED PROJECT IS CONSISTENT WITH THE CITY'S ENVIRONMENTAL PROTECTION REQUIREMENTS. THE AMENDMENT IS ALSO SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 5.10 AIR QUALITY - The City shall meet or exceed the Air Quality Standards established by the FDEP.

Policy 5.10.1 The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multi-modal systems, including bus transit, and by adapting streets, and parking structures to facilitate the use of alternatively powered vehicles such as electric and hybrid cars.

Policy 5.10.2 The City shall promote public awareness about mass transit, car-pooling, bikeways, park-n-ride lots, and other alternative transportation modes as a means to reduce automobile emission pollution.

Policy 5.10.4 The City shall maintain a tree protection ordinance to sustain natural vegetative filters for air pollution.

CONSISTENCY: THE PROPOSED PROJECT WILL HAVE TO MEET THE FDEP AIR QUALITY STANDARDS.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 7 The City shall coordinate with federal, state, regional and local jurisdictions and agencies to implement the Comprehensive Plan.

OBJECTIVE 7.4 INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT - The City shall continue to coordinate with Sumter County for the provision of services, planning and annexations.

Policy 7.4.1 The City shall continue to coordinate with Sumter County regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to their current Interlocal Service Boundary and Joint Planning Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No 02009-10, as amended. The ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;
- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Policy 7.4.2 A Joint Planning Area and Municipal Services Area has been established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area, as shown on Map 1-11, shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

CONSISTENCY: THE PROPOSED PROJECT IS WITHIN THE JPA BOUNDARY BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY AND/OR ADJOINS THE CITY OF WILDWOOD.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

The Project is consistent with and furthers the following provisions in the City of Wildwood Land Development Regulations:

Chapter 8 – Planned Developments

8.1. Intent - The standards and procedures of this Chapter are not intended as an avenue for relaxing requirements set forth in the Land Development Regulations; the intent of this Chapter is to promote design flexibility and to permit planned diversification and integration of uses and structures. The City Commission shall have authority to establish limitations and regulations for the project to protect the public's health, safety, and welfare. In doing so, planned developers are intended to:

- (1) Promote more efficient and economic uses of land;
- (2) Encourage compatible and harmonious development of contiguous lands;
- (3) Promote home ownership opportunities for all residents of the community;
- (4) Provide flexibility and variety to meet changing needs, technologies, economics, and consumer preferences;
- (5) Be totally controllable based on the needs of the City, in terms of the impact on the proposed site and surrounding neighborhoods;
- (6) Require uses of land which reduce transportation needs as well as conserve energy and natural resources;
- (7) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities;
- (8) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned;
- (9) Lower development and building costs by permitting smaller networks of infrastructure and the use of more economical building types and shared facilities;
- (10) Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development; and
- (11) Administer mixed-use developments in conformance with the goals and objectives of the comprehensive plan.

CONSISTENCY: THE PROJECT FURTHERS THE CITY'S INTENT FOR THE PD DISTRICT. THE CURRENT AMENDMENT IS THE INITIAL DEVELOPMENT OF A MUCH LARGER INDUSTRIAL PROJECT. DEVELOPING A MEGA-INDUSTRIAL SITE IS THE PREFERRED LAND PATTERN FOR REGIONAL INDUSTRIAL CENTERS DUE TO THEIR PRIME LOCATION AND ABILITY TO TAKE ADVANTAGE OF ECONOMIES OF SCALE. THE PROJECT IS SERVED BY PUBLIC FACILITIES, AND THE PROJECT LOCATION WILL PROVIDE THE OPPORTUNITY FOR TRANSPORTATION FACILITY IMPROVEMENTS PROVIDING BETTER CONNECTIONS TO REGIONAL ROADWAYS INCLUDING I-75 AND THE FLORIDA TURNPIKE.

8.2. Procedure

(A) **Pre-application conference.** A pre-application conference is mandatory for all applications for planned developments. The purpose of the pre-application conference is for the applicant to become familiar with City requirements and expectations and to encourage an efficient application process. Applicants are encouraged to provide pertinent information to the Development Services Director in advance of the meeting. The Development Services Director shall determine the appropriate persons and parties to be in attendance at the pre-application conference.

(B) **Application.** An application for planned development is required for all planned development proposals. The application shall be submitted to the office of the Development Services Director and include supporting documents and analyses specified on the application. 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.

(C) **Sufficiency.** The Development Services Director shall review the application for sufficiency. Upon determination of sufficiency, project review shall begin.

(D) **Project Review Committee.** The Project Review Committee shall review all applications for planned development. The Project Review Committee shall review the application in accordance with Section 1.6(B) of this Code. All comments of the Project Review Committee shall be included in the staff report and presented to the Planning and Zoning Board.

(E) **Planning and Zoning Board.** The Planning and Zoning Board shall hold a duly noticed public hearing to consider the application for planned development. The Planning and Zoning Board shall review the proposed application and make recommendations to the City Commission.

(F) **City Commission.** The City Commission shall hold a duly noticed public hearing and shall approve, approve with conditions, or deny the application in accordance with Section 3.3(C)(5) of this Code.

(G) **Approval.** The City Commission may approve a planned development only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

- (1) The request is consistent with the comprehensive plan and the future land use map;
- (2) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;
- (3) Adequate public facilities are available, or an agreement has been established that will provide these improvements in a reasonable time frame;

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- (4) Granting the application will not allow a type or intensity that is premature or out of character in relationship to the vision of the surrounding area; and
 - (5) Whether the proposed change will constitute a grant of special privilege to the applicant.

CONSISTENCY: THE PROJECT WILL BE REQUIRED TO FOLLOW THE CITY'S APPROVAL PROCESS. THE PROJECT ALSO MEETS THE CITY'S MINIMUM REQUIREMENTS WHICH ARE:

- 1) THE PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP. THE PROPERTY IS DESIGNATED INDUSTRIAL AND IS WITHIN THE SUMTER COUNTY URBAN DEVELOPMENT BOUNDARY.
- 2) THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA WITH INDUSTRIAL AND HEAVY COMMERCIAL DEVELOPMENT AROUND THE SITE OR UNDEVELOPED/VACANT LAND.
- 3) ADEQUATE PUBLIC FACILITIES ARE IN PLACE TO SERVE THE DEVELOPMENT.
- 4) THE PROJECT IS VERY COMPATIBLE WITH THE SURROUNDING AREA AND NOT OUT OF CHARACTER.
- 5) THE PD DOES NOT CONSTITUTE A SPECIAL PRIVILEGE TO THE LANDOWNERS.

(H) **Zoning overlay map.** In accordance with the section 3.2(D), the City shall maintain a zoning overlay map that illustrates the various planned developments throughout the City. After City Commission approval of a planned development, the zoning overlay map shall be modified to include the planned development. The zoning overlay map shall be available for public inspection and shall include, at a minimum, the following:

- (1) Boundary of the planned development;
- (2) The name of the planned development; and
- (3) The ordinance number and adoption date.

CONSISTENCY: THE CITY WILL BE REQUIRED TO INCLUDE THE INFORMATION ABOVE IF THIS PD IS ADOPTED.

8.3. Required Documentation and Analyses

(A) The application for planned development shall require accompanying documentation and/or analyses in support of the application. Such documentation and analyses shall include:

- (1) **Traffic impact analysis (TIA).** The applicant shall submit a TIA that has been conducted within one (1)- year prior to submittal and has been accepted by Sumter County Public Works; in the event the project is documented to reduce the required LOS below its adopted level, non-road expansion mobility strategies shall be the preferred form of mitigation.

(2) **Environmental assessment.** A professionally conducted survey of native vegetative communities shall be required for all proposed planned development 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:

- (a) Wildlife and listed species populations within the proposed development site;
- (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species;
- (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 analysis.** In addition to the TIA, the applicant shall prepare a preliminary concurrency analysis that calculates the projected demands generated by the proposed project and shall state the availability of such facilities in relation to the project. The Development Services Department shall review the preliminary concurrency analysis in accordance with Subsection 7.2(B)(1).

(4) **Map series.** The applicant shall provide a series of maps as required on the application for planned development.

(5) Any additional documentation or analyses required on the application for planned development or determined during the pre-application conference.

CONSISTENCY: KIMLEY HORN HAS CONDUCTED A SUPPORTING TRAFFIC ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT. BDA AND ACI, RESPECTIVELY, CONDUCTED AN ENVIRONMENTAL AND ARCHAEOLOGICAL AND HISTORICAL ANALYSIS DEMONSTRATING THAT THE PROPERTY IS SUITABLE FOR DEVELOPMENT.

A PRELIMINARY CONCURRENCY ANALYSIS IS PROVIDED DEMONSTRATING THAT PROJECTED DEMANDS DO NOT EXCEED THE PUBLIC FACILITY CAPACITY TO SERVE THE DEVELOPMENT. THE CONCURRENCY ANALYSIS FOR TRAFFIC RELIES ON THE KIMLEY HORN ANALYSIS. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF WILDWOOD.

THE PROJECT WILL HAVE NO IMPACTS ON THE SUMTER COUNTY SCHOOL STUDENT STATION CAPACITY AND WILL NOT IMPACT THE PARKS AND RECREATION SYSTEM FOR THE CITY.

THE PROJECT INCLUDES A CONCEPTUAL DEVELOPMENT PLAN THAT IDENTIFIES THE LOCATION OF LAND USES AND BUILDINGS, OPEN SPACE AND THE INTERNAL CIRCULATION SYSTEM.

THIS PD NARRATIVE ALSO INCLUDES A SUPPORTING ANALYSIS DEMONSTRATING THE NEED FOR EXCEPTIONS FROM THE CITY'S BUFFERING AND TREE PRESERVATION REQUIREMENTS.

8.4. Conceptual Plan

(A) The application for planned development shall be accompanied by a conceptual plan of the proposed project. The purpose of the conceptual plan is to provide the City with general information with respect to the type, character, scale and intensity, as well as the phasing of the proposed project in order for the City to evaluate the potential impacts of the project and to demonstrate the suitability of the site. The level of detail contained within the conceptual plan will be determined during the pre-application conference at the discretion of the Development Services Director, but the following information, at a minimum, shall be included on the conceptual plan:

- (1) Legal description of the property;
- (2) Map illustrating the location of the project in context with the City;
- (3) The zoning of parcels adjacent to the project;
- (4) Density and intensity of land uses and their location throughout the site with tabulations by acreage and percentages thereof;
- (5) Location of all recreation facilities, open spaces and preservation areas with tabulations by acreage and percentages thereof;
- (6) The number, type and location of residential buildings and dwelling units;
- (7) The square footage and location of all non-residential buildings;
- (8) The internal transportation network and facilities including provisions for pedestrian, multi-modal and transit where applicable;
- (9) Identification of the adjacent external transportation network;
- (10) Location of nearest potable water, sanitary sewer, and reuse lines in relation to the project;
- (11) In the case of plans which call for project to take place over a period of years or in phases, a schedule showing the time within which application for final approval is intended to be filed for each phase of the project;
- (12) Applicable zoning district(s), underlying Future Land Use, and Design District; and
- (13) Any additional data, plans or specifications pertinent to the proposed project determined at the pre-application conference.

CONSISTENCY: THE PD APPLICATION INCLUDES A CONCEPTUAL DEVELOPMENT PLAN AND SUPPORTING MAPS PROVIDING THE INFORMATION REQUIRED IN THE LIST ABOVE.

8.5. Project Phasing

(A) **Intent.** It is the intent of this Code that, to the extent possible, each approved planned development is carried through to completion in the manner in which it is approved; therefore, each phase of the project will be expected to follow the development program. These phases shall be so located, designed and arranged that, should for any reason the full planned development not be developed, the completed portion will be self-contained.

(B) **Consistency.** All such phases shall, in their timing, nature, intensity and location, be determined to be consistent with the larger planned development and to contribute to its completion in a unified manner. Where such consistency cannot be achieved, it will be necessary to seek approval of modifications to the planned development.

(C) **Public facilities and infrastructure.** To ensure that all needed improvements, public facilities and infrastructure will be provided for each phase of construction,

(1) All public facilities and infrastructure needed to support the project phase shall be planned, designed and in place before any building permits can be issued in each phase of the planned development.

(2) The density and intensity contained within a single phase may exceed the maximum allowable density and intensity allowed; however, the total density and intensity for the planned development as a whole shall not exceed the maximum allowable density and intensity.

<p>CONSISTENCY: THIS PD ESTABLISHES THE INITIAL PHASE OF DEVELOPMENT. FUTURE PHASES WILL REQUIRE AMENDMENTS TO THIS PD OR A SEPARATE PD FOR THAT PARTICULAR PHASE.</p>

8.6. Planned Development Agreement

(A) **Adoption by ordinance.** The planned development agreement shall be adopted by ordinance by the City Commission. The planned development agreement shall be a governing document of the development and shall set the guidelines by which a planned development is developed.

(B) **Components.** The planned development agreement shall contain the following at a minimum, as applicable:

(1) Name of property, applicant, or petitioner;

(2) Legal description of the property;

(3) Statistical information such as:

(a) Total acreage of the site;

(b) The number of residential units per dwelling type (single family detached, single family attached, apartment/ condominium units, units within a mixed-use building);

(c) The number of non-residential lands uses by type and size (gross square footage) to be allowed; and

(d) The minimum amount of open space acreage to be retained.

(4) A phasing schedule for the proposed project (or for each phase, if applicable);

(5) A statement providing a detailed listing of the performance standards to be adhered to by the

planned development including standards for building setbacks, lot frontages, residential densities, floor area ratios, impervious surface ratios, building heights, right-of-way widths and other standards which may be applicable to the proposed development;

(6) A statement indicating the project's adherence to the design district standards. Any deviation from those standards shall be specifically stated in the agreement;

(7) Measures for water and energy conservation;

(8) Applicable environmental considerations such as habitat and wetland preservation, wetland buffer areas, and mitigation strategy;

(9) Access and transportation considerations;

(10) Entity responsible for maintenance of open space and common areas;

(11) Demonstration of internal and external interconnectivity for infrastructure, open space and environmental systems; and

(12) Expiration date of the agreement.

(C) **Expiration.** If no significant construction has started on the approved planned development within 24 months after approval, the planned development agreement shall lapse and be of no further effect. If a planned development agreement lapses under the provisions of this Chapter, the planned development agreement shall be void. Planned development agreements associated with Developments of Regional Impact may be for a period of five (5) years.

(D) **Request for extension.** The City Commission may extend the planned development agreement for periods of up to 12 months provided the applicant can demonstrate why said development was delayed under the original approval.

(E) **Amending the Planned Development Agreement.** The originally established Planned Development agreement may not be amended for one (1) year after the original approval date and may only be amended annually thereafter based on the original approval date. An applicant seeking an amendment to an existing Planned Development Agreement shall provide a narrative to show that the proposed amendment meets the following criteria:

(1) That the proposed change is consistent with the comprehensive plan;

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc.;

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

CONSISTENCY: THIS AMENDMENT IS SUPPORTED BY A PLANNED DEVELOPMENT AGREEMENT AS REQUIRED.

8.7. Types

(A) **Residential planned developments (RPD).** Residential planned developments shall be allowed in all single use residential future land use map designations except for Agriculture-10 and Agriculture-5.

(B) **Commercial/industrial planned developments (CIPD).** Commercial/industrial planned developments shall be allowed in all single use non-residential future land use map designations.

(C) **Mixed-use planned developments (MUPD).** All properties with a mixed-use designation on the future land use map with the exception of properties designated as Residential/Institutional/Office (RIO) or Residential Mixed-use (RMU) must proceed through the development process as a planned development.

CONSISTENCY: THIS PD APPLICATION IS SUBMITTED AS A COMMERCIAL/INDUSTRIAL PLANNED DEVELOPMENT (CIPD).

EXHIBITS

- A. Parcel and Location Map
- B. Supporting Letters from Sumter County and Duke Energy
- C. Environmental Analysis
- D. Historical and Archaeological Analysis
- E. Future Land Use and Zoning Maps
- F. Traffic Analysis
- G. Conceptual Development Plan
- H. Project Development Standards
- I. Aerial of Property
- J. Planned Development Application Form
 - a. Owner and Agent Designation
 - b. Legal Description

EXHIBIT A

PARCEL AND LOCATION MAPS

EXHIBIT B

SUPPORTING LETTERS FROM SUMTER COUNTY AND DUKE ENERGY

EXHIBIT C
ENVIRONMENTAL ANALYSIS

EXHIBIT D
HISTORICAL AND ARCHAEOLOGICAL ANALYSIS

EXHIBIT E
FUTURE LAND USE AND ZONING MAPS

EXHIBIT F
TRAFFIC ANALYSIS

EXHIBIT G
CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT H
PROJECT DEVELOPMENT STANDARDS

EXHIBIT I
AERIAL OF PROPERTY

EXHIBIT J
PLANNED DEVELOPMENT APPLICATION FORM



REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
09/24/2025

1.2

**-A full TIA will be required
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

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Ocala, Florida 34471

352 438 3000

AMBER L. GARTNER, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER,
LICENSE NO. 72294
THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY AMBER L. GARTNER, P.E.
ON THE DATE INDICATED HERE.
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

**Amber L
Gartner**

Digitally signed by Amber L. Gartner
DN: cn=Amber L. Gartner, c=US,
o=KIMLEY-HORN AND ASSOCIATES
INC., email=amber.gartner@kimley-
horn.com
Date: 2025.09.11 17:02:11 -04'00'

Kimley»Horn

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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.

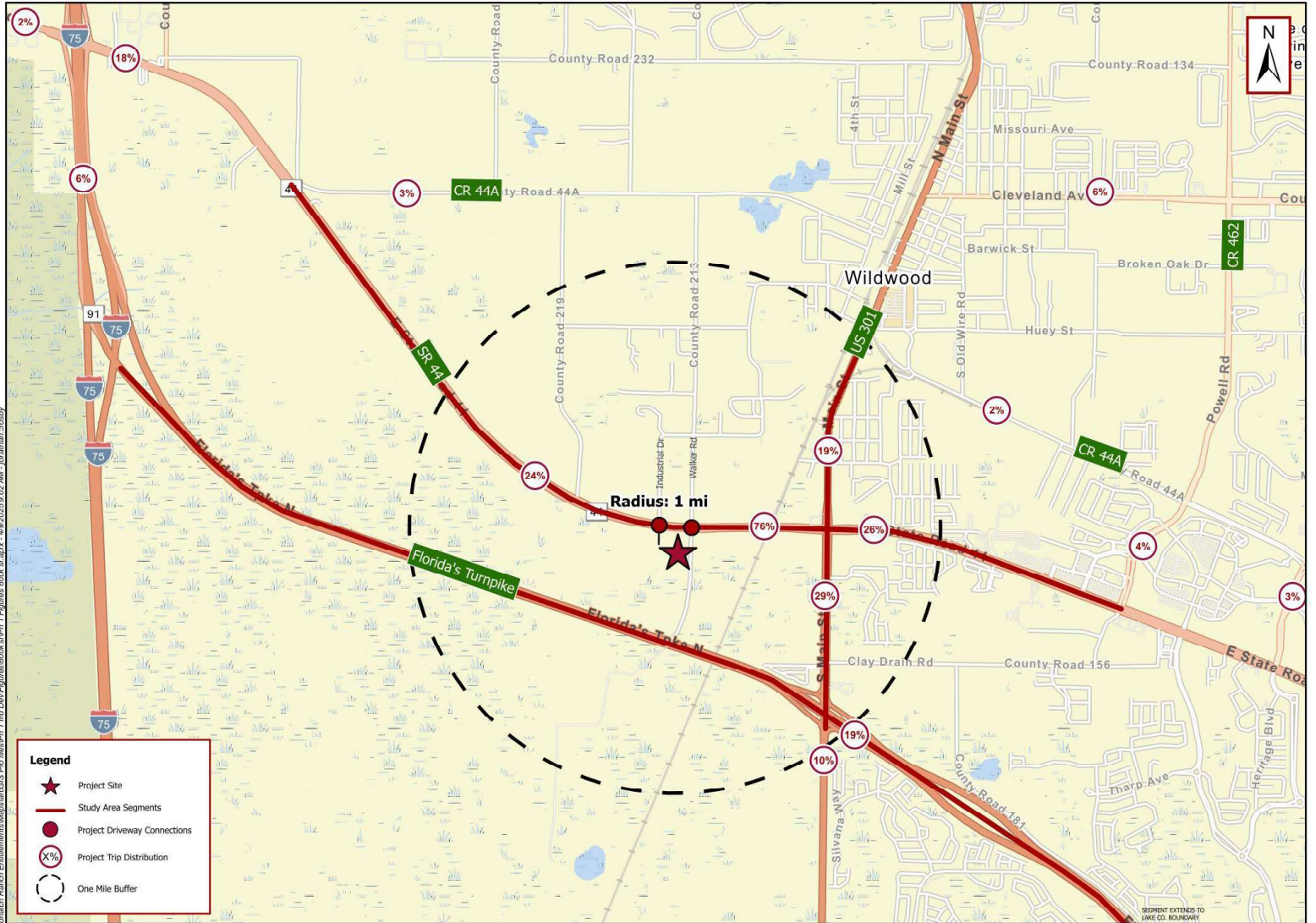


FIGURE 1 - PROJECT LOCATION, TRIP DISTRIBUTION, AND STUDY AREA

Kimley»Horn

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**MONARCH RANCH NORTH PH 1 DEVELOPMENT
 CITY OF WILDWOOD, FLORIDA**

Not To Scale

Project No.: 040380087

May 2025

Page 2

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SEGMENT EXTENDS TO
 LAKE CO. BOUNDARY

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)					
		Segment ID	#of Lanes (2025)	Context Class	Adopted LOS	Growth Rate	PK Hr Two-Way Service Volume (2025)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS ³	#of Lanes (2030)	PK Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS ³
From	To																		
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	IA	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	IA	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 FLUJ 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	$Ln(T) = 0.52 * Ln(X) + 4.45$; (X is 1,000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street	$T = 0.34 * (X)$; (X is 1000 Sq. Ft. GFA, 81%in, 19%out)
PM Peak Hour of Adjacent Street	$T = 0.34 * (X)$; (X is 1000 Sq. Ft. GFA, 22%in, 78%out)

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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)					
		From	To	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
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 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 HJOI 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 CRRPM 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

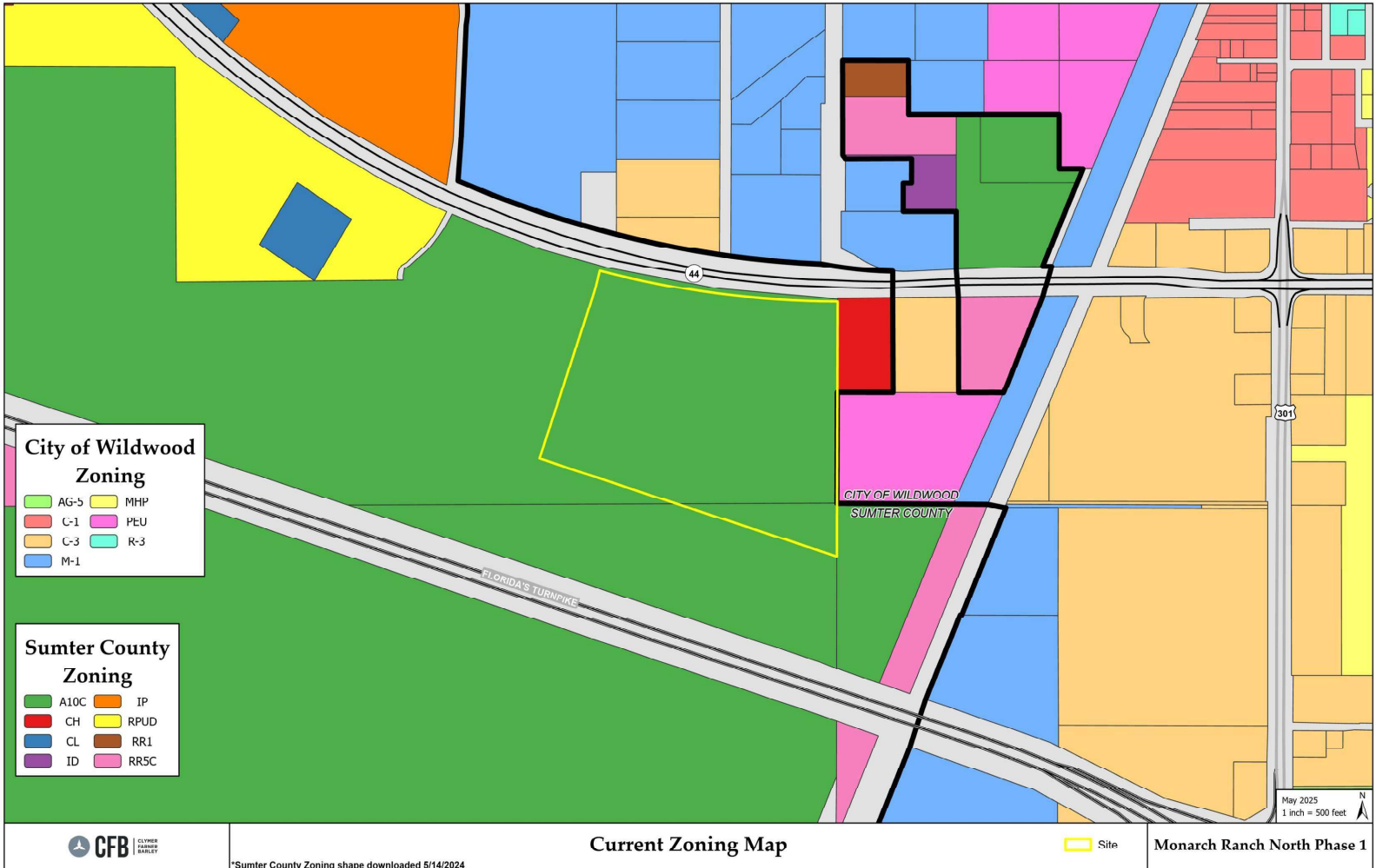
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial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

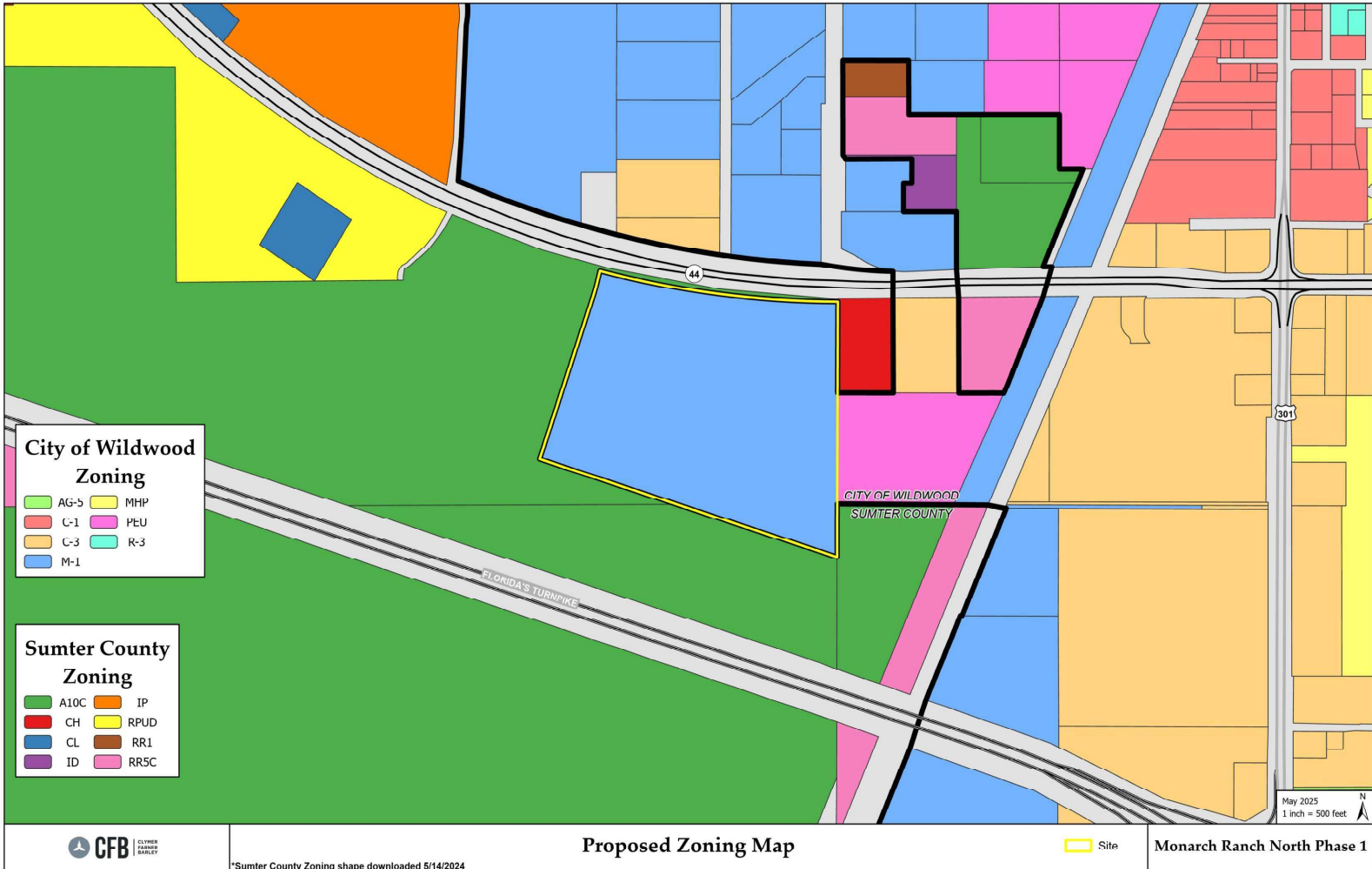
The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

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.

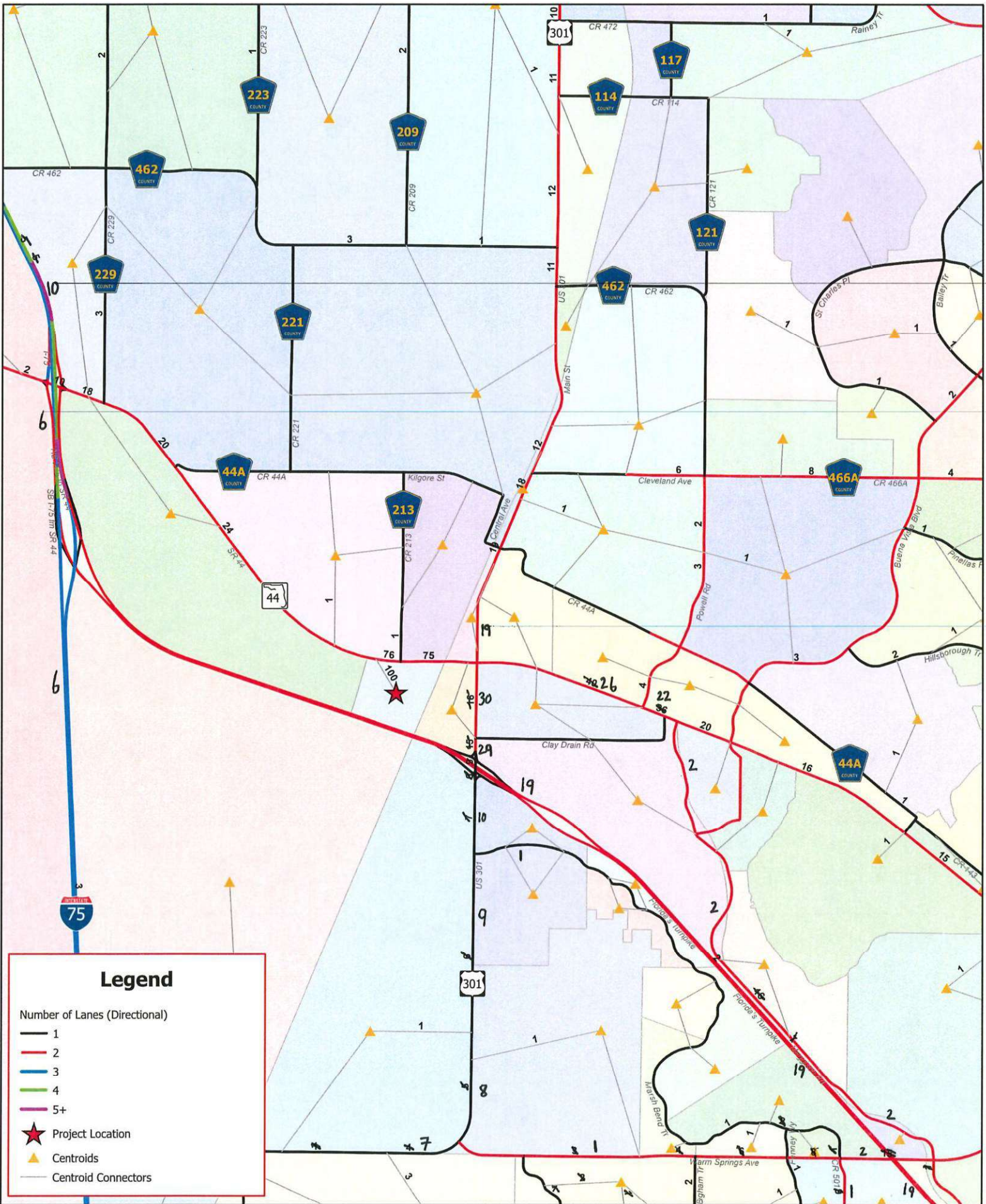
APPENDIX

APPENDIX A: Property Map





APPENDIX B: CFRPM Output



Legend

Number of Lanes (Directional)

- 1
- 2
- 3
- 4
- 5+
- ★ Project Location
- ▲ Centroids
- Centroid Connectors

Trip Distribution - Monarch Ranch Ph. 1
CFRPMv7 - 2030 - 3/18/2025

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	BFBR 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 931I-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 10120 20193

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	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

GENERATED BY SPS 5.0.0.63

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

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:
"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

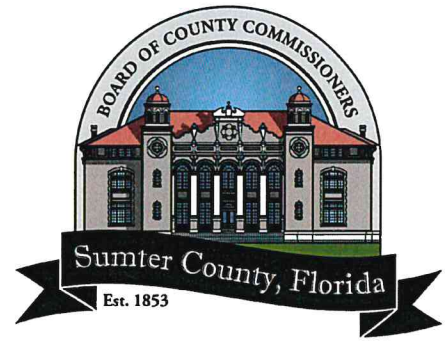
SITE: 2210 - TPK ML SR 91 S OF MM 307

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

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



October 14, 2025

To Whom It May Concern:

RE: Sumter County Comprehensive Plan Monarch Ranch Industrial Overlay

Sumter County submitted and gained support from the State of Florida for the Monarch Ranch Industrial Overlay in 2008 and continued to work towards making this Primary Economic Activity Center, as noted in its Comprehensive Plan, the most significant industrial center in Central Florida. These efforts included partnerships with Duke Energy which determined, through two separate studies, that the property was not only a “Super Site” but also has the potential of being one of only two “Mega Sites” in the State of Florida. The steps to get from Super Site to Mega Site is a dedicated substation and an interchange either from Florida’s Turnpike or I-75.

Sumter County also functioned as a partner to stage Industrial Park Drive from US 301 as a four-lane facility terminating at the Southern property line of Monarch Ranch. Sumter County recognizes the need for flexibility in the land development code to meet the long-term marketing and development needs of the future industrial customers. Sumter County demonstrated this partnership in the development orders issued for the Coleman Ridge Mixed Use Development that includes the Representative Marlene O’Toole Industrial Park under development presently and the near completed development of the Duke Energy Certified Site Ready Governor Rick Scott Industrial Park.

The primary goal of economic development in Sumter County is to diversify the tax base, encourage capital investment and job growth, and improve the quality of life for our residents and visitors. With the continued application of exemptions for property taxes for homestead properties, it is essential to have non-residential capital investment to carry the burden of the public services and infrastructure to the greatest benefit of the community’s residents.

Sumter County, as the consolidated economic development partner with the City of Wildwood, will continue to support the Monarch Ranch development in its marketing activities, in providing incentives to targeted industry meeting the County’s adopted incentive policy, and engaging in public-private partnerships related to long-term infrastructure projects that meet these objectives.

Debora K. Butterfield, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Bilardello, District 2
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Todd Coon, District 3
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7375 Powell Road
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Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Donald Wiley, District 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

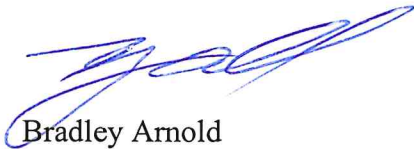
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Erin Munz, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

I am happy to provide testimony to the points provided in this letter as required when considering the development of the flexible standards required for the successful development of the Monarch Ranch as at least a Super Site but even more so as a Duke Energy Certified Site Ready Mega Site!

Sincerely and on behalf of Sumter County Economic Development,



Bradley Arnold
County Administrator

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

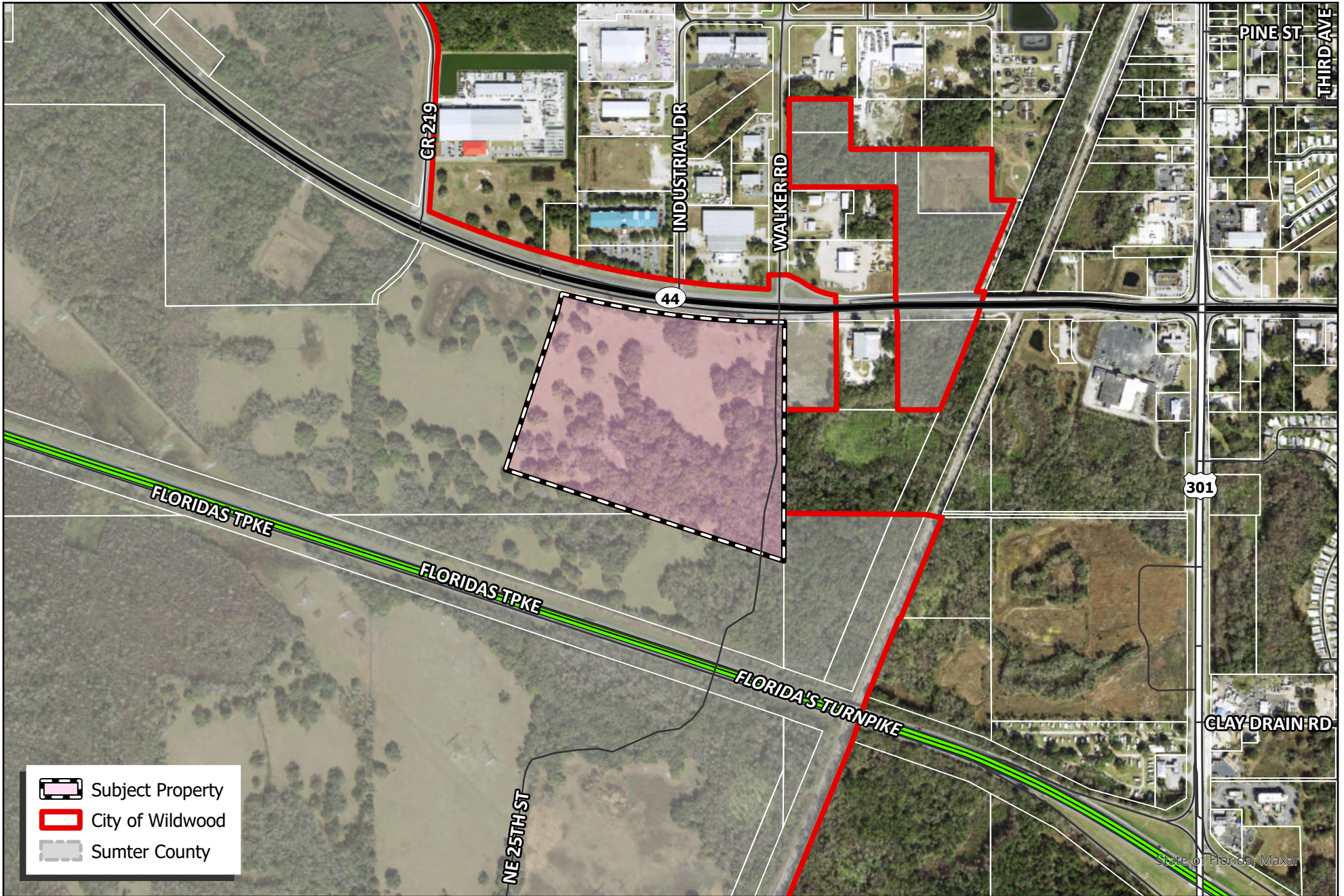
Case Number	A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading
Applicant/Owner(s)	75 Turnpike BDC LLC & 75 Turnpike VDC LLC
Acreage	49.406 +/-
Property Location	The subject property is generally located south along E SR 44, approximately 0.51 miles west of S Main St and E SR 44 intersection.
Parcel(s)	F12-082
Date	November 25, 2025




The applicant seeks approval from the Project Review Committee for the Monarch Ranch Bldg 1 Mass Grading that includes tree clearing, grading and drainage, per the attached plans. Backed by the State of Florida since 2008, this Monarch Ranch Industrial Overlay has partnered with Sumter County to advance this Primary Economic Activity Center into the state's premier industrial hub. With its ongoing collaboration with Duke Energy, the site has the potential to become one of only two "Mega Sites" statewide. Tree mitigation requirements will be addressed collectively as part of the overall project through planned development application number A25-4023 Monarch Ranch PD (Ordinance O2025-62).

A25-4019 meets the criteria of the Land Development Regulations with the Planned Development Overlay and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



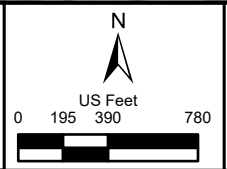
Amanda Bondi
Planning Manager, Development Services



-  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



#A25-4019
MONARCH RANCH BLDG 1 MASS GRADING
 PARCEL F12-082

MAP 1B
LOCATION
MAP
OCT 2025

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	A25-4019	2025-10-10	IN REVIEW
SWEWMD	920384	2025-06-17	IN REVIEW
FDOT DRAINAGE	2025-D-592-00039	2025-06-17	APPROVED

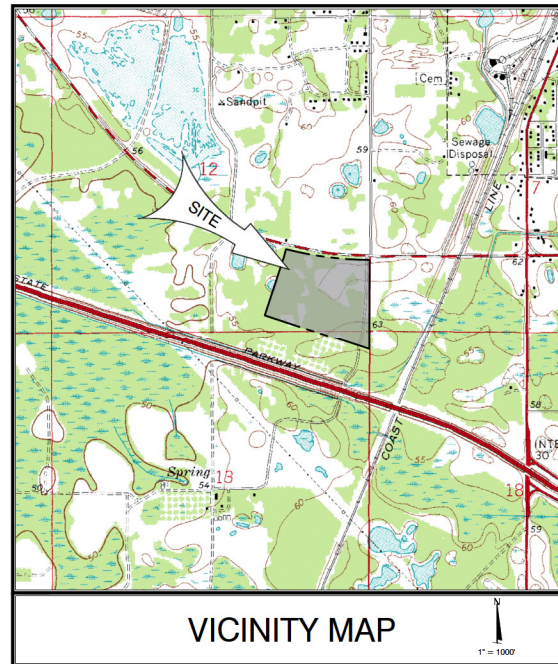
DATE	REVISIONS	BY

MASS GRADING PLAN OF MONARCH RANCH BUILDING 1



This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

Digitally signed by Tyler D Counts
Date: 2025.11.13 10:42:50-0500



VICINITY MAP



SECTIONS 12 & 13; TOWNSHIP 19 SOUTH; RANGE 22 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

HORIZONTAL DATUM - THE FLORIDA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NAD 1983 WITH 2011 ADJUSTMENT
INTENDED USE: INDUSTRIAL

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL PHOTOGRAPH
04	GRADING PLAN
EC-1	EROSION CONTROL PLAN

PROJECT TEAM

OWNER/DEVELOPER
75 TURNPIKE BDC, LLC
7979 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201
(941) 359-8303

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE, MIDDLETON, FL 34762
HUNTER BLAIR, PSM
FL REG. NO. 6917
(852) 748-3126

75 TURNPIKE VDC, LLC
7550 MIDDLETON DRIVE
MIDDLETON, FL 34762
(852) 753-6262

ENGINEER
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
F.L. LIC. NO. 99025
(852) 748-3126

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(852) 330-1346

TELEPHONE/INTERNET
CHARTER SPECTRUM
3611 QUEEN PALM DR
TAMPA, FL 33619
(836) 282-0145

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4306 EAST CR 462
WILDWOOD, FLORIDA 34785
(852) 436-4893

GAS
TECO PEOPLES GAS - OCALA
7126 N FRANKLIN STREET
P.O. BOX 2562
TAMPA, FLORIDA 33601-2562
(852) 622-0111

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8506 NE 44TH DRIVE
WILDWOOD, FL 34785
(852) 748-0256



GENERAL NOTES:

- 1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
2. THE APPLICANT (75 TURNPIKE BDC LLC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THIS PARCEL IS LOCATED WITHIN THE CITY OF WILDMOOD, FLORIDA
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION)
- FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
- FDOT STANDARD WATER AND SEWER DETAILS
- CITY OF WILDMOOD LAND DEVELOPMENT REGULATIONS
- CITY OF WILDMOOD STANDARD SPECIFICATIONS
5. ALL SIGNAGE, PAVEMENT MARKINGS, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS' AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
6. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
- CITY OF WILDMOOD
- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
- FDEP WATER AND SEWER
- LOCAL UNDERGROUND UTILITIES
- FDEP NPDES STORMWATER
9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SIZES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ON-SITE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND OBEY ALL LOCAL TREE PROTECTION AND PRESERVATION PROVISIONS OF THE GOVERNMENT DOCUMENTS AND LOCAL GOVERNMENT.
28. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

29. CONTRACTOR SHALL APPLY FOR A RIGHT-OF-WAY UTILIZATION PERMIT, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED START DATE, FOR ANY WORK TO BE DONE WITHIN THE CITY'S RIGHT-OF-WAY.

PAVING, GRADING & DRAINAGE NOTES:

- 30. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE CITY OF WILDMOOD.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTORS EXPENSE.
32. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ON- AND OFF-SITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO AVOID PROTECTION.
33. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
34. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
35. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BAILEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
36. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOIL OR SCHEDULED SURFACE).
37. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
38. PIPE LENGTHS SHOWN REPRESENT DISCREPANCIES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
39. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
40. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
41. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
42. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
43. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
44. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
45. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
46. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-FOUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.
47. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOH SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
48. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS WHERE SUCH TREATMENT DOES OCCUR. IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCESSIBLE TO VISITORS LANDSCAPE ARCHITECT.
49. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
50. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
51. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
52. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE FOND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
53. CONTRACTOR/BIDDER SHALL OBSERVE OFF-SITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
54. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED, AND/OR RESEED AS REQUIRED BY OWNER AT CONTRACTORS EXPENSE TO OWNERS SPECIFICATIONS.

55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
56. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

- 1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IN RUN UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE 'P' STRUCTURE BOTTOMS SHALL BE PER FDOT INDEX 425-010.
4. ALL TYPE 'J' STRUCTURE BOTTOMS SHALL BE PER FDOT INDEX 425-010.
5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
6. HOPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HOPE CONTRACTOR.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.
14. ANY CHANGES OR REVISIONS TO THE PAVING, GRADING, AND DRAINAGE NOTES, LANGUAGE, AND SPECIFICATIONS THAT DIFFER FROM FDOT STANDARDS OR APPROVED PLAN SUBMITTALS MUST BE SUBMITTED TO THE ENGINEER AND CITY OF WILDMOOD DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

AMERICANS WITH DISABILITIES ACT NOTES:

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.505 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023) FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORPORATED AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

- 1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (HVS) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041. (b)(6)
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6, FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502.7, FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1/48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §505.4, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCRUSCH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §5. FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC.
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC.
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403.7, FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC
*EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §506.6.2, FACBC

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4682, PAGE 289, PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMNER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTH EAST 1/4 OF SAID SECTION 13, THENCE RUN SOUTH 07°02'22" WEST, ALONG THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET, THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'29" WEST, A DISTANCE OF 1076.29 FEET; THENCE RUN NORTH 18°12'30" 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 580.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 148.81 FEET, THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1°41'30", 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 09°14'48" 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.

LEGAL DESCRIPTION NOTE:

THE LEGAL DESCRIPTION AND BOUNDARY SURVEY ARE INCLUSIVE OF LANDS THAT HAVE BEEN ANNEXED INTO THE CITY OF WILDMOOD. IT IS UNDERSTOOD BY THE CITY OF WILDMOOD THAT ONE OF THE RETENTION PONDS IS LOCATED ON SUMNER COUNTY REGULATED PROPERTY, AS DISCUSSED WITH THE DEVELOPMENT SERVICES DIRECTOR, SUMNER COUNTY. WE HAVE APPROVED THE CONSTRUCTION OF THE RETENTION POND WITH APPROVED PERMIT NUMBER S205-00026.

REVISIONS table with columns for DATE, REVISIONS, and SHEET NUMBER 02. Includes logos for CFB (Clymer Farnner Bailey, Inc.) and Monarch Ranch Building 1 Mass Grading Plan Wildwood, FL. Includes a date stamp: 11/12/2025.



City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood.fl.gov

Staff Use Only
Fee Paid:
Method of Payment:
Receipt Number:

Tree Removal Permit Application

Review Land Development Regulations (LDR) Sec. 6.10 for a list of rules/regulations/requirements regarding tree removal and mitigation.

Contact Information:

Owner's Name: 75 Turnpike BDC LLC & 75 Turnpike VDC, LLC
Address: 7978 Cooper Creek blvd, University Park, FL 34201
Phone: 941-359-8303 Email: toddmathes@benderson.com

Applicant's Name: 75 Turnpike BDC LLC & 75 Turnpike VDC, LLC
Address: 7978 Cooper Creek blvd, University Park, FL 34201
Phone: 941-359-8303 Email: toddmathes@benderson.com

Property Information:

Property Address: TBD

Parcel Number(s): F12-085 Dimensions of Property: Existing Zoning: M-1

Required Submittal Items: All documents listed below can be submitted electronically in PDF format.

*Tree Removal Permit Application Fee - \$50.

- Tree Removal Permit Application*
Two (2) copies of site plan
Written statement specifying the location of the property and expected land use
Written statement indicating the reasons for the removal, relocation or replacement of tree(s)
Written statement that there are no trees located on the site that are required to be protected by LDR Sec. 6.10, must be verified

Required Documents & Fees

The required submittal items listed above must be included when submitting the application package. Failure to include the above supporting documentation will delay processing of your application package.

Signature: [Signature] Date: 10/8/2025

NOTE: If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to apply for the tree removal application/permit.

Staff Use Only
Permit Conditions per LDR Sec. 6.10:
Application Approved By: Date:

VIA Portal Upload

November 12th, 2025

Mrs. Melanie Strickland
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: Monarch Ranch Mass Grade (A25-4019)

Tree Removal Statement:

The Monarch Ranch Mass Grade Minor Site Plan Permit, that is in review, proposes the removal of all trees within the grading footprint. A tree survey has been submitted, documenting the trees that are on-site. The Monarch Ranch site is subject to a forthcoming PUD that is currently under review with City staff. The PUD is expected to make significant changes to tree mitigation requirements. Any tree mitigation, if required, shall be addressed after the approval of the PUD.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Tyler Counts

Tyler Counts, P.E.
TC/LW



SCALE: 1"=300'

GROUP 1

Tree Number	Size (Inches)	Tree Type
1	52"	LIVE OAK
2	6"	SHEETGUM
3	1"	ELM
4	36"	LIVE OAK
5	1"	SHEETGUM
6	6"	SHEETGUM
7	6"	LAUREL OAK
8	6"	LAUREL OAK
9	6"	SHEETGUM
10	6"	SHEETGUM
11	53"	LIVE OAK
12	5"	SHEETGUM
13	6"	LAUREL OAK
14	17"	SHEETGUM
15	4"	SHEETGUM
16	4"	SHEETGUM
TOTAL		

GROUP 2

Tree Number	Size (Inches)	Tree Type
17	10"	LAUREL OAK
18	11"	SHEETGUM
19	11"	SHEETGUM
20	22"	SHEETGUM*
21	10"	SHEETGUM*
22	5"	SHEETGUM
23	5"	SHEETGUM*
24	4"	SHEETGUM*
25	15"	PALM
26	6"	SHEETGUM
27	4"	SHEETGUM
28	30"	LIVE OAK
29	4"	ELM
30	10"	PALM
31	28"	LAUREL OAK
32	4"	SHEETGUM
33	14"	SHEETGUM
34	6"	HATER OAK
35	16"	HICKORY
36	14"	SHEETGUM
37	15"	SHEETGUM
38	6"	SHEETGUM
39	6"	SHEETGUM*
40	12"	SHEETGUM*
41	25"	LAUREL OAK
42	7"	SHEETGUM*
43	6"	SHEETGUM
44	6"	SHEETGUM*
45	6"	SHEETGUM*
46	17"	LIVE OAK
TOTAL		

GROUP 3

Tree Number	Size (Inches)	Tree Type
47	32"	LIVE OAK
48	4"	ELM
49	36"	LAUREL OAK
50	6"	ELM
51	10"	HATER OAK
52	5"	ELM
53	17"	LAUREL OAK
54	5"	LAUREL OAK
55	17"	LAUREL OAK
56	14"	LAUREL OAK
57	15"	IRONHOOD
58	13"	LAUREL OAK
59	15"	LAUREL OAK
60	6"	CEDAR
61	60"	LIVE OAK
62	10"	PALM
63	34"	LIVE OAK
64	6"	IRONHOOD
65	4"	ELM
66	4"	ELM
67	5"	ELM
68	4"	ELM
69	6"	ELM
70	6"	ELM
71	6"	SHEETGUM
72	4"	SHEETGUM
73	5"	ELM
74	55"	LIVE OAK
75	4"	ELM
76	6"	ELM
77	10"	CHINA BERRY
78	4"	CHINA BERRY
79	5"	SHEETGUM
TOTAL		

GROUP 4

Tree Number	Size (Inches)	Tree Type
80	28"	LIVE OAK
81	4"	ELM
82	4"	ELM
83	5"	ELM
84	5"	ELM
85	5"	ELM
86	24"	HICKORY
87	4"	MANGROVE
88	6"	MANGROVE
89	16"	HICKORY
90	4"	ELM
91	18"	LAUREL OAK
92	4"	ELM
93	6"	ELM
94	18"	LAUREL OAK
95	6"	SHEETGUM
96	4"	SHEETGUM
97	5"	ELM
98	5"	ELM
99	2"	ELM
100	10"	ELM
101	10"	ELM
102	10"	ELM
103	22"	SHEETGUM
104	18"	PINE
105	7"	ELM
106	8"	ELM
107	22"	HICKORY
108	5"	ELM
109	6"	ELM
110	10"	LAUREL OAK
111	5"	SHEETGUM
112	22"	LAUREL OAK
113	6"	ELM
114	2"	SHEETGUM
115	4"	SHEETGUM
116	20"	LIVE OAK
117	7"	IRONHOOD
TOTAL		

GROUP 5

Tree Number	Size (Inches)	Tree Type
118	41"	SHEETGUM
119	6"	SHEETGUM
120	4"	SHEETGUM
121	5"	SHEETGUM
122	6"	SHEETGUM
123	28"	LIVE OAK
124	6"	HICKORY
125	6"	SHEETGUM
126	5"	ELM
127	36"	LAUREL OAK
128	15"	ELM
129	6"	SHEETGUM
130	5"	SHEETGUM
131	5"	HICKORY
132	4"	PALM
133	3"	SHEETGUM
134	6"	ELM
135	6"	SHEETGUM
136	6"	ELM
137	4"	ELM
138	6"	SHEETGUM
139	6"	SHEETGUM
140	6"	ELM
141	5"	ELM
142	12"	SHEETGUM
143	4"	SHEETGUM
144	17"	SHEETGUM
145	6"	ELM
146	4"	ELM
147	5"	IRONHOOD
148	7"	HICKORY
149	3"	HICKORY
150	4"	HICKORY
151	5"	IRONHOOD
152	5"	CHINA BERRY
153	3"	SHEETGUM
154	3"	ELM
155	4"	ELM
156	27"	LAUREL OAK
157	3"	ELM
158	6"	ELM
159	4"	HICKORY
160	18"	SHEETGUM
161	5"	SHEETGUM
162	14"	PALM
TOTAL		

NOTE: SHADDED TREES WITHIN THE BELOW TABLES ARE CONSIDERED NON-VIABLE OR LESS THAN 10" DBH AND ARE NOT INCLUDED IN THE ABOVE CALCULATIONS

TREE CALCULATIONS

TOTAL MONARCH RANCH SITE AREA: 17,240,185 SF (395.18 AC.)
 TREE SAMPLING (IN LIEU OF FULL TREE SURVEY) APPROVED BY CITY OF WILKHOOD PER HENRY THEN ON 02/06/25.
 FIVE (5) REPRESENTATIVE SAMPLE GROUPS MEASURE 100' x 100'.
 GROUP 1 TREES: 16 TREES TOTAL (4 VIABLE TREES)
 GROUP 2 TREES: 30 TREES TOTAL (2 VIABLE TREES)
 GROUP 3 TREES: 35 TREES TOTAL (3 VIABLE TREES)
 GROUP 4 TREES: 30 TREES TOTAL (2 VIABLE TREES)
 GROUP 5 TREES: 45 TREES TOTAL (2 VIABLE TREES)

SEE TREE TABLES BELOW FOR FULL TREE GROUP DATA

SUMMARY DATA (all sample areas - 1/5 AC)

VIABLE NON-LIVE OAK TREES:

3	ELM	5%
4	HICKORY	7%
1	IRONHOOD	2%
17	LAUREL OAKS	33%
12	SHEETGUM	22%
4	PALM	7%
43	TOTAL NON-LIVE OAKS	

VIABLE LIVE OAK TREES:

12	LIVE OAKS	22%
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TREE PROJECTIONS

Based on the estimated 78% Tree Coverage of the current Building 1 Site, the tree projections are:

- Building 1 Project Area (8042 Acres)
- Building 1 Tree/Canopy Area Estimated from aerials: 24.4 Acres (78%)
- Estimate #12 Viable Non-Live Oaks
- Estimated 255 Viable Live Oaks

All existing trees are proposed for removal.

Developer's Agreement with the City of Wilkhood is pending. Mitigation is proposed on the Landscape Plan. See Sheets L-1 through L-3

REVISIONS

DATE	BY	DESCRIPTION

MPA Michael Pape & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL • 352-351-3500 • www.MPA-PA.com



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MONARCH RANCH BUILDING 1
 WILKHOOD, FLORIDA
TREE EVALUATION

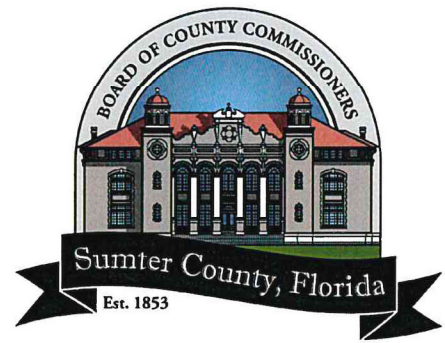
DATE: 05/30/25
 DWN BY: JBT
 OK'D BY: S245

SHEET ___ OF ___

TR-1

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



October 14, 2025

To Whom It May Concern:

RE: Sumter County Comprehensive Plan Monarch Ranch Industrial Overlay

Sumter County submitted and gained support from the State of Florida for the Monarch Ranch Industrial Overlay in 2008 and continued to work towards making this Primary Economic Activity Center, as noted in its Comprehensive Plan, the most significant industrial center in Central Florida. These efforts included partnerships with Duke Energy which determined, through two separate studies, that the property was not only a “Super Site” but also has the potential of being one of only two “Mega Sites” in the State of Florida. The steps to get from Super Site to Mega Site is a dedicated substation and an interchange either from Florida’s Turnpike or I-75.

Sumter County also functioned as a partner to stage Industrial Park Drive from US 301 as a four-lane facility terminating at the Southern property line of Monarch Ranch. Sumter County recognizes the need for flexibility in the land development code to meet the long-term marketing and development needs of the future industrial customers. Sumter County demonstrated this partnership in the development orders issued for the Coleman Ridge Mixed Use Development that includes the Representative Marlene O’Toole Industrial Park under development presently and the near completed development of the Duke Energy Certified Site Ready Governor Rick Scott Industrial Park.

The primary goal of economic development in Sumter County is to diversify the tax base, encourage capital investment and job growth, and improve the quality of life for our residents and visitors. With the continued application of exemptions for property taxes for homestead properties, it is essential to have non-residential capital investment to carry the burden of the public services and infrastructure to the greatest benefit of the community’s residents.

Sumter County, as the consolidated economic development partner with the City of Wildwood, will continue to support the Monarch Ranch development in its marketing activities, in providing incentives to targeted industry meeting the County’s adopted incentive policy, and engaging in public-private partnerships related to long-term infrastructure projects that meet these objectives.

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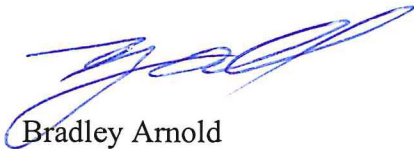
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County Administrator
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Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

I am happy to provide testimony to the points provided in this letter as required when considering the development of the flexible standards required for the successful development of the Monarch Ranch as at least a Super Site but even more so as a Duke Energy Certified Site Ready Mega Site!

Sincerely and on behalf of Sumter County Economic Development,



Bradley Arnold
County Administrator