



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
April 7, 2026 2:00 PM
City Hall Commission Chamber
100 N Main Street**

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

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

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Board/Special Magistrate as Local Agency Regular Meeting March 03.2026, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. 25-4603-SSCP-Small RV Wildwood**

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

CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) for parcel D32-173 on 10 acres MOL. This request is accompanied by a rezoning request 25-4602. **Staff recommends DENIAL.**

2. **26-1204 - SSCPA - 72 Seminole Path**

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

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a rezoning request 26-1205 – RZ (O2026-13). **Staff recommends approval.**

V. **ADJOURNMENT**

April 7, 2026 2:00 PM

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

EXECUTIVE SUMMARY

**SUBJECT: Planning & Zoning Board/Special Magistrate as Local Agency
Regular Meeting March 03.2026, at 2:00 PM.**

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 3, 2026 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planning Manager	Present
Alex Lammers	Planner	Present
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Aaron Kinder	Captain	Present

Special Magistrate Holt brought the meeting to order at 2 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board as Local Planning Agency/Special Magistrate
Regular Meeting February 03, 2026, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 3, 2026, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. 25-5012 - CP - 7050 CR 213

Special Magistrate Holt read aloud the title of 25-5012 - CP - 7050 CR 213. Planner Page presented Ordinance O2026-6, a request for a small scale comprehensive plan amendment to change the future land use designation from Agriculture (Sumter County) to Medium Density Residential (City) for parcel F01-092 on 0.75 acres MOL. Page explained that the request was

accompanied by rezoning request 25-5011, Ordinance O2026-7, that the applicant did not propose any new development for the parcel, and that an application for a voluntary annexation had been submitted to facilitate connection of the two existing structures to utilities. There were no representatives present, nor were there any public comments. Special Magistrate Holt made a favorable recommendation of approval for Ordinance O2026-6 to be forwarded to the City Commission for final determination.

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

Planning Manager Bondi noted that project 25-4603 for Small RV Wildwood had been advertised for the meeting, but there was an advertising error, so the project had been pushed to the next Planning & Zoning meeting in April. Special Magistrate Holt and Planner Bondi apologized to the audience members that were present to speak on the project.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:07 p.m.

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

SEAL

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

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: 25-4603-SSCP-Small RV Wildwood

REQUESTED ACTION: Staff recommends **DENIAL**.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-4603 - SSCP - Small RV Wildwood
Ordinance Number	O2026-8
Owner(s)	Lien Nails, LLC
Applicant(s)	Eddie Small of E Small Developing, LLC
Property Location	The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.
Parcel(s)	D32-173
Date	March 31, 2026

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) for the parcel listed above on 10 acres MOL. This request is accompanied by a rezoning request 25-4602.

ANALYSIS: The applicant is requesting the future land use of Mobile Home Park which permits the use of an RV Park not to exceed 99 spaces.

While the staff report is structured in a familiar way, it starts with the applicant's justification followed by staff's justification. The applicant believes the proposed amendment should be granted based on the following criteria as presented in the justification attached within the staff report and summarized below pursuant to Land Development Regulations (LDR) §1.7(D).

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

The applicant has submitted justification for the proposed request to change the Future Land Use from Public Facilities to Mobile Home Park (City of Wildwood). The 2050 Comprehensive Plan Policy 1.1.1.a. accommodates the development of a mobile home park at 10 units per acre with a maximum of 0.3 FAR. Per the Land Development Regulations (LDR) Table 3-6, a recreational vehicle (RV) park is an allowed use under the mobile home park land use designation. 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 manage growth according to Policy 1.2.5. and the proposed development is located within the

municipal boundary.

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

The applicant believes the amendment is constituent with the goals, objectives, and policies of the comprehensive plan. 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." A Joint Planning Area (JPA) and Municipal Service Area (MSA) have been established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern and manage growth according to Policy 7.4.2., in which the proposed development is located within both established areas. The proposed amendment meets the intent and policies of the comprehensive plan as outlined within Policy 8.3.1.

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

Per F.S. Chapter 163.3177(6)(a)(9)(b) The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

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

The proposed development is located along CR 462 within the City of Wildwood's JPA and MSA. There are no environmental restrictions located on the subject property.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Existing water and sewer facilities are available to the subject property.

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

The subject property is located within a half a mile of the downtown area and surrounded by a mix of uses including industrial, residential and institutional. A multi-modal transportation system is in place along CR 462, which includes sidewalks and bicycle paths. The LDR requires access management techniques which include cross access.

(IV) Promotes conservation of water and energy.

When approved, the proposed development would be required to utilize water and sewer from the City of Wildwood.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The subject property does not have agricultural operations as the property is currently vacant.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

When approved, the proposed development would be required to meet the open space

requirements as per the LDR.

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

The applicant has stated that the proposed development encourages a transition between higher intensity land use of industrial around CR 127/128 to lower intensities east of CR 127/128 for institutional and residential uses.

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

The existing development pattern along C 462 is a low density single-use development pattern which contributes to urban sprawl. The proposed land use allows for a transition of densities consistent with urban development.

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

An environmental assessment was conducted by Stillwater Environmental, Inc in November 2025. The findings within the environmental assessment were no signs of endangered avian species or flora and areas classified as wetland/surface waters were not observed within, or immediately adjacent to the subject property. There were zero potentially occupied gopher tortoise burrows, although it is recommended a thorough survey be conducted prior to any construction activities. No eastern indigo snakes were found on the property, although the conditions are a suitable habitat and a combination of posters/pamphlets and verbal educational instructions to the contractor should be given by management prior to any clearing/land alteration activities.

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

Transportation: A transportation impact analysis was conducted by Walsh Traffic Engineering LLC in January 2026 which indicated the roadway segments available to this property currently operate at levels D and F, with the CR 462 and CR 121 westbound intersection operating at level C. At the build-out year of 2029, the level of service for the roadway segments are to continue to operate acceptably at the current level of service D and F. The intersection is projected to become a level of service D but is still able to operate acceptability with no required improvements. There is a two-way continuous turn lane. Thus, an eastbound left-turning lane is not needed as the development could use the existing two-way continuous turn lane.

Potable Water & Sewer: The subject property is within the City of Wildwood's Utility Service Area. An analysis was conducted for both potable water and sanitary sewer and the proposed amendment will not cause a deficiency in the level of service, based on Policy 8.3.1.e. This policy states the level of service requirements which for sanitary sewer is 250 GPD for 1 ERU and potable water is 300 GPD for 1 ERU.

Schools: The proposed land use could contribute a total of 17 students based on the school impact analysis provided. The applicant states that the requested use type of RV Park is temporary housing and, therefore, considered a commercial use which should not contribute to any students.

Staff believes the proposed amendment should NOT be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

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

Transportation: A decrease in the level of service was identified at the intersection of CR 121 and C 462, with current roadway segments operating at a level of service D and F. Although at buildout year 2029, the TIA states the roadways and intersection are acceptable at this level, staff is concerned about safety issues with the recreational vehicles (RV) or delivery trucks for manufactured homes accessing the roads and accessing the driveway. The average length of an RV is around 33 feet while a typical single wide manufactured home starts at 40 feet and in each instance requires a larger turn radius. The main entrance for the proposed development is along the curve on C 462, posing potential safety issues for the westbound traffic.

Sumter County's Public Works Department, on behalf of the City as the outsourced traffic reviewer, reviewed the driveway access, roadways, and intersections for safety issues, and it was determined that the development would not be able to have full access to C 462 as originally proposed in the TIA. The TIA mentions the development will use the existing two-way continuous left turn lane for eastbound traffic, but this turn lane ends approximately 150 feet west of the proposed entrance. Directly in front of the property is a gored median, and it is unlawful to drive in this area as it is a signalization of a change in the roadway design, which in this case, is a curved road. The Sumter County Code of Ordinances, Chapter 13-603 states that access for all new driveway connections "shall be located, designed and constructed so that vehicles can enter and exit from the parcel in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets, and so that interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized." This chapter also states that "direct access from driveways onto arterial and collector roads shall be minimized where possible to increase safety and reduce conflicts points." As indicated by the Sumter County Code of Ordinances, CR 121 should have been the main entrance, but the roadway is a narrow 30-foot paved road making this entrance not ideal for larger vehicles.

Based on Sumter County's findings, it was determined that whether access is granted right-in/right-out only on C 462 or to CR 121, each scenario poses potential hazards deriving from the adverse conditions. The accepted TIA by Sumter County is considered invalid, as the TIA was accepted under the condition that the development would have full access off of C 462. The City Commission previously assessed mobile home park land uses, designating most along major roadways, such as SR 44, to minimize the potential of mobile home and RV transport along local minor roads. Policy 2.2.3. "The City shall strive to reduce the number of traffic crashes and eliminate fatalities and serious injuries."

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

The proposed amendment would allow 10 units per acre and is not considered compatible with the area. The surrounding neighborhood that has direct access off of CR 121 and C 462 is lower density residential land uses such as Low Density Residential, allowing 4 units per acre, and Medium Density Residential, allowing 9 units per acre, but limited by R-2 zoning, which

allows 6 units per acre. Although the land use designation would allow for a mobile home park, the applicant's proposal is for an RV Park, in which, an RV Park should not be considered as providing "housing diversity" since, by definition, these recreational resorts are intended to provide temporary, non-permanent, recreational amenities as per the City's Land Development Regulations.

Prior to the existing Public Facilities land use, the parcel was Low Density Residential, allowing a maximum of 4 units per acre. The current land use of Public Facilities with Institutional zoning was approved in 2024 with the intention of the development being an assisted living facility with the main entrance off of CR 121 per Sumter County's Code of Ordinances. The existing Public Facilities' land uses along C 462 are designated as churches, which is a relatively lower use due to limited operating hours and days during the week. Although there are industrial uses in the area, these are mainly west towards N US 301. Industrial uses could be considered of higher intensity due to truck traffic for larger scale operations, but the entrances of the uses are not along a curve and have designated left-turn lanes, which reduces vehicle conflicts and enhances overall roadway safety.

Conclusion: Sumter County's Public Works Department has determined that whether the access is right-in/right-out off of C 462 or CR 121, each scenario poses potential hazards deriving from the adverse conditions. The requested future land use of Mobile Home Park is not considered compatible with the surrounding area, as stated by staff in the report, and staff is recommending denial.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-8

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

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

D32-173
Lien Nails, LLC
10 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EST, SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED "LB 6514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼ WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST ½ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N 89°50'14"E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED "B 4709"; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ RUN S 00°13'05"W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE S89°48'57"E A DISTANCE OF 325.60 FEET TO AN IRON ROD AND CAP MARKED "LB4709"; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S 00°10'25"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3522" AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S 87°05'31"E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S 00°11'22"W A DISTANCE OF 92.59 FEET TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST ¼ OF NORTHEAST 1/4; THENCE ALONG SAID

NORTH LINE RUN N 89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST ¼ OF NORTHEAST ¼ OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S 00°7'36" W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼; THENCE ALONG SAID SOUTH LINE RUN N 89°40'41"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N 79°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N 15°24'57"E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'53" TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE WEST LINE OF SAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N 00°13'05"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

This property is to be reclassified from Public Facilities to Mobile Home Park (City of Wildwood).

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

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

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

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

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

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

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

DONE AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

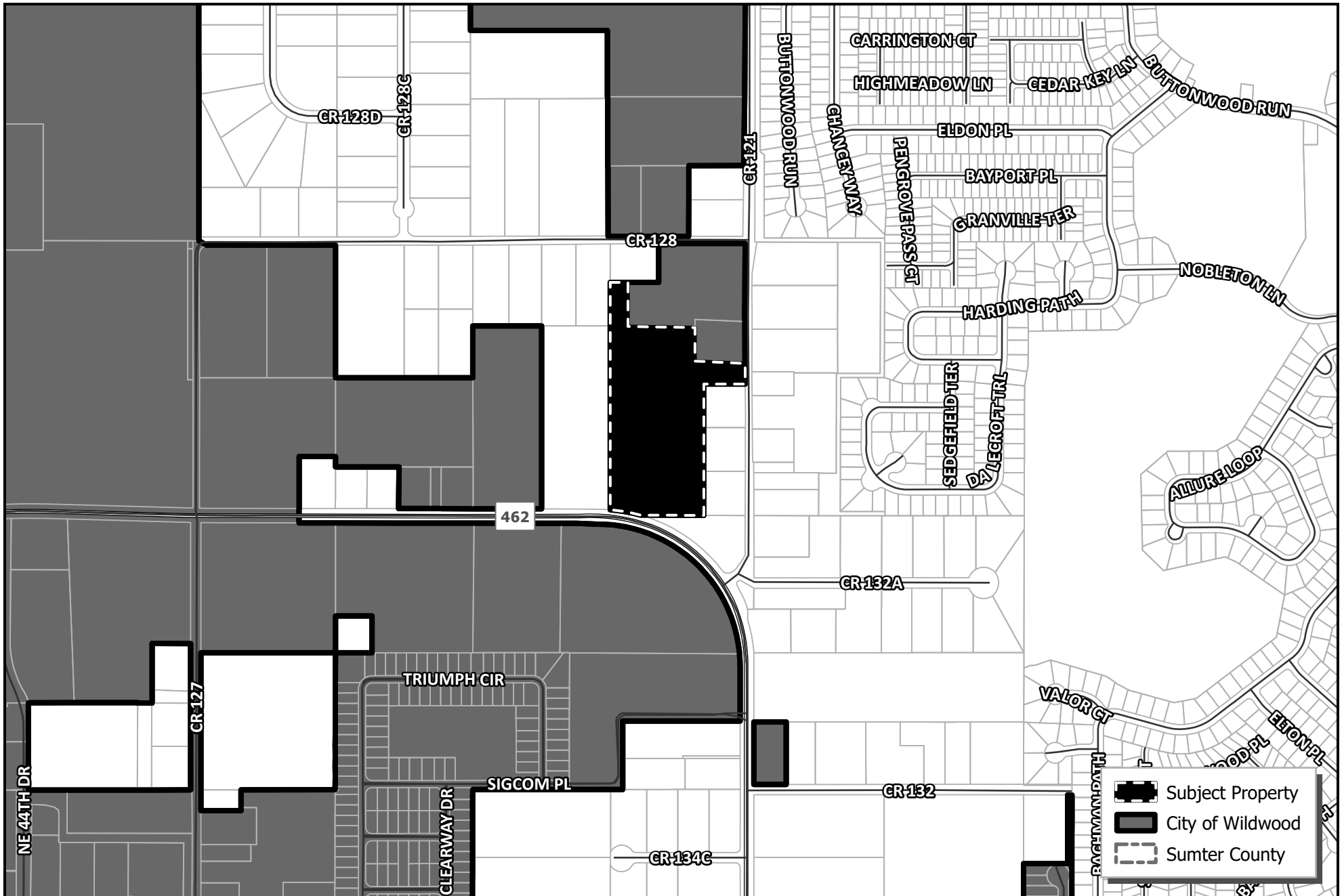
First Reading: _____

Second Reading: _____

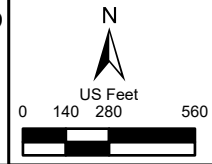
Approved as to form:

City Attorney

EXHIBIT A



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



#A25-4603
SMALL RV WILDWOOD
 PARCEL D32-173

MAP 1A
LOCATION
MAP
JAN 2026



Business Impact Estimate

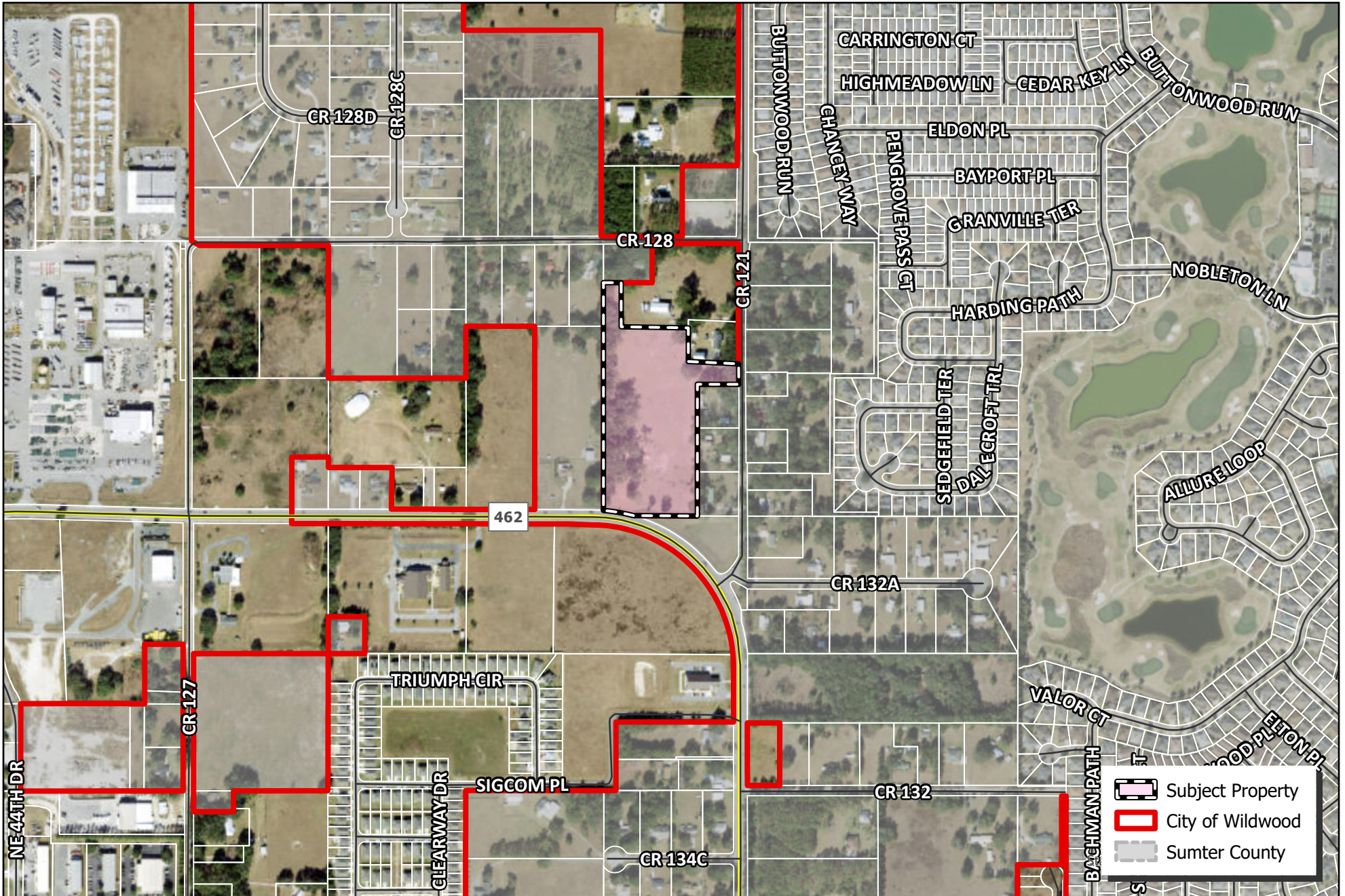
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-8

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

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

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

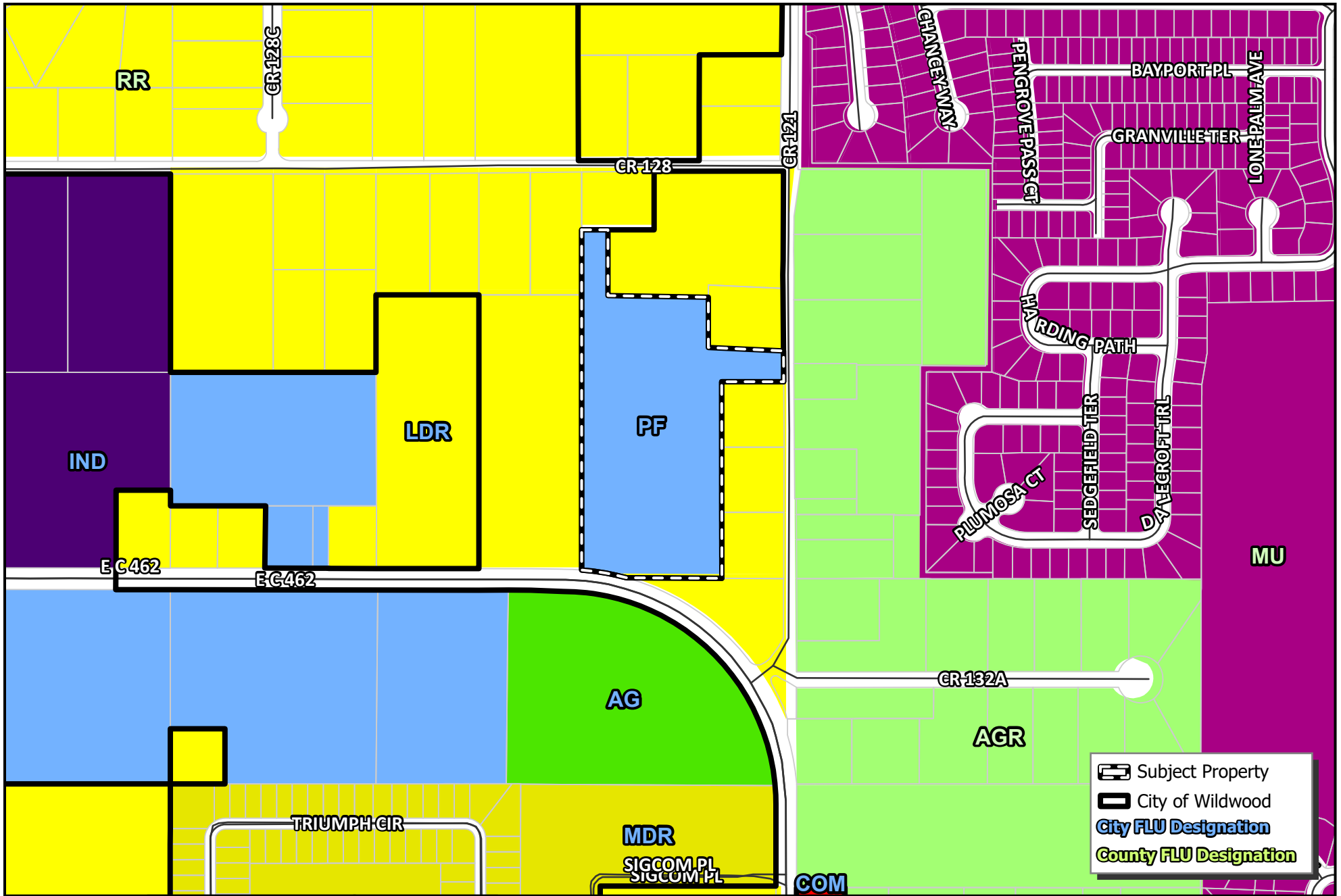


CITY OF WILDWOOD
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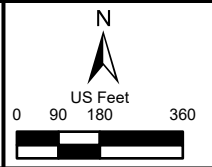


#A25-4603
SMALL RV WILDWOOD
 PARCEL D32-173

MAP 1B
LOCATION
MAP
JAN 2026

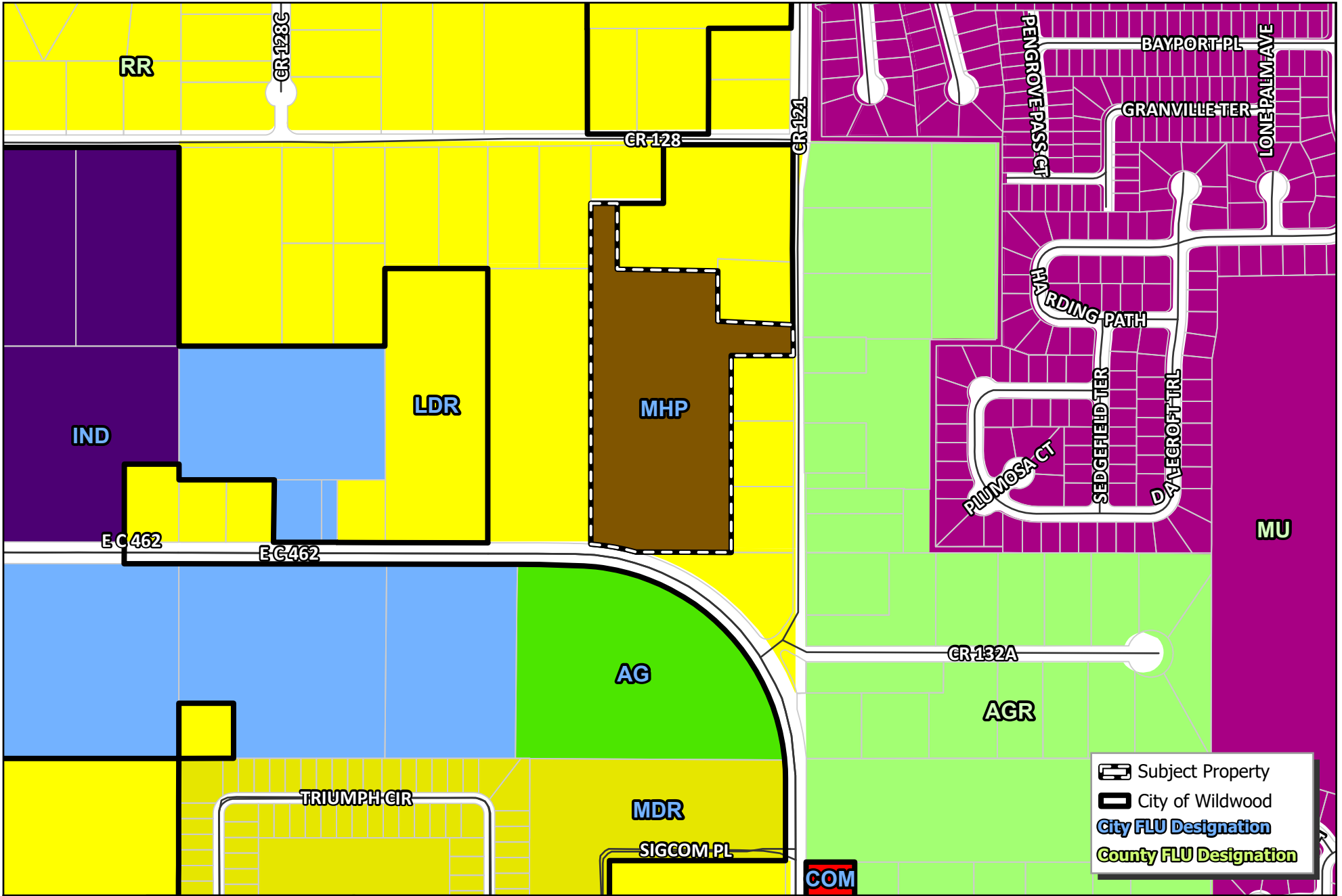


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#A25-4603
SMALL RV WILDWOOD
 PARCEL D32-173

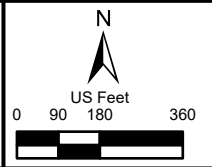
MAP 2A
EXISTING
LAND USE
JAN 2026



Subject Property
 City of Wildwood
 City FLU Designation
 County FLU Designation



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



#A25-4603
SMALL RV WILDWOOD
 PARCEL D32-173

MAP 2B
PROPOSED LAND USE
JAN 2026



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

RECEIVED

MAR 03 2026

City Of Wildwood
Development Services Dept

February 19, 2026

REIDY MARTIN J & BONITA M
4903 CR 128
WILDWOOD, FL 34785

Your Parcel Number(s): D32-073

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Institutional to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER: Lien Nails, LLC
APPLICANT: Eddie Small of E Small Developing LLC
CASE NUMBERS: 25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER: D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, March 3, 2026, at 2:00pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, March 23, 2026, at 7:00pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, April 13, 2026, at 9:00am.**

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

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

I support this request.
 I do not object to this request.
 I do not support this request for the following reason(s) Traffic congestion, drainage.



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

March 20, 2026

MOORE MICHAEL & DANIELLE
8865 CR 121
WILDWOOD, FL 34785

RECEIVED

APR 1 2026

Your Parcel Number(s): D33-006

City Of Wildwood
Development Services Dept

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER: Lien Nails, LLC
APPLICANT: Eddie Small of E Small Developing LLC
CASE NUMBERS: 25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER: D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, April 7, 2026, at 2:00pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, April 27, 2026, at 7:00pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, May 11, 2026, at 9:00am.**

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

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

I support this request.

I do not object to this request.

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

*traffic & safety concerns,
for protection of our community,
No entrance or exit should be
permitted on CR 121.*

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352 330 1330 | Fax: 352 330 1338 | www.wildwood-fl.gov



**LIEN NAILS, LLC
SSCPA AND REZONING
JANUARY 2026**

Prepared By:

LPG Urban & Regional Planners, LLC
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

**Small Scale Comprehensive Plan Amendment & Rezoning
LIEN NAILS, LLC**

Executive Summary

A 9.92 ± acre site (Parcel ID D32-173) located north of CR 462 and west of CR 127/128 (Figures 1 and 2). The subject property is located within the City of Wildwood’s MSA.

The subject property is within the City of Wildwood with a Public Facilities Future Land Use (FLU) designation (Figure 3) and is zoned Institutional (Figure 4). A small-scale comprehensive plan amendment (SSCPA) is requested to amend the Public Facilities FLU to Mobile Home Park (MHP) (Figure 5) and concurrently rezone the subject property from IN to Mobile Home Park (MHP) pursuant to FLU Policy 1.1.1(a) (Figure 6). Under the IN land use the property could have been developed at a maximum scenario of 259,269 square feet (0.6 Floor Area Ratio (FAR)). The proposed SSCPAs and rezoning will permit development of an RV Park not to exceed 99 spaces (10 units/acre). The amendment results in a decrease of 259,269 square feet and an increase of 99 recreational units. The proposed small-scale comprehensive plan amendment is compatible with adjacent land uses and is consistent with the comprehensive plan. The amendment will not cause a deficiency in the adopted level of services established for public facilities as outlined below.

Potable Water Analysis

Policy 8.3.1.e – LEVEL OF SERVICE (LOS)

“The following adopted LOS Standards for facilities and services required by the City of Wildwood:

Sanitary Sewer: 250 gallons per day per ERU

Potable Water: 300 gallons per day per ERU”

The subject property is within the City of Wildwood Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City’s Water Use Permit (permit no. 8135.012) as issued by the Southwest Florida Water Management District (SWFWMD). This permit, which expires in March 31, 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 6.44 mgpd (annual average).

The City has a current available capacity of 0.211 mgpd (which includes Summers project). An analysis was conducted of the proposed amendment based on land use and the City’s Level of Service (LOS) standards (Table 2). The estimated water demand is 0.014 mgpd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.197 mgpd.

Table 2: Water Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.211
Lien Nails	9.92 ±	IN	MHP	99 RV spaces	0.014	0.197

Water demand was calculated at 300 gallons per ERC pursuant to City's LOS standard.
 Maximum Density –
 ERU for RV park- .500 per space

Sanitary Sewer Analysis

The subject property is within the City of Wildwood Utility Service Area. The City of Wildwood currently owns, operates, and maintains a central sanitary sewer system. The current facility is currently permitted through the Florida Department of Environmental Protection to treat up to 3.55 million gallons per day. The City Commission released a memorandum on May 20, 2024 noting that comprehensive plan amendments are subject to delays due to wastewater treatment facility capacity concerns. Wastewater treatment facility upgrades are expected to bring the city's total treatment capacity to 5.5 million gallons per day upon completion, scheduled for early 2027. As such, development permit approval will not be sought until the completion of the needed improvements to bring the facility up to standard pursuant to Policy 4.1.8.

An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). Wastewater demand was calculated at 250 gallons per ERU pursuant to City's LOS standard. The estimated wastewater demand is 0.012 mgpd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 1.094 mgpd based on the current facilities and 3.032 mgpd based on the proposed improvements in 2027.

Table 3: Wastewater Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						1.094*
Proposed Capacity Improvements - 2027						1.95
Lein Nails	9.92 ±	IN	MHP	99 RV spaces	0.012	3.032

*Includes Namit Jesus Amendment
 Wastewater demand was calculated at 250 gallons per ERC pursuant to City's LOS standard.
 Maximum Density –
 ERU for RV park- .500 per space

Solid Waste Analysis

The City of Wildwood's solid waste level of service is 5 lbs per day per capita. Solid waste was estimated based on 2.1 persons per household (pph) x 99 units, which equates to 208 people. The proposed amendment is estimated to generate 1,040 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Transportation Impact Analysis

The traffic impact analysis prepared by Walsh Traffic Engineering indicates that the land use and rezoning will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways as outlined below.

Utility Analysis

The subject site will be connected to the City of Wildwood central water & sanitary sewer systems.

FLU 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.

- a. *The proposed development is located within the Joint Planning Area and within the boundaries of the Municipal Service Area. The applicant will connect to central water and sewer utilities.*

FLU Policy 4.1.12:

The City will use its land development regulations and development review process to: (a) promote zoning and development consistent with the City's Future Land Use Map Series and (b) require new development to offset impacts on the public utilities systems.

- a. *The proposed development does not degrade any of the City's current Level of Service outlined in FLU Policy 7.4.1 nor the City's capacity with regards to municipal sewer and water.*

FLU 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 or occupancy. Where the development is to be served by another water supplier, the City shall consult with that supplier prior to

approving a building permit to determine availability by the anticipated issuance date of the certificate of occupancy.

- a. *The proposed development will be connected to central water and sewer utilities.*

School Impact Analysis

The change will result in no students produced, as the proposed RV Park being is considered resort residential units are temporary in nature and considered a commercial use which is not subject to school concurrency.

Land Development Regulation Compliance

The proposed conceptual plan is in compliance with the Land Development Regulations (LDR), Article IV, Section 13-422.

According to Table 3-2: Permitted Zoning Districts, the request for a Small Scale Comprehensive Plan Amendment to Mobile Home Park (MHP) and a request for a Rezoning to MHP is an appropriate designation together.

According to Table 3-4: Density, Intensity, and Lot Standards, the MHP Zoning district allows for the following:

- Maximum Floor to Area ratio (FAR) of .3
- Minimum Open Space Dedication of 15%
- Front setback of 25 feet, Rear setback of 15 feet, and a side setback of 10 feet.

Environmental Analysis

The subject site contains no floodplains or wetlands (Figure 7). The topography of the site ranges from a high of 68' to a low of 50' (Figure 8). All the onsite soil consist of Candler sand and Millhopper sand (Figure 9). An environmental assessment was performed by Stillwater Environmental (Appendix A). Results of the analysis indicate that no protected species, wetlands or 100 year flood areas are located on the subject site.

Comprehensive Plan Compliance

In response to City of Wildwood Land Development Regulation (LDR) 1.7:

1. Justification of the proposed amendment has been adequately presented:

The proposed amendment changing the Future Land Use designation of the subject property from City of Wildwood Low Density Residential to City of Wildwood Public Facilities would specifically comply with the following Comprehensive Plan Goals, Objectives, and Policies, among others:

FLU 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.

Response: *The proposed development is located within the Joint Planning Area, and within the boundaries of the Municipal Service Area. The applicant will connect to central water and sewer utilities.*

FLU Policy 1.1.4 The City's zoning map shall be consistent with the Wildwood FLUM Series and further refine the densities, intensities, and uses permitted within each property.

Response: *The request before staff and the City Commission is for an RV Park. The applicant is requesting a small scale comprehensive plan amendment to MHP with a corresponding rezoning to MHP in compliance with FLU Policy 1.1.4.*

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

FLU 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.

Response: *Central water and sewer are available in the immediate vicinity. If approved, the applicant will utilize a directional bore under County Road 462 and extend the water and sewer lines approximately 680 feet to the property boundary.*

FLU 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.

- a. *The proposed development is located within Wildwood's JPA and concurrent MSA.*

Policy 8.3.1: All plan amendments and requests for new development shall meet at a minimum:

- a. The intent and polices of the Comprehensive Plan.
- b. The economic feasibility requirements of the Capital Improvements Element of the Comprehensive Plan.

- c. The requirements of appropriate state and regional agency plans.
- d. The minimum requirements for concurrency as set forth in this Comprehensive Plan.
- e. The following adopted LOS Standards for facilities and services required by the City of Wildwood: Sanitary Sewer: 250 gallons per day per ERC Potable Water: 300 gallons per day per ERC Solid Waste: 5 pounds per capita per day (in accordance with the level of service established by the County – Source: Sumter County Infrastructure Element) Recreation: Neighborhood Parks*: 2 acres per 1,000 population Community Parks*: 3 acres per 1,000 population
*Defined in the Recreation and Open Space Element Data & Analysis.

Response: *The requested small scale comprehensive plan amendment and rezoning meets the intent and policies of the Comprehensive Plan. The City of Wildwood has adequate capacity to serve the development as demonstrated throughout the report.*

3. The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern:

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

- 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - a. *The proposed development is located along CR 462 E within the City of Wildwood's JPA and MSA. There are no environmental restrictions located on the subject property.*
- 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - a. *Existing water and sewer facilities are available to the subject site.*
- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - a. *The subject site is located within a ½ mile of the downtown area within an existing area of mixed use including industrial, residential and institutional uses. Multi-modal transportation system is in place along CR 462 which includes sidewalks and bicycle paths. The LDRs require access management techniques which include cross access.*
- 4. Promotes conservation of water and energy.

- a. *The proposed development will utilize central water and sewer from the City of Wildwood.*
- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
 - a. *The proposed site does not have agricultural operations. The proposed development is being proposed on a vacant parcel.*
- 6. Preserves open space and natural lands and provides for public open space and recreation needs.
 - a. *The proposed development will meet the open space requirements of the City of Wildwood.*
- 7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - a. *The development encourages a transition of higher intensity of land uses from Industrial to the West of County Road 127/128 prior to residential on the East of County Road 127/128.*
- 8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.
 - a. *The existing development pattern between C 462 and CR 128 is a low density single use development pattern which contributes to urban sprawl. The proposed MHP land use allows for a transition of densities consistent with urban development.*

4. The proposed amendment will not have an adverse effect on environmentally sensitive systems; and

The proposed amendment will not have an adverse effect on environmentally sensitive systems. There are no endangered or threatened flora or fauna. The Environmental Assessment done by Stillwater Environmental did not indicate any onsite springs, creeks, tributaries, marshes, wetlands, or protected flora or fauna.

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

The proposed development will not degrade the level of service of roadways, potable water, sewer, or schools.

[Transportation Impact Analysis](#)

The traffic impact analysis prepared by Walsh Traffic Engineering submitted with the rezoning indicates that the project will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways as outlined below. The proposed

FLU/rezoning will have a significant net trip generation on the adjacent network and therefore provide an overall transportation impact benefit.

Table 3 – Total Trip Generation Potential for Proposed FLU/Zoning

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	394	393	787

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	8	18	26

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	29	17	46

Table 4 – Trip Generation Comparison Summary

Scenario	AM Peak Hour		
	Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	140	67	207
Proposed FLU/Zoning	8	18	26

Scenario	PM Peak Hour		
	Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	76	149	225
Proposed FLU/zoning	29	17	46

Utility Analysis

The subject site will connect to the City of Wildwood central water & sanitary sewer.

FLU 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.

- b. The proposed development is located within the Joint Planning Area and within the boundaries of the Municipal Service Area. The applicant will connect to central water and sewer utilities.*

FLU Policy 4.1.12:

The City will use its land development regulations and development review process to: (a) promote zoning and development consistent with the City's Future Land Use Map Series and (b) require new development to offset impacts on the public utilities systems.

- b. The proposed development does not degrade any of the City's current Level of Service outlined in FLU Policy 7.4.1 nor the City's capacity with regards to municipal sewer and water.*

FLU 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 that supplier prior to approving a building permit to determine availability by the anticipated issuance date of the certificate of occupancy.

- b. The proposed development will be connected to central water and sewer utilities.*

Figure 1

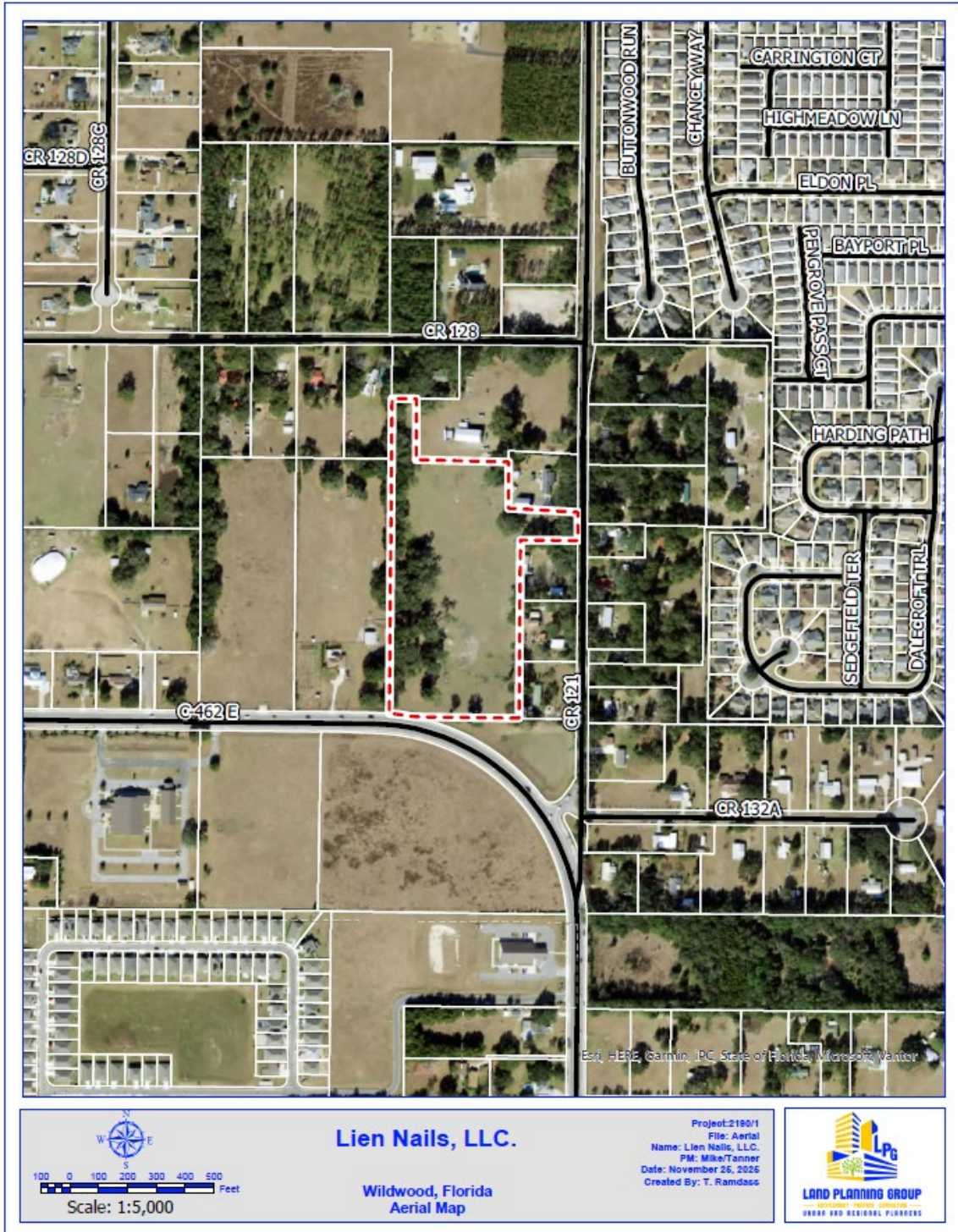


Figure 2

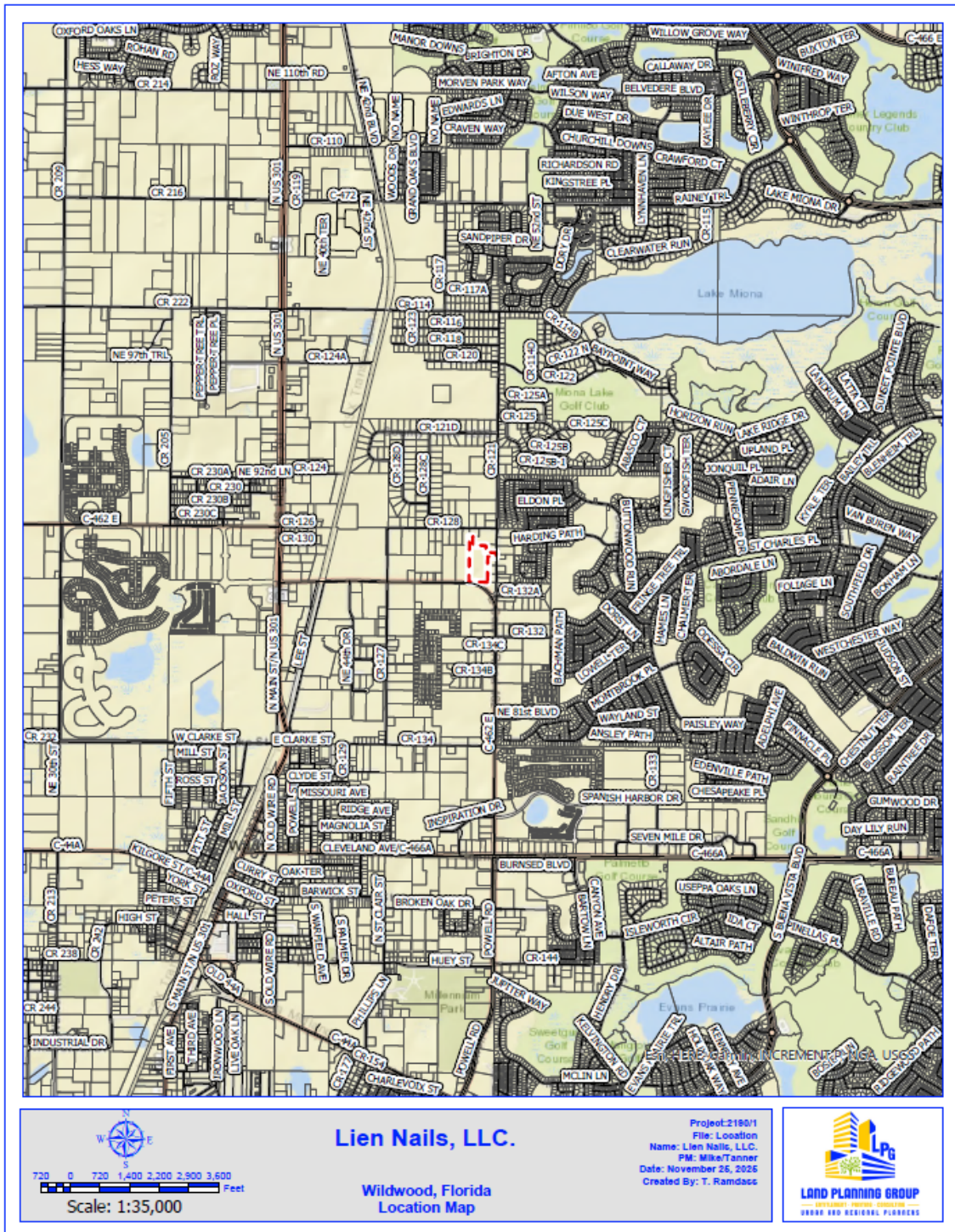


Figure 3

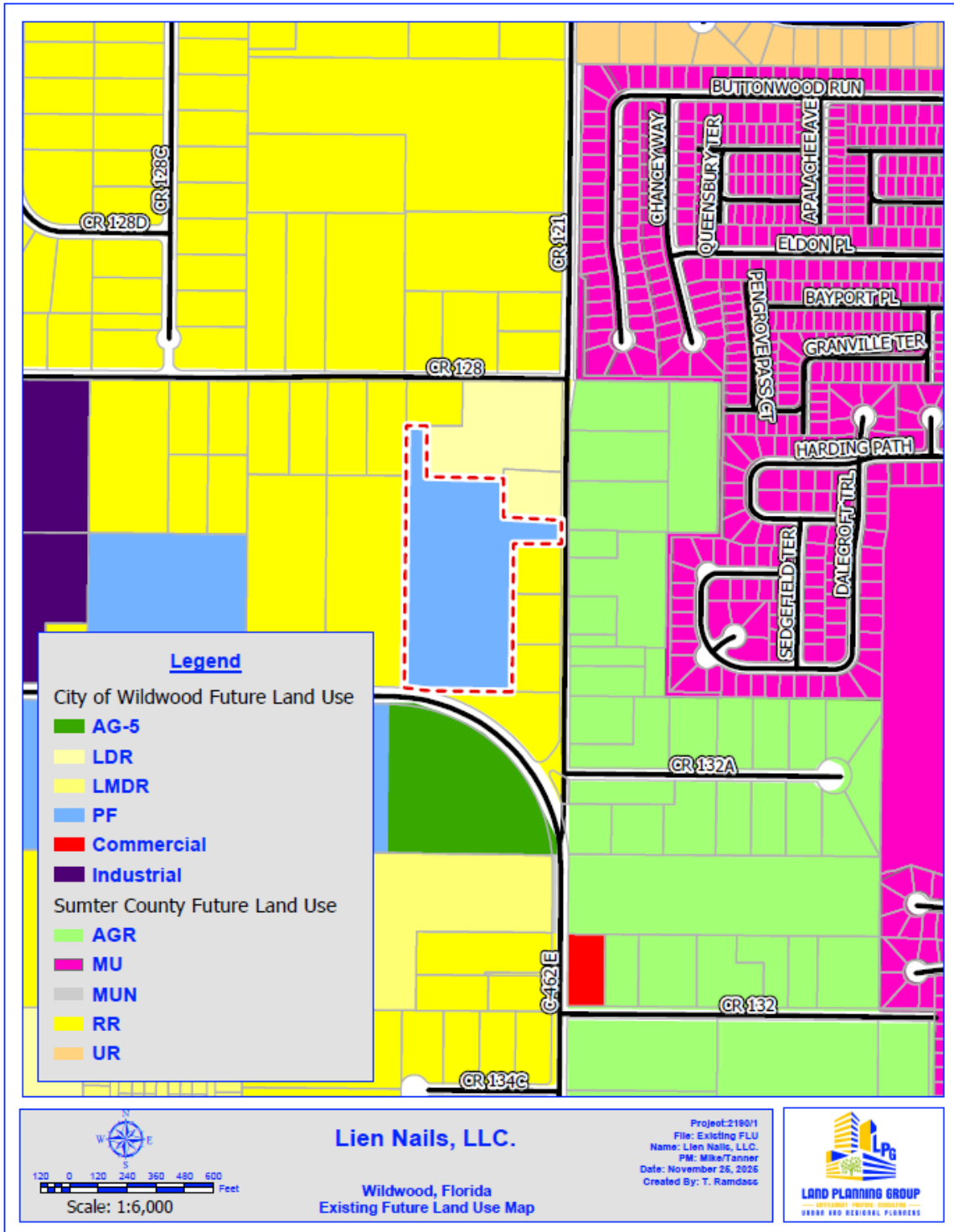


Figure 4

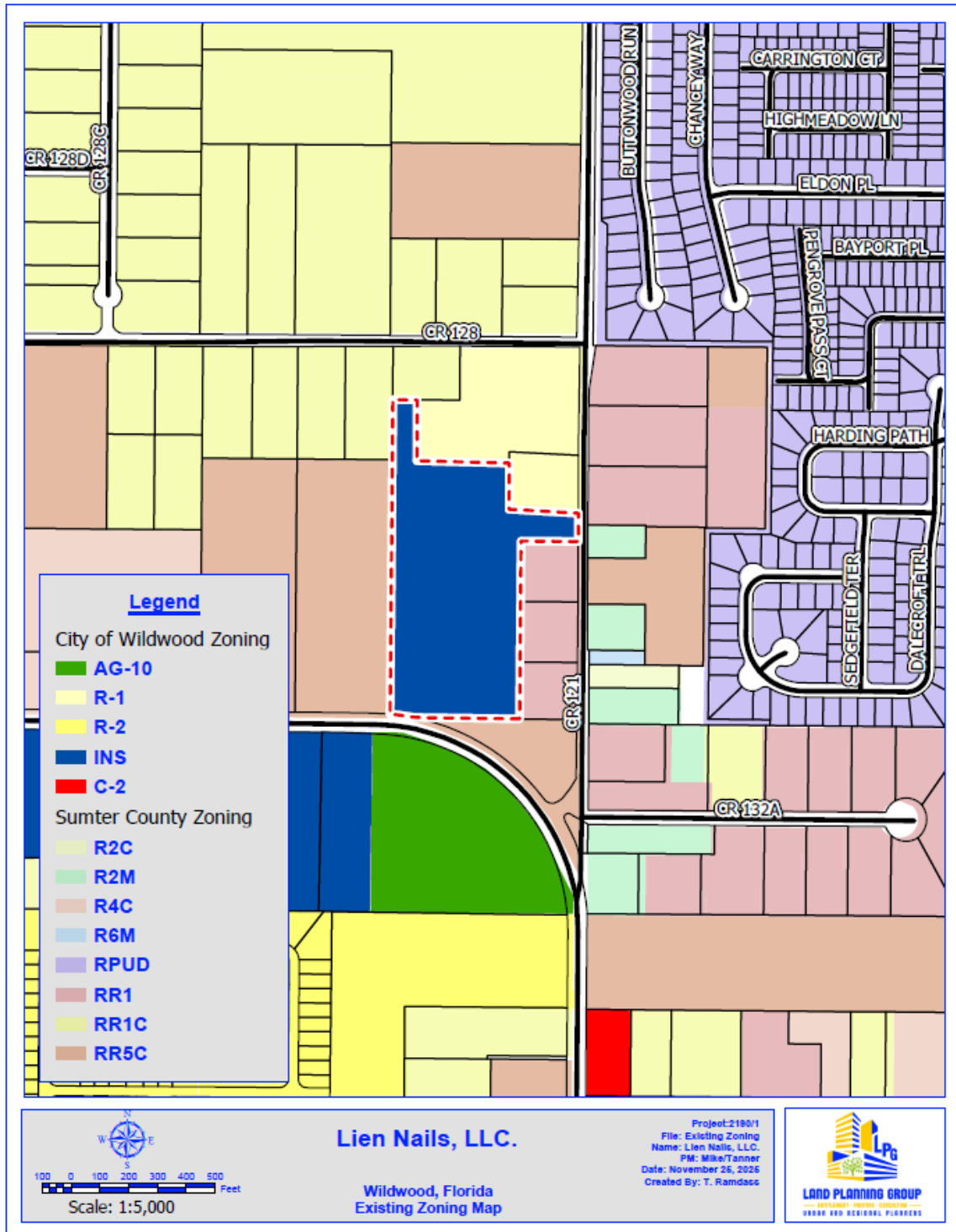


Figure 5

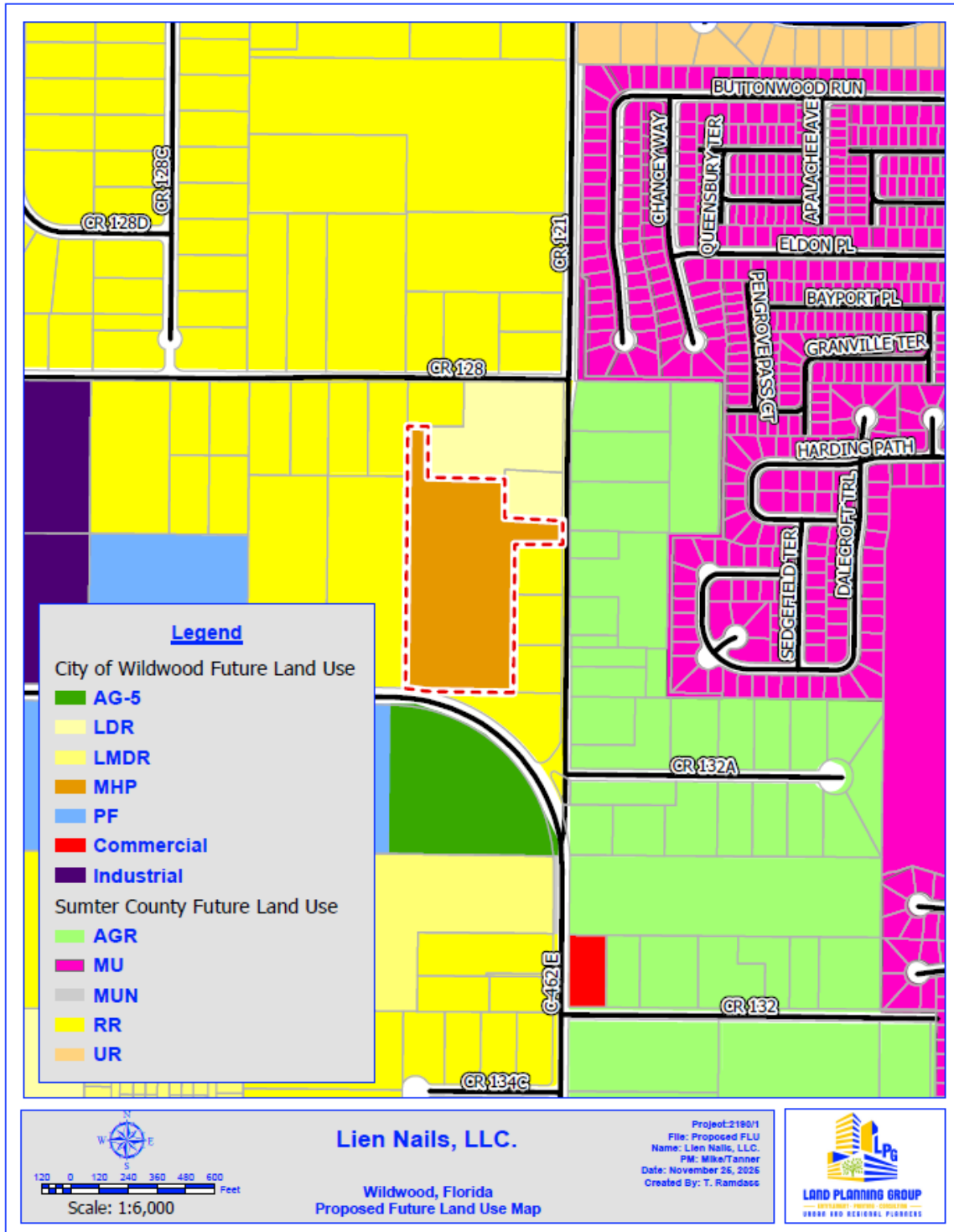


Figure 6

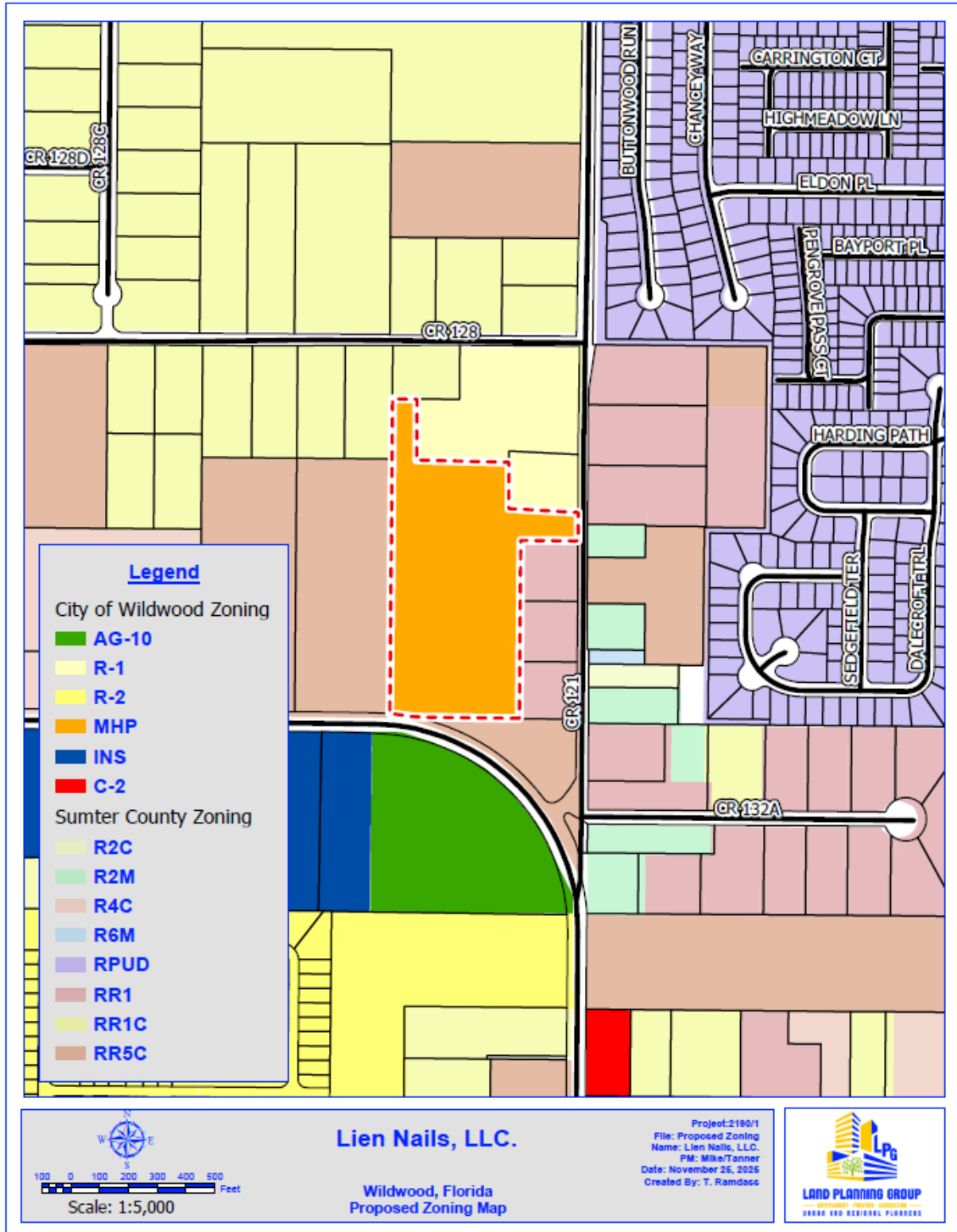


Figure 7



Figure 8

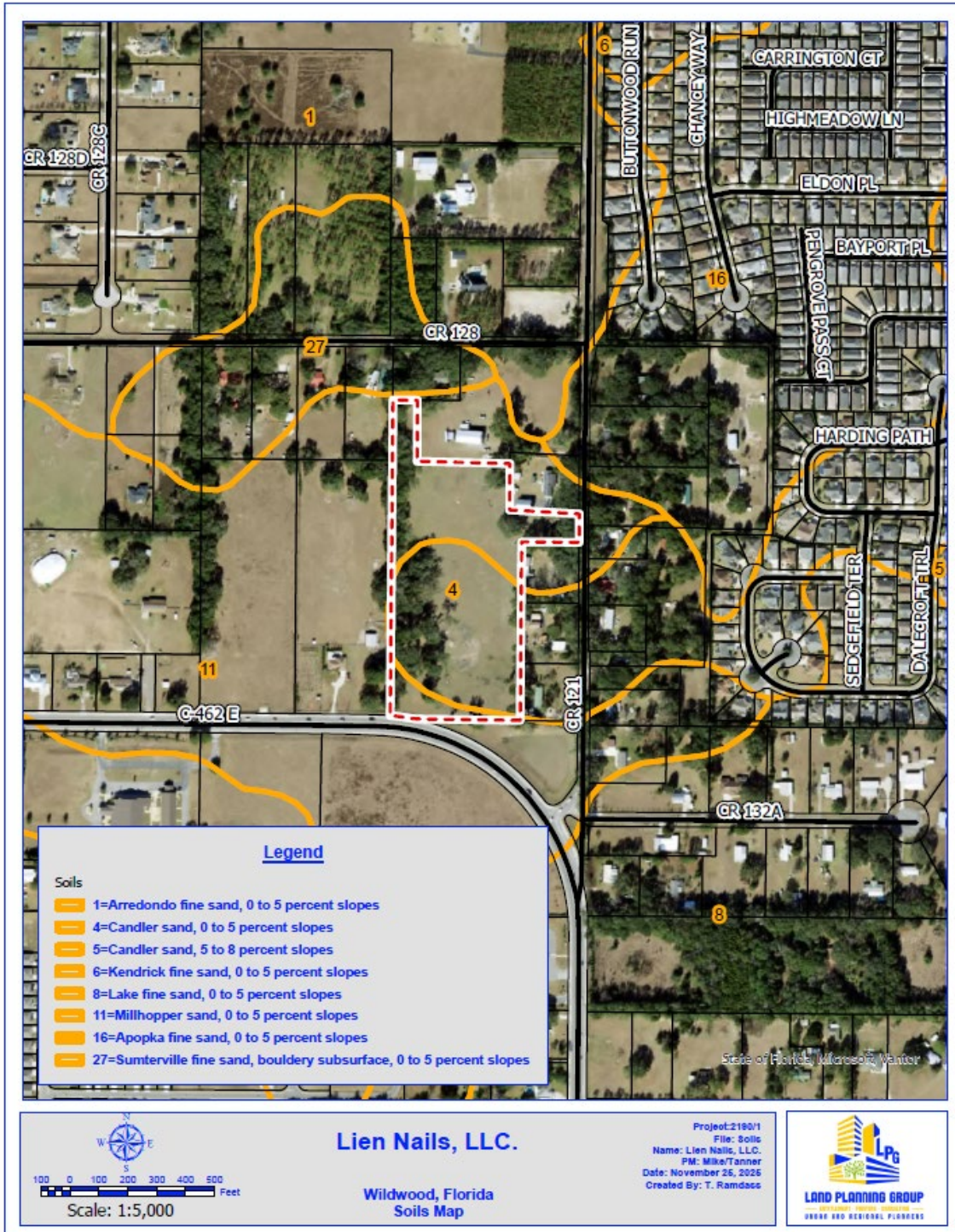


Figure 9

CITY OF WILDWOOD – WELL PROTECTION ZONES MAP

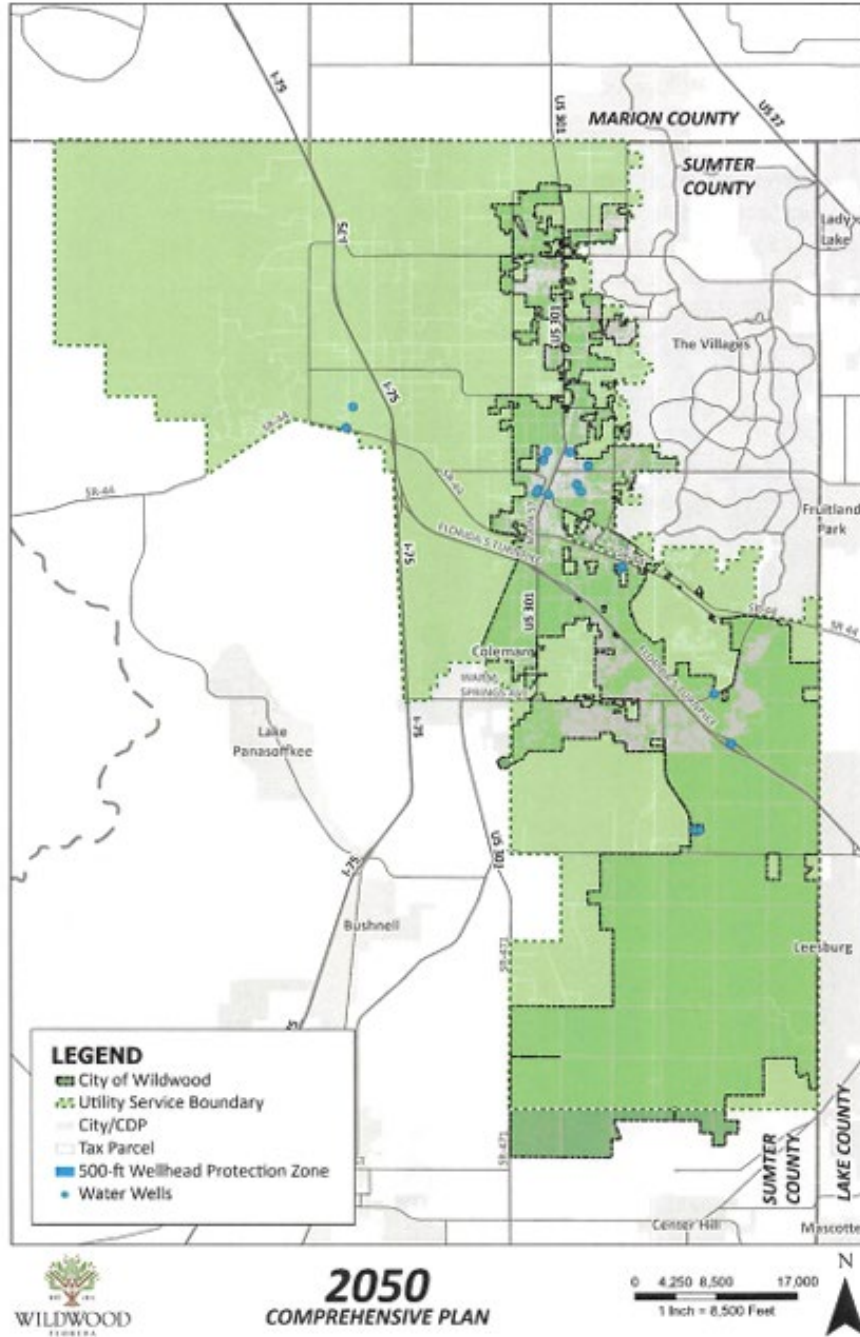
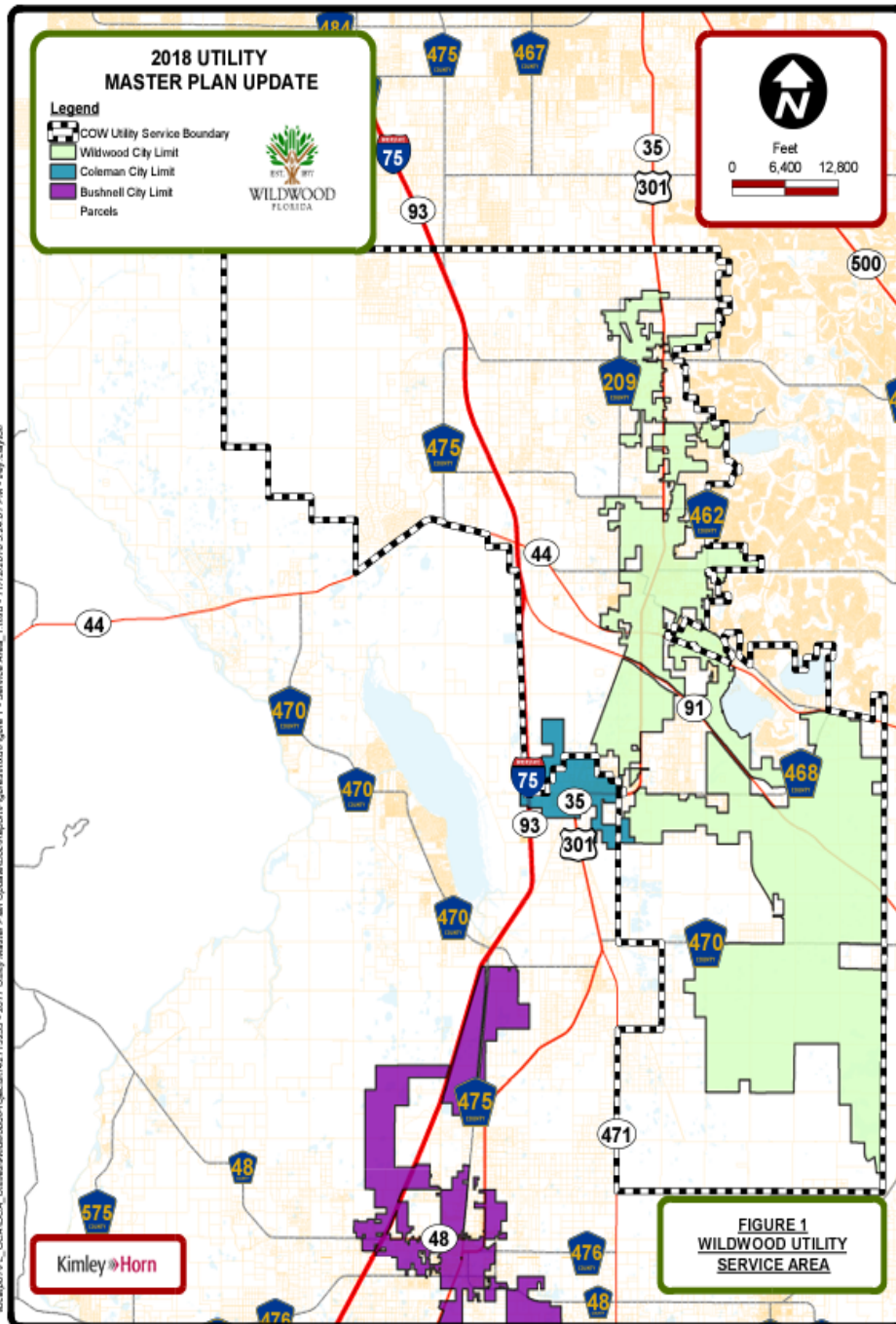


Figure 10



City of Wildwood
2019 Utility System Master Plan Update

Figure 11

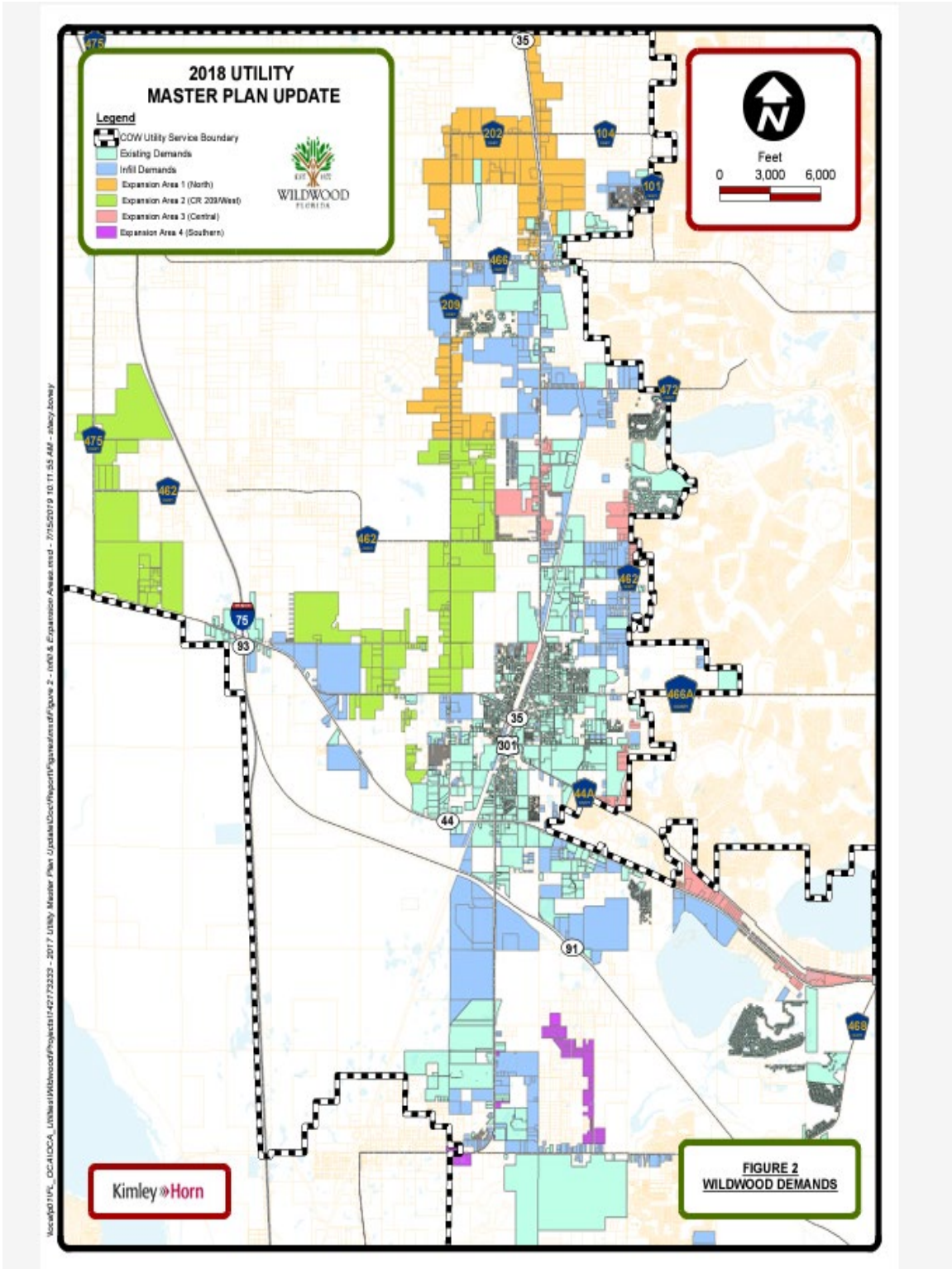
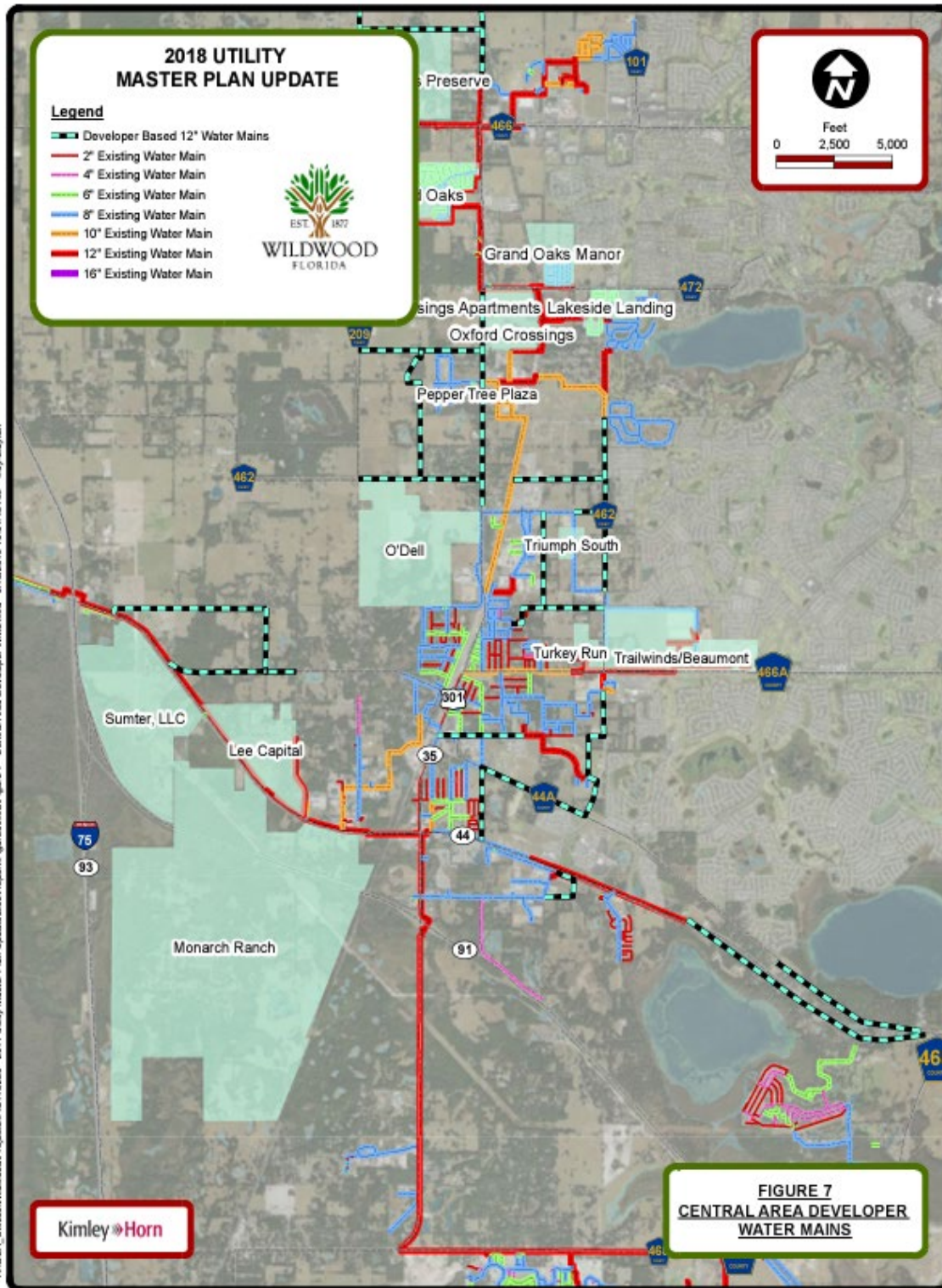


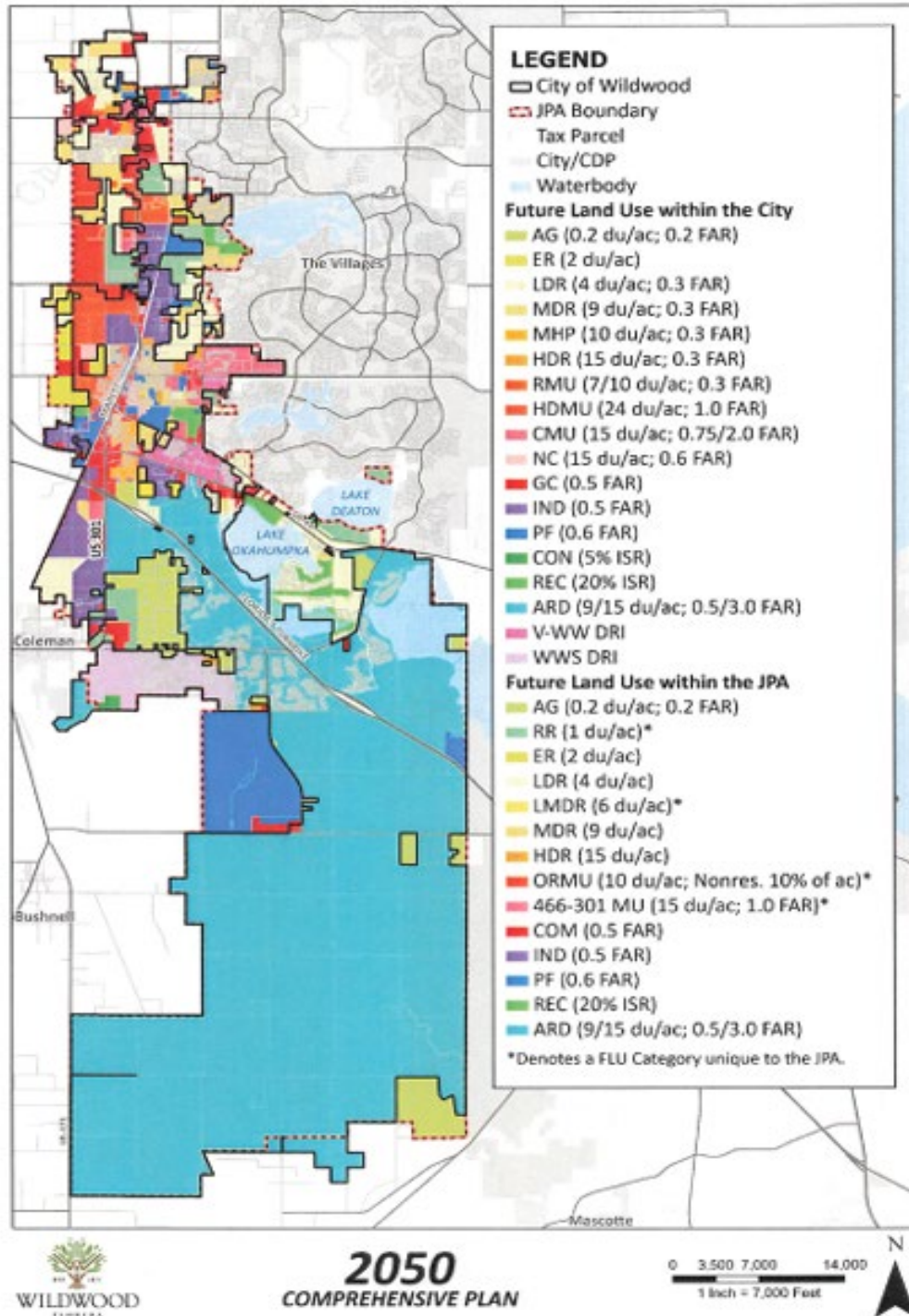
Figure 12



K:\IDCA_Utilities\Wildwood\Projects\42171233 - 2017 Utility Master Plan Update\Doc\Project\figmainmof\figure 7 - Central Area Developer WMs.mxd - 6/13/2019 10:34:40 AM - Trey Clayton

Figure 13

CITY OF WILDWOOD – JPA FUTURE LAND USE MAP



**LIEN NAILS PROPERTY
CR 462, WILDWOOD FL 34785
SUMTER COUNTY, FLORIDA**



ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:
Mr. Eddie Small
E Small Developing, LLC
5366 Central Florida Parkway
Orlando, Florida 32821

Prepared by:
Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
SEI File No. 1399.01.25

November 5, 2025

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- Appendix B: National Wetlands Inventory Map**
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LIEN NAILS PROPERTY

CR 462, WILDWOOD FL 34785

SUMTER COUNTY, FLORIDA

ENVIRONMENTAL ASSESSMENT REPORT

1.0 INTRODUCTION

The Lien Nails Property project site is approximately 9.92 +/- acres in size. The Sumter County Property Appraiser's website lists the Parcel ID no. as D32-173 (Appendix A). The project is located 0.9 miles east of the intersection of US 301 and E. CR 462, in Section 32, Township 18 South, Range 23 East at latitude 28.885359 North and longitude -82.021941 West, Wildwood, Sumter County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

Review of historical and current aerial photography, the Natural Resources Conservation Service/National Cooperative Soil Report for Sumter County, National Wetlands Inventory Map, and examination of existing site conditions revealed that the subject property historically has remained undeveloped. Historic aerials were researched back to 1964 and USGS topographic maps were researched back to 1895. Early aerial photographs show the property as undeveloped maintained pastureland with hardwoods scattered throughout. Over the decades, it seems little change has occurred onsite except for the clearing of some of the onsite hardwood community. Today, the property sits vacant with several southern live oaks still present throughout. During field surveys for this report, review of historical topographic maps, and National Wetlands Inventory Map (Appendix B), areas classified as wetland/surface waters were not observed within, or adjacent to the subject property.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary.

2.0 NATURAL RESOURCE ANALYSIS

2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, "Wildwood, Florida" Quadrangle 2018, the project area elevations sit around approximately 70' msl (Figure 3). Onsite elevations are found to be almost uniform throughout.

2.2 Soils

Soil composition information for the subject property was obtained from the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for Sumter County (Figure 4). Two (2) soil types lie within the subject property boundary. A brief description of these soil types is presented below.

4) Candler Sand, 0 to 5 percent slopes (5.18 ac/52.22%)

Candler sand consist of very deep, excessively drained, very rapid to rapidly permeable soils found on uplands on the south-central Florida ridge. The water table is at depths greater than 80 inches. Many areas are used for citrus crops and tame pasture. Native vegetation consists of bluejack oak (*Quercus incana*), turkey oak (*Quercus laevis*), sand post oak (*Quercus margaretta*), and longleaf pine (*Pinus palustris*), sand pine (*Pinus clausa*), chapman oak (*Quercus chapmanii*) and myrtle oak (*Quercus myrtifolia*), with a sparse understory of log-sided Indiangrass (*Sorghastrum secundum*), gopher apple (*Liana michauxii*), pineland threeawn, hairy panicum (*Panicum virgatum*), and other forbs. This soil type is found in the northern portions of the property.

11) Millhopper Sand, 0 to 5 percent slopes (4.74 ac/47.78%)

Millhopper sands consists of very deep, moderately well drained, moderately permeable soils that formed in thick beds of sandy and loamy marine sediments. They occur in Central and Southern Florida. The water table is at depths of 48 to 60 inches for periods of 1 to 4 months and at 60 to 72 inches for 2 to 4 months during most years. It may be at 30 to 48 inches for cumulative periods of 1 to 3 weeks during some years. Most areas of Millhopper soils are cleared and used for improved pasture or for cultivated crops. Native vegetation consists of live oak (*Quercus virginiana*), longleaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*), loblolly pine (*Pinus taeda*), magnolia (*Magnolia grandiflora*), dogwood (*Cornus sp.*), hickory (*Carya sp.*), laurel oak (*Quercus virginiana*), sweetgum (*Liquidambar styraciflua*), and water oak (*Quercus nigra*). This soil is found throughout the subject property.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were conducted on October 16, 2025 to qualitatively document the existing vegetation and to assess the present land use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT). One (1) land-use type was determined for the subject property (Figure 5). A brief description of the FLUCFCS community follows. Photographs are provided in Appendix C:

FLUCFCS No. 211 – Improved Pasture (9.92 ac/100%)

This category in most cases is composed of land which has been cleared, tilled, and reseeded with specific grass types and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers and, in some

cases, cow trails are evident. This land use type is found throughout the entirety of the site. Vegetation consists of bahia grass (*Paspalum notatum*), lantana (*Lantana sp.*), and dogfennel (*Eupatorium capillifolium*) scattered throughout the site.

3.0 THREATENED AND ENDANGERED SPECIES

Preliminary ecological investigations included review of published and unpublished literature concerning the subject property and surrounding areas, solicitation of databases on protected species, field investigations to generally delineate and characterize the habitats, and a preliminary field survey for the occurrence of protected flora and fauna.

The following is a list of all wildlife species identified during the evaluation of the site:

Reptiles and Amphibians

Brown anole (*Norops sagrei*)

Eastern black racer (*Coluber constrictor*)

Birds

Mourning Dove (*Zenaida macroura*)

Northern Mockingbird (*Agelaius phoeniceus*)

Mammals

Eastern Gray Squirrel (*Sciurus carolinensis*)

Using methodologies outlined in the *Florida's Fragile Wildlife* (Wood, 2001); *Measuring and Monitoring Biological Diversity Standard Methods for Mammals* (Wilson, et al., 1996); and *Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines* (April 2008 – revised January 2017); an assessment for “listed” floral and faunal species was most recently conducted on the subject property on October 16, 2025 (Figure 6). This assessment included direct observations and indirect evidence, such as tracks, burrows, tree markings, and birdcalls. The assessment focused on species that are “listed” by the FFWCC's *Official Lists - Florida's Endangered Species, Threatened Species, and Species of Special Concern* (May 2017) that have the potential to occur in Sumter County (Table 1).

Pedestrian transects were established throughout the site to assess the occurrence, or potential for occurrence of flora and fauna listed as a species of special concern (SSC), threatened, or endangered by the Florida Fish and Wildlife Conservation Commission (FFWCC), the United State Fish and Wildlife Service (USFWS) and the Florida Department of Agriculture (FDA) (Figure 6). The results of these surveys are presented in the following sections.

Table No. 1 and Table No. 2 list those species that were surveyed based on their probability of occurrence in Lake County.

3.1 Regulatory Review

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has the responsibility for terrestrial and freshwater species. The Department of Commerce, National Marine Fisheries Service has the responsibility for marine and estuarine species. In Florida, approximately 60 species of animals and 65 species of plants are federally listed by the USFWS as threatened or endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the FFWCC to "exercise the regulatory and executive powers in the state with regard to wild animal life and freshwater aquatic life." In addition, the FFWCC regulates the taking of species listed as endangered, threatened, or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code. The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife, and their habitat. The FFWCC's direct regulatory role is currently restricted to protecting animals, not their habitats. However, current FFWCC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FFWCC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, The Department of Environmental Protection, the U.S. Army Corps of Engineers, the state of Florida Water Management Districts, regional planning councils and local governments.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F.S. the Florida Legislature delegated to the Florida Department of Agriculture and Consumer Service (FDACS) authority to designate and regulate plants listed as "endangered," "commercially exploited", and "threatened". FDACS protection of listed plant species centers around preventing the illegal collection, transport, and sale of "listed species". FDACS only issues a permit for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. With respect to the USFWS, an endangered/threatened plant on private property belongs to the landowner so long as it continues to grow on his land. The only exception is if the landowner uses federal funds to develop the land. Then the federal agency

participation in the action must ensure that federal funds are not being used to destroy a federally listed plant. If private money is being utilized, there is no such requirement. Otherwise, the endangered species law means little unless/until the plant is moved from the land to be sold or traded. At that point the plant is no longer part of the land and may be protected by the endangered species law. Additionally, it is illegal to collect or maliciously harm listed plants on Federal land.

3.2 Avian Species

A survey to indicate the presence of listed wading birds such as little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tricolored heron (*Egretta tricolor*), and the Florida sandhill crane (*Grus Canadensis pratensis*) was performed on the project site. Suitable habitat for foraging or nesting was not located within the limits of the project site. During the field surveys no listed wading birds were observed.

Red-cockaded Woodpecker (Leuconotopicus borealis)

Federally listed as "Endangered" by the USFWS

No suitable habitat for red-cockaded woodpeckers (*Picoides borealis*) (RCW's) was identified on the project site during field surveys. The property is considered to be unsuitable for RCW's because of the lack of old growth pine trees necessary for nest cavity construction. The general onsite conditions preclude the establishment of RCW's. No further action is required pertaining to the red-cockaded woodpecker.

Sandhill Crane (Grus Canadensis pratensis)

State Listed as "Threatened" by the FFWCC

FFWCC developed the *Imperiled Species Management Plan* to address the needs of state listed species that did not already have a management plan or specific program in place. These species also have Commission approved *Species Conservation Measures and Permitting Guidelines* that have been developed to clarify what is needed for conservation and permitting of these species. Cranes typically nest from February through April. Suitable foraging and/or nesting habitat was not identified on the project site. When habitat is available, a survey of these areas is recommended and would need to be initiated in February and continued through April including pedestrian transects and aerial reconnaissance conducted by drone if construction activities are to occur during the nesting season. The survey methodology prescribed by the FFWCC would be employed. No signs or individuals were observed during surveys for this report. No further action is required pertaining to the Florida sandhill crane at this time.

Bald Eagle (*Haliaeetus leucocephalus*)

Protected Under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*)). In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

The Southeastern American kestrel (*Falco sparverius paulus*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), or any other listed birds of prey were not observed on the project site. Two sources were used to identify any bald eagle nests in the vicinity of the project site. They included the FFWCC Historical Bald Eagle Nesting Areas, which has information for the years of the first observation and last, and the Audubon Florida Eagle Watch Nest App which includes the nesting number and the Latitude and Longitude information. The closest nest located to the subject property that has been located by these sources is nest No: SU018 located approximately 2.25 miles to the north, northeast at latitude 28.891500 and longitude -81.983667 (Figure 7). Its first observation is unknown and was listed unknown for the 2025 nesting season. Current USFWS Bald Eagle Management Guidelines state that if there is sufficient natural or man-made landscape buffers between the proposed construction site and the nest preventing a visual connection between the two and the clearing and external construction that is to occur is more than 660 feet from the location of the nest, then there are no restrictions during breeding season (October 1 through March 15). Nest No. SU018 is approximately 2.25 miles from the proposed project, in addition to the natural vegetative buffer that exists. As a result, it is not necessary to submit a Bald Eagle Management Plan.²

Wood Stork (*Mycteria Americana*)

Federally Listed as "Threatened" by USFWS and the FFWCC

Wood Storks are listed as Threatened by FFWCC and USFWS. According to the *FWC Wood Stork Introduction*, due to loss of wetlands, which the storks rely on for foraging, a decline in range and numbers was evident in the early to mid

1990's. Based on statewide surveys conducted by FFWCC personnel, stork colonies increased from 32 colonies during 1976-78 to 52 colonies during 1986-87 but decreased to 34 colonies in 1999. The most recent survey indicated about 7,216 nesting pairs in Florida during 2005. According to the *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida* (Figure 8), the subject property is located outside a core foraging area for this species as well as the USFWS consultation area. No wood storks were observed foraging onsite and there is no nesting habitat available. No further action pertaining to the wood stork is required.

Everglade Snail Kite (Rostrhamus socialbilis)
Federally Listed as "Endangered" by USFWS and FFWCC

The Everglade Snail Kite (*Rostrhamus socialbilis*) is listed as Endangered by the USFWS and the FFWCC. The subject property falls inside the USFWS Consultation Area for the Everglade Snail Kite. Everglade Snail Kites are similar in size to Red-Shouldered Hawks. They have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown. The females always have white on their chin. Kites vocalize mainly during courtship and nesting. Snail kites' nest year-round in shallow marshes and along grassy shorelines of lakes. They typically nest over water to reduce opportunities for predators to sneak up on them. A survey of any suitable habitat is necessary to confirm no nesting activities are present. At the time of the survey, suitable habitat for nesting or foraging was not located on site, and no signs or individual Snail kites were observed. No further action is required pertaining to the Everglade Snail Kite.

Florida Scrub-Jay (Aphelocoma coerulescens)
Federally Listed as "Threatened" by USFWS and FFWCC

Currently the Florida scrub-jay (*Aphelocoma c. coerulescens*) is listed as "threatened" at state and federal levels. Florida scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They typically avoid wetlands and forests, including canopied sand pine stands. Optimal scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy over (Fitzpatrick et al. 1991).

Habitat suitable for scrub jay nesting and foraging activities is not available on the subject site. The subject property falls inside the known distribution area for scrub-jays in Sumter County as mapped by the USFWS. Per the guidelines outlined in the *Ecology and Development – Related Habitat Requirements of the Florida Scrub Jay, Nongame Wildlife Program, Technical Report No. 8* surveys will not be

required by the USFWS. No further action is required pertaining to the Florida scrub-jay.

Audubon's Crested Caracara (Polyborus plancus audubonii)
Federally Listed as "Threatened" by USFWS and FFWCC

The project site falls outside the USFWS Consultation Areas for the species Audubon's Crested Caracara (*Polyborus plancus audubonii*). Currently the Audubon's Crested Caracara is listed as threatened by the USFWS and the FFWCC primarily due to habitat loss. The Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palm, lightly wooded areas with saw palmetto, scrub-oaks, and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nest each nesting season, often in the same tree as the previous year. The subject site does not fall within the USFWS Audubon's Crested Caracara consultation area and no crested caracaras were observed during the field surveys. Suitable foraging habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

Florida Grasshopper Sparrow (Ammodramus savannarum floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC

The subject property falls outside the USFWS Consultation Areas for the Florida grasshopper sparrow (*Ammodramus savannarum floridanus*). This species is currently listed endangered by the USFWS and FFWCC. The Florida grasshopper sparrow is a small bird that can reach a length of five inches (13 centimeters) with a wingspan of eight inches (20 centimeters) (*Smithsonian National Zoological Park, n.d.*). This species is drab colored with a pale median stripe on top of its flattened head, and a light brown breast. Florida grasshopper sparrows inhabit dry open prairies that contain bunch grasses, low shrubs, and saw palmetto. Adults are sedentary, using the same territory during successive years. Nests are made of grass, dome shaped and are usually located in a slight depression in the ground, well-concealed by clumps of dwarf live oak, wire grass, or saw palmetto. Grasshopper sparrows are bimodal breeders – they breed throughout the year (*Vickery 1996*). They can be found in south-central Florida in the counties of Polk, Osceola, Highlands, and Okeechobee (*Florida Natural Areas Inventory 2001*). Suitable foraging and nesting habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

Eastern Black Rail (Laterallus jamaicensis jamaicensis)
Federally Listed as "Threatened" by USFWS and FFWCC

The eastern black rail is a wetland dependent bird found in a variety of salt, brackish, and freshwater wetland habitats and is currently listed threatened by the USFWS and FFWCC. An adult eastern black rail is gray-black in coloration, with white speckled upperparts, and has a grayish crown, a chestnut-colored nape of the neck, and a short tail, as described by Cornell University in 2019. These

secretive birds have red eyes, black bills and dusty pink or wine-colored legs. This species requires dense overhead cover and soils that are moist to saturated (occasionally dry) and interspersed with or adjacent to very shallow water to support its resource needs. Suitable habitat does not exist within the boundary of the subject property and no signs or individuals were observed during field investigations for this report. No further action is required pertaining to this species at this time.

3.3 Amphibians, Reptiles, and Mammals

About thirty (30) species of Florida's amphibians and reptiles are protected. Only a few could occur on this site. A survey was conducted for the presence of these species throughout the habitat of their known distribution (Figure 6). On October 16, 2025, SEI biologists surveyed linear transects throughout portions of the upland habitats in the project area. The project site was surveyed in accordance with the guidelines set forth by the FFWCC and the USFWS. Mr. Timothy Talbot, of Stillwater Environmental, Inc., FWC Authorized Gopher tortoise Agent Permit No. GTA-14-00053D, and Ms. Jessica Azpuru, FWC Authorized Gopher Tortoise Permit No. GTA-22-00073, participated in all the surveys including the gopher tortoise surveys. There were no (0) "potentially occupied" gopher tortoise burrows located within the project boundary. The presence of gopher tortoise burrows increases the potential for the commensal species, the Florida mouse (*Podomys floridanus*), the gopher frog (*Rana areolata*), and the Eastern indigo snake (*Drymarchon corais couperi*), federally listed as "Threatened", to occur on the property.

3.3.1 Gopher Tortoises

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened" by the FFWCC

Gopher tortoises are listed as threatened by the FFWCC and are protected by state law Chapter 68A-27 and Chapter 39-27.002(4) Florida Administrative Code. The gopher tortoise is found throughout Florida and is generally associated with longleaf pine and xeric oak sand hills but is also found in scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands, and dunes. If the gopher tortoise is observed, or signs of the tortoise such as burrows are observed, their presence must be addressed prior to onsite construction activities. The FFWCC is the state agency responsible for overseeing the management of this species.

At the time of the surveys conducted for this report there were no (0) "potentially occupied" burrows located on the site (Figure 6). It is recommended that a more thorough survey be performed before the initiation of any construction activities to ensure that no additional gopher tortoise burrows exist on the subject property.

Currently there are four (4) options to conduct activities that may adversely impact tortoises and they are as follows:

1. Avoid developing the areas occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the burrow. A radius of 25' surrounding each burrow is required.
3. Capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site.
4. If ten (10) or fewer burrows are affected and some habitat will exist on the site following construction, tortoises may be captured and released back onto the site.

Based on future plans for the subject property, option no. 3 is the most viable option. If any burrows are located prior to the initiation of any development activities, an application for a relocation permit will need to be prepared and submitted to the FFWCC. Once the permit has been issued and received, relocation efforts will be scheduled. The tortoises would then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

3.3.2 Florida Sand Skink

Sand Skink (Plestiodon reynoldsi)

Federally Listed as "Threatened" by USFWS

The sand skink was listed as "Threatened" under the Endangered Species Act (ESA) in 1987. Sumter County does not fall within the USFWS Consultation Area for the Florida sand skink. The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Skinks are found typically at elevations of 80 feet or more above sea level in excessively drained, well-drained, and moderately well-drained sandy soils. The subject property does not occur within the USFWS consultation area for this species. Based on the USFWS protocol, a survey for sand skinks will not be required.

3.3.3 Eastern Indigo Snake

Eastern indigo snake (Drymarchon couperi)

Federally Listed as "Threatened" by USFWS & FFWCC

The Eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. The Eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they prefer uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other

animal burrows, stumps, roots, and debris piles (*USFWS Florida Ecological Services Field Office Species Survey Guidelines - Eastern Indigo Snake*).

The U.S. Fish and Wildlife Service's Standard Protection Measures for the Eastern Indigo Snake state that 30 days prior to any clearing/land alteration activities, the appropriate USFWS Field Office will require notification that an eastern indigo snake protection/education plan will be implemented during the development process. The Plan materials should consist of 1) a combination of posters and pamphlets; and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated. Suitable habitat for this species was identified on the subject property, though no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.4 Florida Pine Snake

Florida pine snake (Pituophis melanoleucus mugitus)

State Listed as "Threatened" by FFWCC

The Florida pine snake is one of the largest snakes in eastern North America (*Bartlett and Bartlett 2003*). This species can reach a length of up to 84 inches (213 centimeters). It has a brown back with dark blotches, white belly, ridged scales, small head, and pointed snout (*Florida Natural Areas Inventory 2001*).

The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy (*Franz 1992, Ernst and Ernst 2003*). This species can be found from southwest South Carolina, west to Mobile Bay in Alabama, south to Florida (excluding the Everglades) (*Conant and Collins 1991, Ernst and Ernst 2003, Florida Natural Areas Inventory 2001*).

Habitat loss has been an issue for the Florida pine snake. By 1987, 88% of scrub habitat in Florida had been lost to development (*Kautz et al. 1993*). Other habitat for this species includes the longleaf pine community, of which 97% has been converted to agriculture, pine plantations, and urban areas (*Noss et al. 1995*). Habitat loss and fragmentation is a result of commercial and residential development, silviculture (controlling the growth and quality of forests through timber management), mining, and road construction. The alteration of its fire-dependent habitat can cause less favorable living conditions for the Florida pine snake due to the encroachment of hardwoods (*Means 2005*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.5 Short-Tailed Snake

Short-tailed snake (Lampropeltis extenuate)

State Listed as "Threatened" by FFWCC

The short-tailed snake (also called the short-tailed kingsnake) is a small, slender fossorial (adapted to digging and living underground) snake. It can reach a length of up to 20 inches (51 centimeters). Its body is gray colored with 50-80 brown spots that are separated by yellow to red sections. This species has a small head that is indistinct from its body, smooth scales, and a tail that makes up less than 10% of the body (*Florida Natural Areas Inventory 2001, Campbell and Moler 1992*).

Short-tailed snakes can primarily be found burrowed in sandy soils, particularly longleaf pine and xeric (habitat that needs little water) oak sandhills, but they may also be found in scrub and xeric hammock habitats (*Van Duyn 1939, Carr 1940, Campbell and Moler 1992, Enge 1997*). This species is endemic to Florida, as they can only be found from the Suwannee River south to Highlands County (*records from museums, FNAI, and the literature*).

Alterations and destruction of xeric uplands seem to be the biggest threat to the short-tailed snake. The clear cutting of longleaf pine and turkey oak in their habitat is thought to seriously affect the short-tailed snake (*Campbell and Moler 1992*). Crowned snakes are abundant in xeric habitats and this loss of habitat affects their main food supply (*Mushinsky and Witz 1993, Enge 1997*). Increased predation from red fire ants is also a potential threat to the short-tailed snake (*Mount 1981*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.6 Florida Bonneted Bat

Florida bonneted bat (Eumops floridanus)

Federally Listed as "Endangered" by USFWS and FFWCC

Also known as the Florida mastiff bat, this species is the largest bat found in Florida (*Belwood, 1992*). It can reach a length of 6.5 inches (16.5 centimeters) and a wingspan of 20 inches (51 centimeters). The pelage (hair) color ranges from black to brown to grayish or cinnamon brown (*Belwood, 1992; Best, 1997; Timm and Genoways, 2004; J. Gore, pers. comm., 2011*).

Florida bonneted bats are thought to be exceedingly rare, only occurring in a handful of counties in south Florida, and have one of the most restrictive ranges of any bat species in the U.S. To date, only a few bonneted bat nursery roosts have been documented. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods (*Robson, 1989*). They are thought to have unusual roosting habits

in that one male will roost with several different females at one time (*Belwood 1981; Belwood 1992; Best 1997*).

The subject property does not occur within the USFWS consultation area for this species. At this time, no further action is required.

3.4. Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the USFWS mentioned in this report for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species. Please see Table 2 for a list of plant species that are "listed" for Sumter County.

4.0 REGULATORY CONSIDERATIONS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

4.1 Southwest Florida Water Management District

The Southwest Florida Water Management District (SWFWMD) regulates wetlands that are isolated and those considered within or connected to "Waters of the State" pursuant to Chapter 403 of the Florida Statutes, Rules 62-302 and 62-330 of the Florida Administrative Code (F.A.C.). Development activities altering wetlands and/or drainage will require an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District. Different ERP Permits for various activities, General Permits, and exemptions can be found in the *State of Florida Environmental Resource Permit Applicant's Handbook, Volume I*. Specific design standards, basin specific criteria and procedures can be found in the *State of Florida Environmental Resource Permit II*. The U.S Environmental Protection Agency (EPA) requires coverage under the National Pollutant Discharge Elimination System (NPDES) generic permit for discharge from large and small construction activities for any project that results in the clearing of one or more acres, pursuant to 40 CFR parts 122 and 124. The EPA has delegated responsibility to the FDEP to administer the NPDES permits for the State of Florida. The primary functions of the NPDES requirements are to ensure that sediment and erosion during construction of the project is controlled. The NPDES usually requires the use of Best Management Practices to ensure compliance with water quality standards. In addition, coverage under the generic permit for discharge of produced ground water from a non-contaminated site activity must be secured for any construction-related dewatering activity pursuant to Rule 62-621.302.

4.2 U.S. Army Corps of Engineers

The ACOE regulates wetlands connected to “Waters of the United States” and “Adjacent Waters” under Section 404 of the Clean Water Act. Following recent regulatory changes, jurisdiction over Section 404 permitting has been transferred back to the ACOE, in part due to the U.S. Supreme Court decision in *Sackett v. Environmental Protection Agency*, 598 U.S. 651 (2023). This decision significantly narrowed the definition of “waters of the United States” by restricting federal regulatory reach over wetlands that do not have a continuous surface connection to larger, navigable waters. Based on previous Supreme Court rulings, such as *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers*, No. 99-1178 (2001) (SWANCC), and *Rapanos v. United States and Carabell v. United States*, 126 S. Ct. 2208 (2006), isolated wetlands are non-jurisdictional, and the ACOE must demonstrate a physical, biological, or chemical nexus to navigable waters to claim jurisdiction. A consultation with ACOE staff may be necessary to confirm that no Waters of the United States (WOTUS) occur on the subject property.

5.0 WETLAND/SURFACE WATER ANALYSIS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

6.0 SUMMARY AND RECOMMENDATIONS

The Lien Nails Property project site is approximately 9.92 +/- acres in size. The Sumter County Property Appraiser’s website lists the Parcel ID no. as D32-173 (Appendix A). The project is located 0.9 miles east of the intersection of US 301 and E. CR 462, in Section 32, Township 18 South, Range 23 East at latitude 28.885359 North and longitude -82.021941 West, Wildwood, Sumter County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

On October 16, 2025, the Lien Nails Property project site was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise and commensal species, as well as the avian species discussed in Sections 3.2. The surveys resulted in the location of zero (0) “potentially occupied” gopher tortoise burrows. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities to determine the total population. The survey is good for 90 days but can be revisited any time after the 90-day period. None of the above-mentioned avian species were observed during onsite investigations. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

The environmental limitations described in this document are based on observations and technical information on the date of the on-site evaluation. Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in Sumter County. Should you have any questions or require any additional information, please do not hesitate to contact us at (407) 489-6898. Thank you.

Regards,



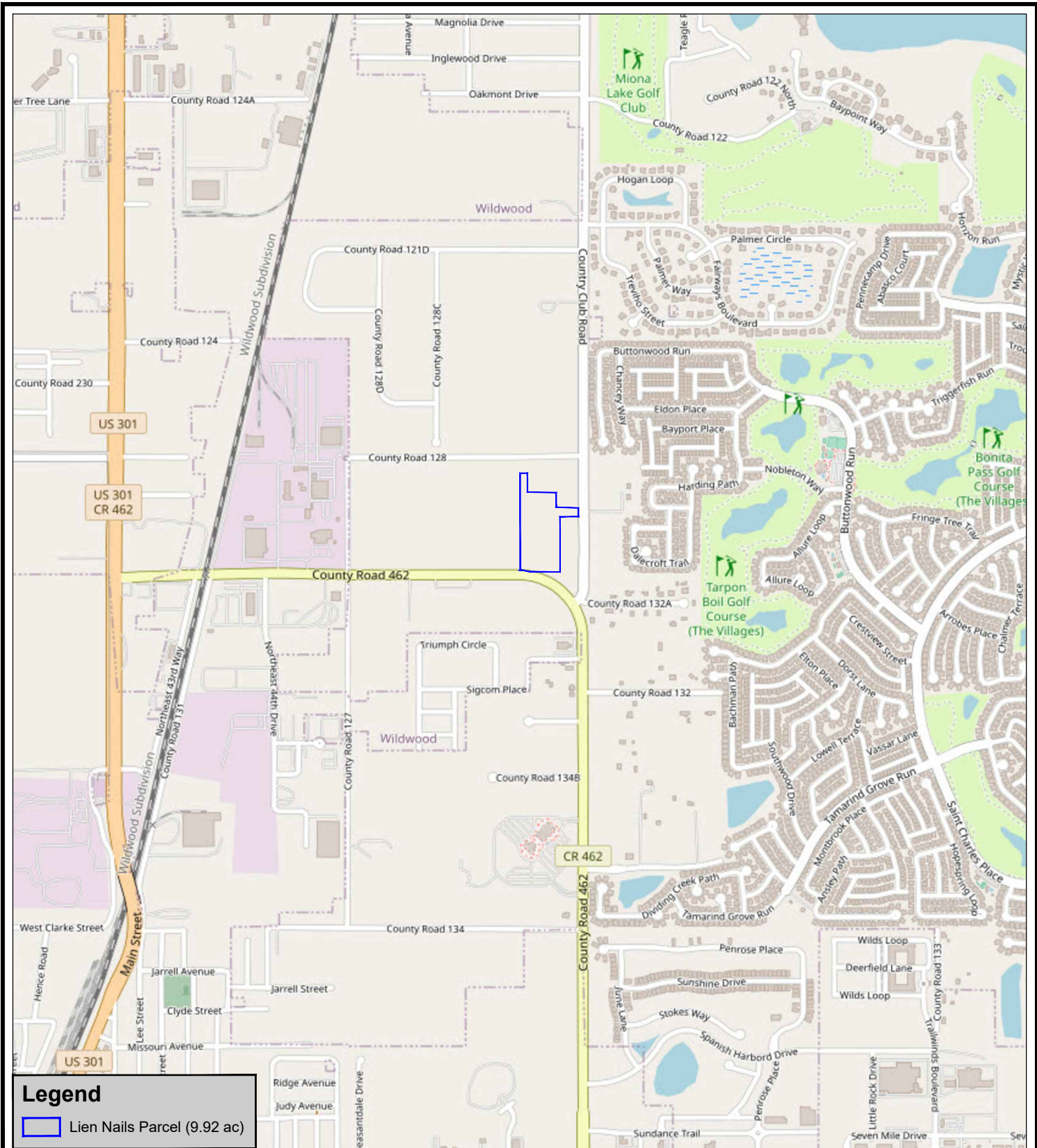
Alexander Talbot
Environmental Specialist



Timothy J. Talbot
President



FIGURES



Source: OpenStreetMap

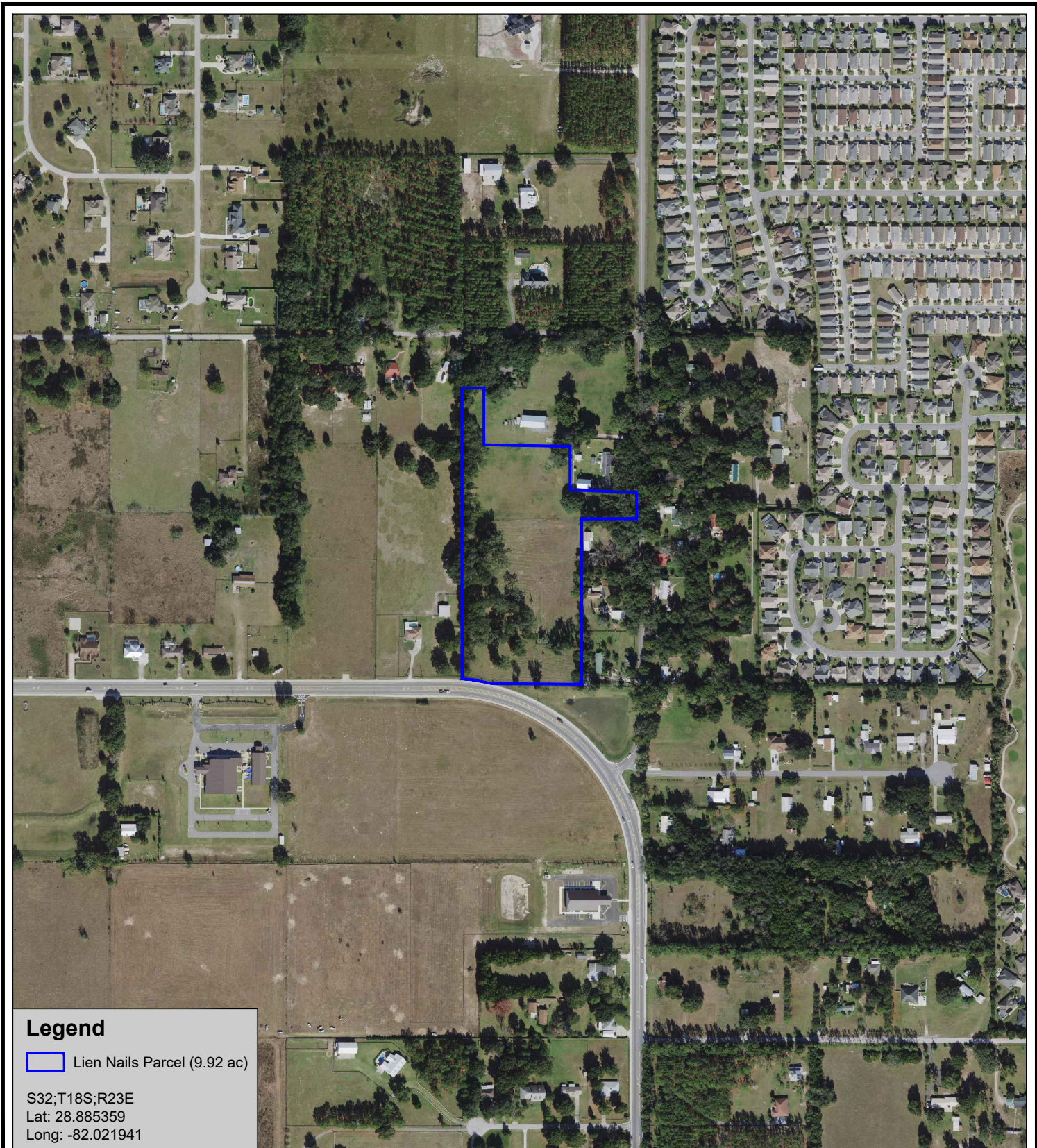


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Lien Nails Property
 CR 462
 Wildwood, Florida 34785
 Figure #1
Location Map
 Environmental Assessment

1500 Feet

Project # 1339.01.25
 Produced By: MLP
 Date: 11/05/2025



Legend

 Lien Nails Parcel (9.92 ac)

S32;T18S;R23E
Lat: 28.885359
Long: -82.021941


Source: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookupSystem>



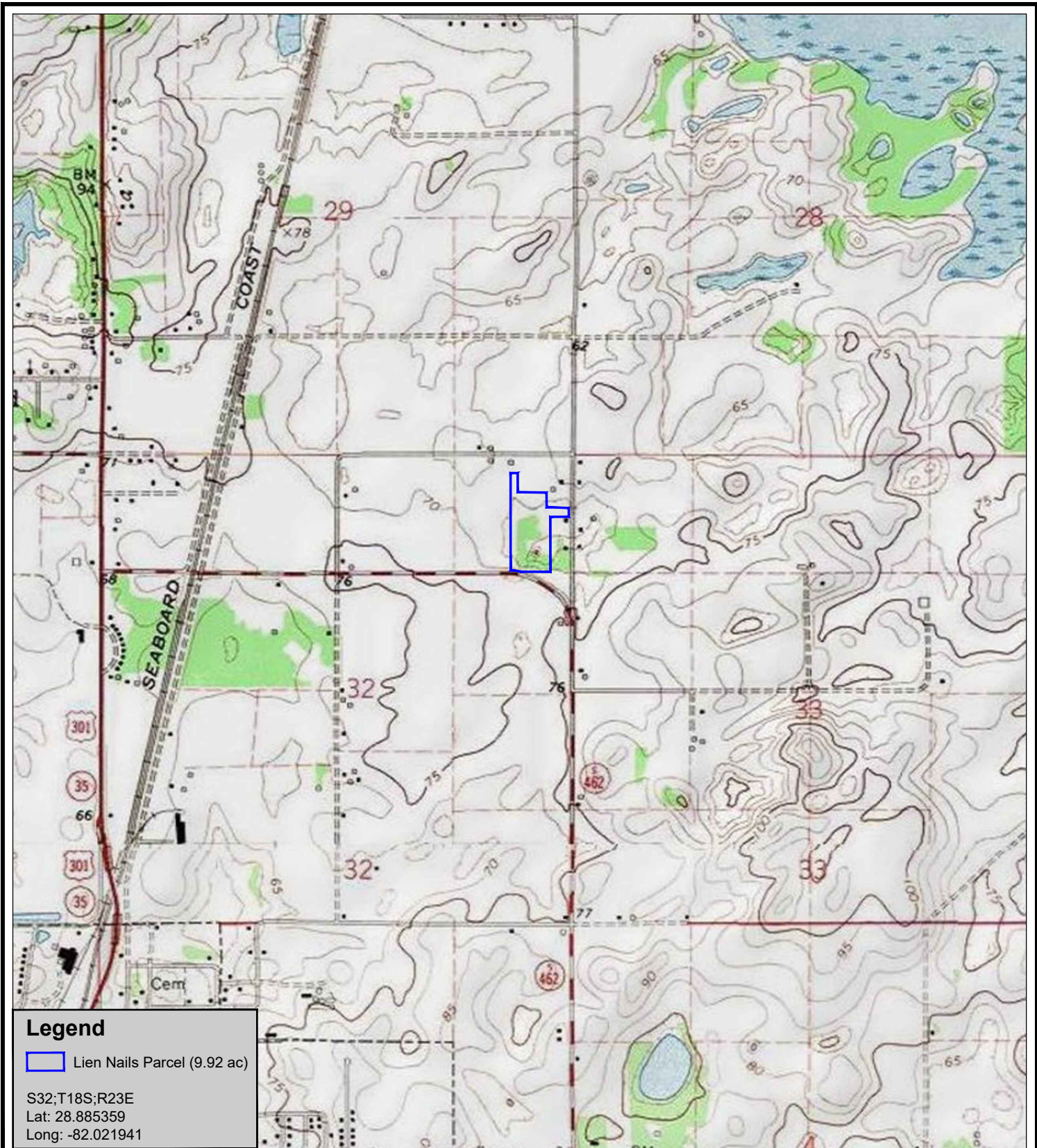
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785
Figure #2
Aerial Photograph (2023)
Environmental Assessment



500
 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: Wildwood, Florida, U.S.G.S Quadrangle Map; Topozone.com

Legend

Lien Nails Parcel (9.92 ac)

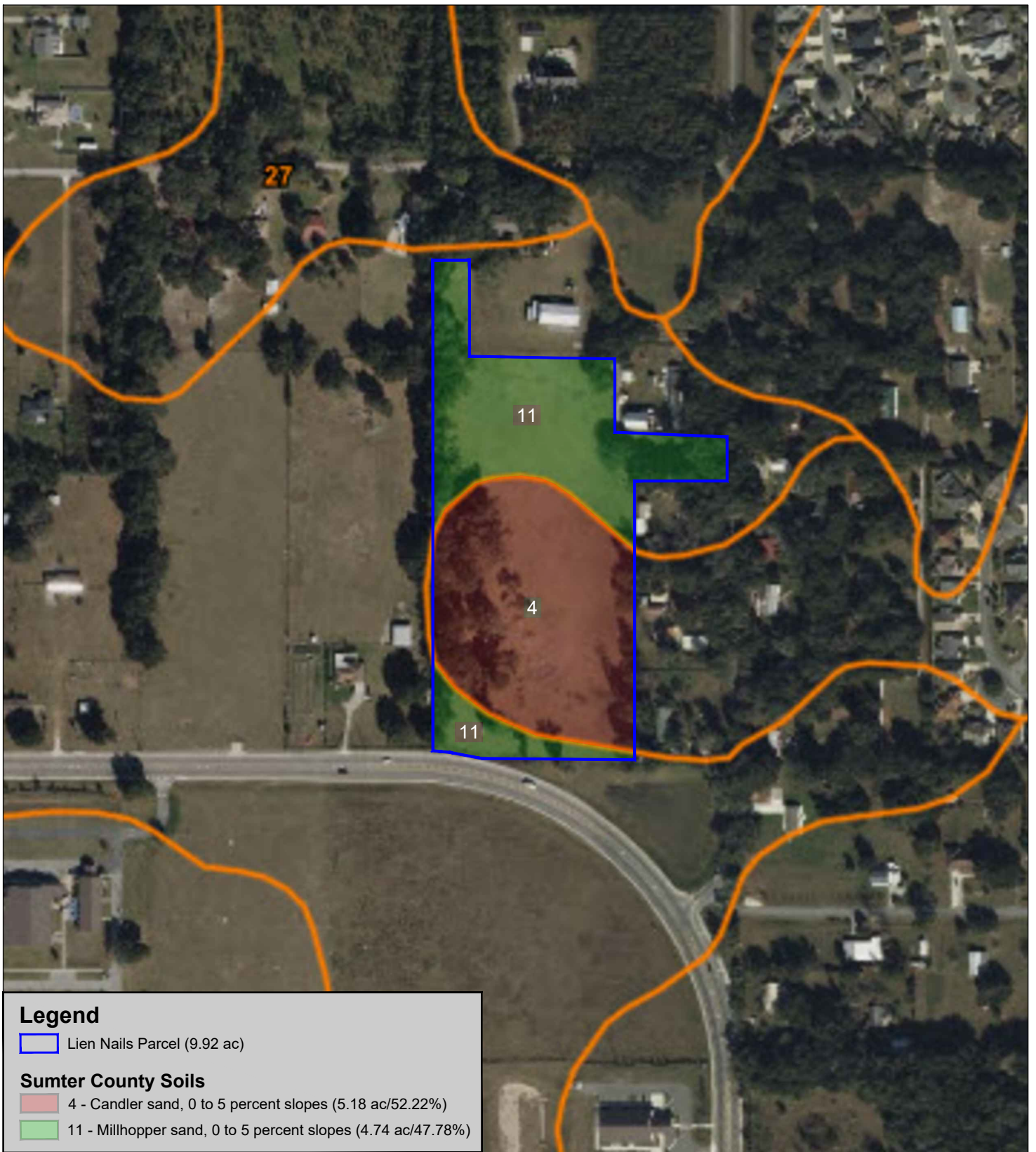
S32;T18S;R23E
 Lat: 28.885359
 Long: -82.021941

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Lien Nails Property
 CR 462
 Wildwood, Florida 34785
 Figure #3
U.S.G.S. Topographic Map
 Environmental Assessment

1500 Feet



Project # 1339.01.25
 Produced By: MLP
 Date: 11/05/2025



Legend

 Lien Nails Parcel (9.92 ac)

Sumter County Soils

-  4 - Candler sand, 0 to 5 percent slopes (5.18 ac/52.22%)
-  11 - Millhopper sand, 0 to 5 percent slopes (4.74 ac/47.78%)

Source: <https://websoilsurvey.sc.egov.usda.gov>



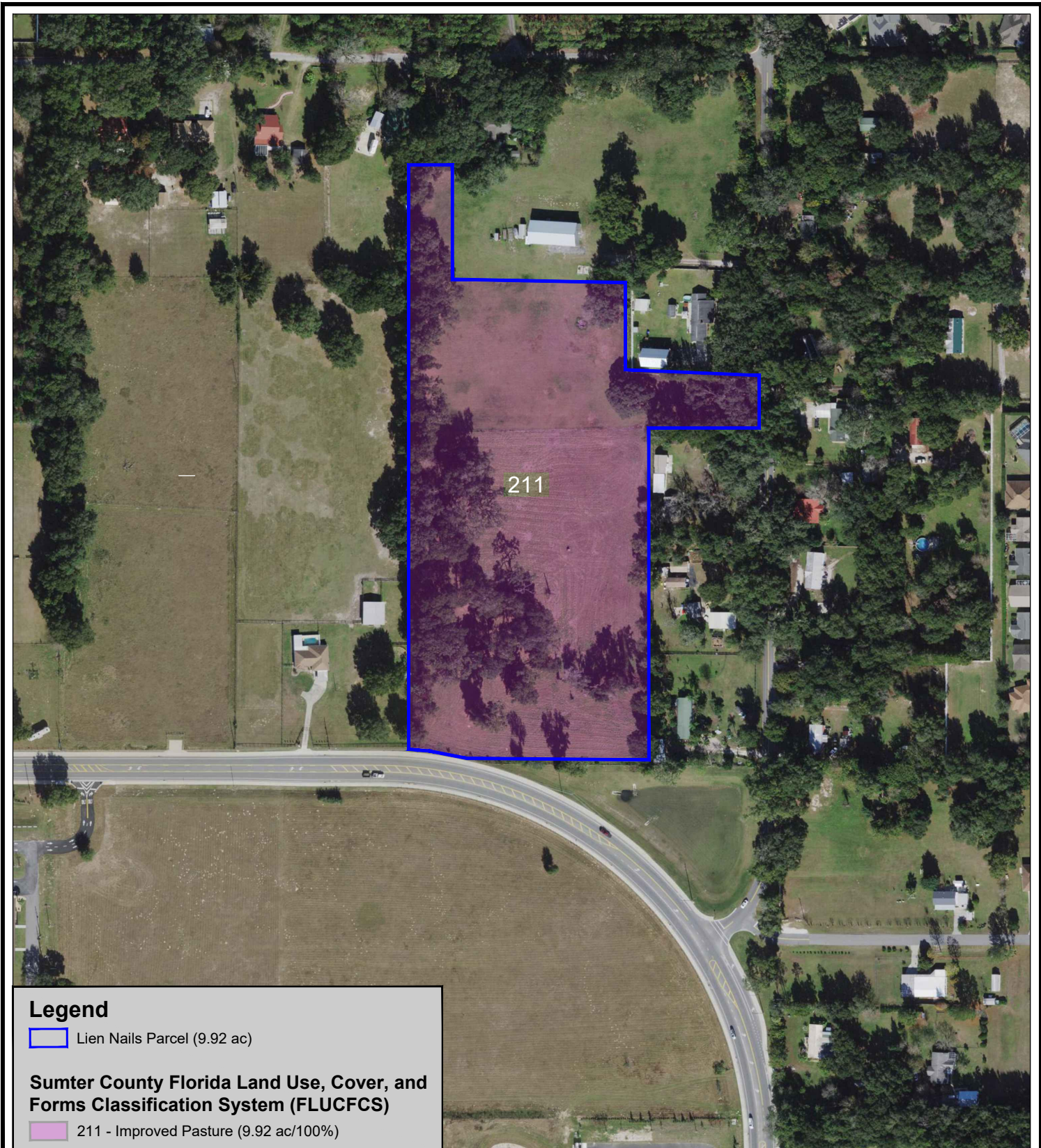
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Lien Nails Property
 CR 462
 Wildwood, Florida 34785
 Figure #4
USDA - NRCS Soil Map
 Environmental Assessment



300 Feet

Project # 1339.01.25
 Produced By: MLP
 Date: 11/05/2025



Legend

 Lien Nails Parcel (9.92 ac)

Sumter County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)

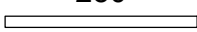
 211 - Improved Pasture (9.92 ac/100%)


Source: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem>



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Lien Nails Property
 CR 462
 Wildwood, Florida 34785
 Figure #5
FLUCFCS Map
 Environmental Assessment

250
 Feet



Project # 1339.01.25
 Produced By: MLP
 Date: 11/05/2025



Legend

-  Lien Nails Parcel (9.92 ac)
-  Listed Species Survey Routes (Survey Date: 10/16/2025)
-  Gopher Tortoise Burrow (0)

Sumter County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)

211 - Improved Pasture (9.92 ac/100%)

Source: <https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem>



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 Website: www.stillwaterenvironmental.com

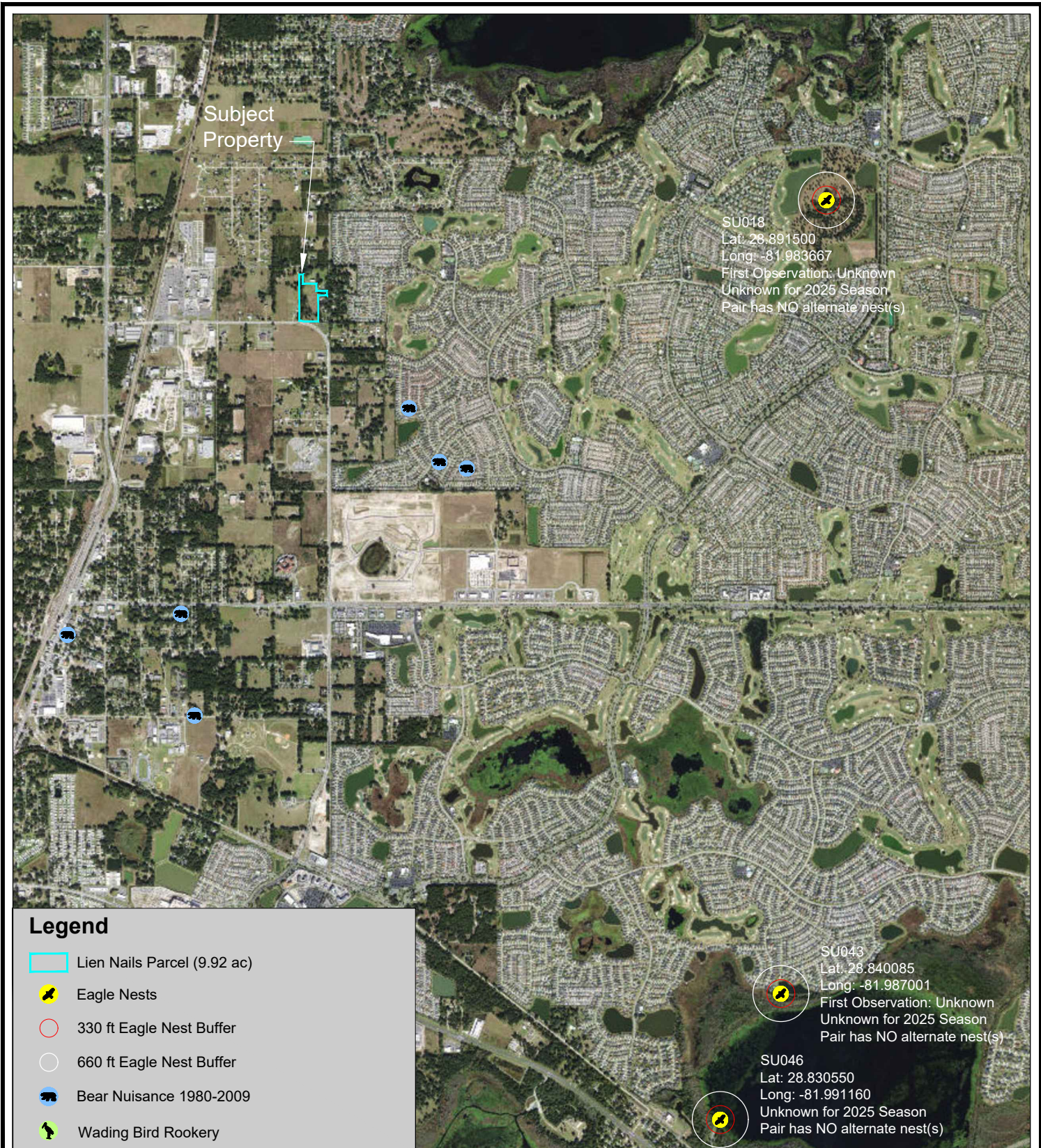
Lien Nails Property
 CR 462
 Wildwood, Florida 34785

Figure #6

Listed Species Survey Routes
 Environmental Assessment



200 Feet



SU018
 Lat: 28.891500
 Long: -81.983667
 First Observation: Unknown
 Unknown for 2025 Season
 Pair has NO alternate nest(s)

SU043
 Lat: 28.840085
 Long: -81.987001
 First Observation: Unknown
 Unknown for 2025 Season
 Pair has NO alternate nest(s)

SU046
 Lat: 28.830550
 Long: -81.991160
 Unknown for 2025 Season
 Pair has NO alternate nest(s)

Legend

- Lien Nails Parcel (9.92 ac)
- Eagle Nests
- 330 ft Eagle Nest Buffer
- 660 ft Eagle Nest Buffer
- Bear Nuisance 1980-2009
- Wading Bird Rookery

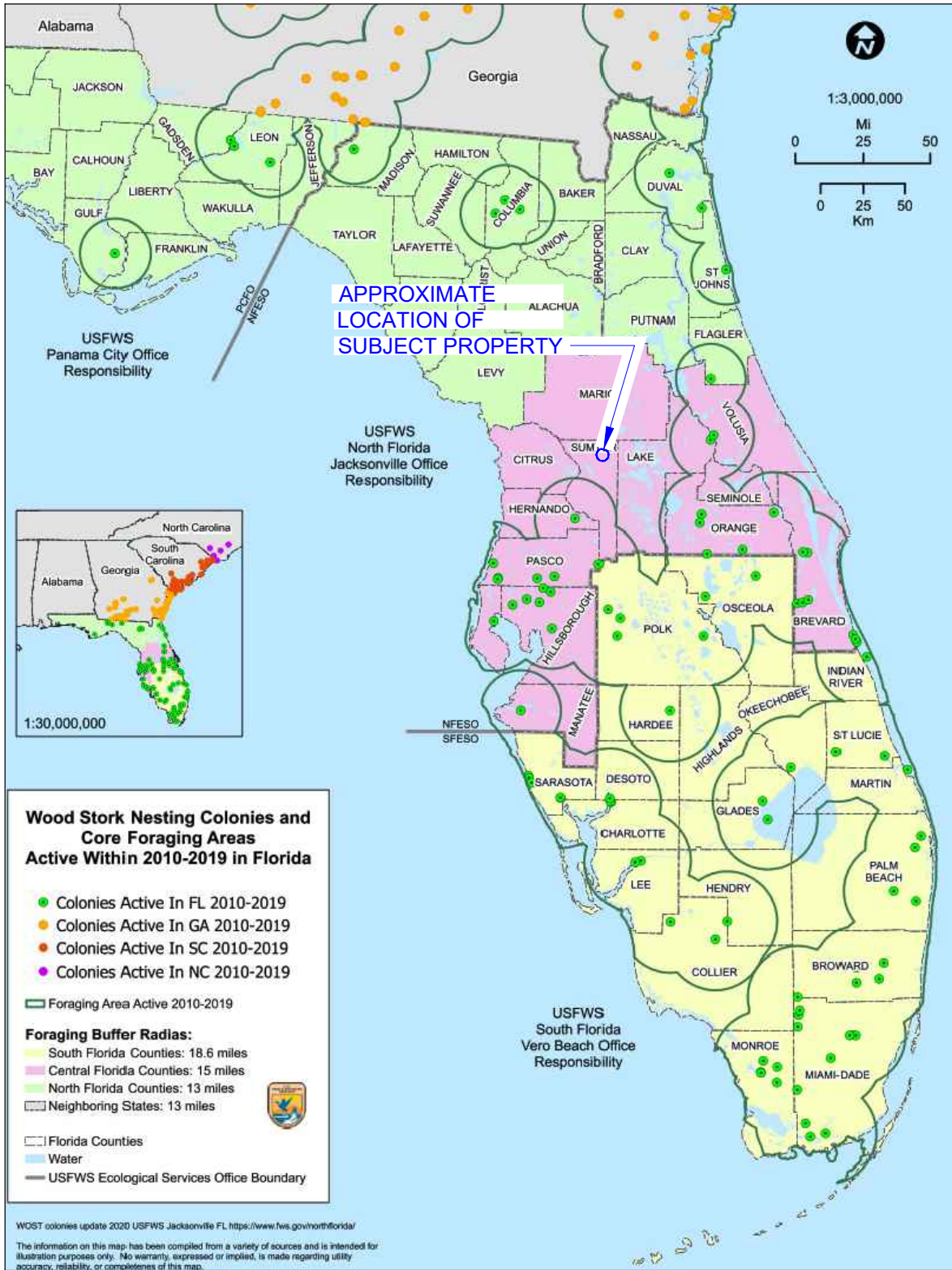
Sources: <https://myfwc.maps.arcgis.com/apps/webappviewer/>; <https://audubon.maps.arcgis.com/apps/webappviewer/>; <https://geodata.myfwc.com/datasets/wading-bird-rookeries-1999/>; <https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=0c634d5ba4cc47baa82de0ed2782426c>

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Lien Nails Property
 CR 462
 Wildwood, Florida 34785
 Figure #7
Wildlife Proximity Map
 Environmental Assessment

0.6 Miles

Project # 1339.01.25
 Produced By: MLP
 Date: 11/05/2025



Lien Nails Property

CR 462

Wildwood, Florida 34785

Figure #8

Wood Stork Foraging Areas
Environmental Assessment

58

Miles



Project # 1339.01.25

Produced By: MLP

Date: 11/05/2025



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TABLES

TABLE 1

TABLE 1: PROTECTED FAUNA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LEIN NAILS PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABILITY OF OCCURRENCE
REPTILES				
<u>Alligator mississippiensis</u> American alligator	FT(S/A)	T	Vegetated lakes and deepwater swamps	Low: No habitat available, none sighted
<u>Drymarchon corais couperi</u> Eastern indigo snake	FT	T	Dry habitats bordered by water; often occupy <i>G. polyphemus</i> burrows	Low: No habitat available, none sighted
<u>Gopherus polyphemus</u> Gopher tortoise	ST	–	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Med: Habitat available, no burrows located
<u>Pituophis melanoleucus mugitus</u> Florida pine snake	ST	–	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: No habitat available, none sighted
<u>Plestiodon reynoldsi</u> Sand skink	FT	T	Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties.	Low: No habitat available. Outside USFWS Consultation Area
<u>Stilosoma extenuatum</u> Short-tailed snake	ST	–	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: No habitat available, none sighted
AMPHIBIANS				
<u>Rana capito</u> Florida gopher frog	SSC	–	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: No habitat available, no gopher tortoise burrows observed
BIRDS				
<u>Aphelocoma coerulescens</u> Florida scrub jay	FT	T	Level, sterile, white sand with low, xeric oak scrub	Low: No habitat available, none sighted.
<u>Athene cunicularia floridana</u> Florida Burrowing Owl	ST	–	These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low: Minimal habitat available, none sighted.
<u>Egretta caerulea</u> Little blue heron	ST	–	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted.

TABLE 1: PROTECTED FAUNA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LEIN NAILS PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
BIRDS (cont.)				
<u>Egretta tricolor</u> Tricolored heron	ST	–	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted
<u>Falco sparverius paulus</u> Southeastern American kestrel	ST	–	Forest edges, and clearings; nests in mature pines	Low: No habitat available, none sighted
<u>Grus canadensis pratensis</u> Florida sandhill crane	ST	–	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: No habitat available, birds sighted on adjacent property
<u>Haliaeetus leucocephalus *</u> Bald eagle	–	–	Open (<60% canopy cover), mature pine forests <2 km from expansive open waters	Low: No habitat available, no nests or birds sighted
<u>Mycteria Americana</u> Wood stork	FT	T	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: No habitat available, none sighted
<u>Picoides borealis</u> Red-cockaded Woodpecker	FE	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: No habitat available, none sighted
<u>Rostrhamus sociabilis plumbeus</u> Everglade snail kite	FE	E	Shallow freshwater marshes; shallow grassy shorelines of lakes.	Low: No habitat available, no birds sighted
<u>Laterallus jamaicensis jamaicensis</u> Eastern Black Rail	FT	T	Wetland dependent; requires dense overhead cover and soils that are moist to saturated (occasionally dry).	Low: No habitat available, none sighted
<u>Ammodramus savannarum floridanus</u> Florida grasshopper sparrow	FE	E	Large treeless grasslands dominated by bunch grasses, low shrubs, and saw palmetto	Low: No habitat available, none sighted

MAMMALS				
<u>Trichechus manatus</u> West Indian manatee (Florida manatee)	FT	T	Coastal waters, rivers and springs.	Low: No habitat available
<u>Puma concolor coryi</u> Florida Panther	FE	E	Pinelands, tropical hardwood hammocks, and mixed freshwater swamp forests	Low: No habitat available, none sighted

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

KEY TO ABBREVIATIONS

FWC Florida Fish and Wildlife Conservation Commission

- FE Federally-designated Endangered
- FT Federally-designated Threatened
- FXN Federally-designated Threatened Nonessential Experimental Population
- FT(S/A) Federally-designated Threatened species due to similarity of appearance
 - ST State-designated Threatened
 - SSC State Species of Special Concern

TABLE 2

TABLE 2: PROTECTED FLORA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LIENS NAILS PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
<u>Calopogon barbatus</u> – Bearded grass pink	T	-	Damp pinelands	Low: no habitat available, none found
<u>Calopogon multiflorus</u> – Many flowered grass pink	E	-	Open, damp, occasionally recently burned pinelands and meadows	Low: No habitat available, none found
<u>Deerinfothamnus rugelii</u> – Rugel’s pawpaw	E	E	Mesic flatwoods	Low: No habitat available, none found
<u>Dennstaedtia bipinnata</u> – Hayscented Fern	E	-	Rare on mucky soil in shaded forests in Seminole, Dunal, and Palm Beach counties	Low: Not found in the area; none found
<u>Encyclia tampensis</u> – Butterfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: No habitat available, none found
<u>Epidendrum conopseum</u> – Greenfly orchid	CE	–	Cypress swamps, hardwood swamps, and hammocks	Low: No habitat available, none found
<u>Hartwrightia floridiana</u> – Florida Hartwrightia	T	-	Wet, open areas, moist grasslands, and sphagnum bogs	Low: No habitat available, none found
<u>Lilium catesbaei</u> – Southern red lily	T	–	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: No habitat available on site, none found
<u>Listera australis</u> – southern tway blade	T	–	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: No habitat available, none found
<u>Nemastylis floridana</u>	E	–	Marshes, grassy openings of wet hammocks moist flatwoods	Low: No habitat available, none found

TABLE 2: PROTECTED FLORA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LIEN NAILS PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Platanthera blephariglottis – Large white fringed orchid	T	–	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: No habitat available, none found
Platanthera cristata – Golden fringed orchid	T	–	Low moist meadows and damp pine woods	Low: No habitat available, none found
Platanthera flava – Southern tubercled orchid	T	–	Very wet habitats such as swamps, bogs and wet forests with thick black mud	Low: No habitat available, none found
Platanthera integra – Southern yellow fringeless orchid	E	–	Marshes and wet pine flatwoods	Low: No habitat available, none found
Platanthera nivea – Snowy orchid	T	–	Open bogs and sunny, wet meadows	Low: No habitat available, none found
Pogonia ophioglossoides – Rose pogonia	T	-	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: No habitat available, none found
Polygala lewtonii – Scrub (Lewtons’s) milkwort	E	E	Dry oak woodlands and scrub	Low: No habitat available, none found
Rhaphidophyllum hystrix – Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: No habitat available, none found
Spiranthes brevilabris floridana – Florida Ladies’ tresses	E	–	Open meadows and damp pinelands, road shoulders, ditches	Low: No habitat available, none found
Spiranthes laciniata – Lace-tip ladies tresses	T	–	Marshes and cypress swamps; road banks and ditches	Low: No habitat available, none found
Spiranthes longilabris – Long-tip ladies tresses	T	–	Marshes and prairies	Low: No habitat available, none sighted

APPENDICES

APPENDIX A

Summary

Parcel Number D32-173
Site Location Unassigned Location RE
City
Zip
Tax District CITY OF WILDWOOD (2002C)
City Code WILDWOOD - COUNTY FIRE
NeighborhoodCode 1001
Section Twp Range 32-18-23
Property Usage AGRI/COMMERCIAL
Legal Description BEG AT INTERSECTION OF W LINE OF E 1/2 OF NE 1/4 NE 1/4 WITH S LINE OF N 191.07 FT OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 50'14"E 82.70 FT THENCE S 00 DEG 13'05"W 211.60 FT S 89 DEG 48'57"E 325.60 FT THENCE RUN S 00 DEG 10'25"W 174.45 FT S 87 DEG 05'31"E 252.76 FT S 00 DEG 11'22"W 92.59 FT THENCE N 89 DEG 41'48"W 210.76 FT S 00 DEG 07'36"W 629.98 FT RUN N 89 DEG 40'41"W
Brief Tax Description (Note: The Description above is not to be used on legal documents.)
Acres 10



Owner

[LIEN NAILS LLC](#)
 38634 LAKEVIEW WALK
 LADY LAKE, FL 32159

Map



Land

Line #	Use	Frontage	Depth	Units	Unit Type
1	6010V - Improved Pasture	0	0	10	AC

Sales

Due to the Sumter Clerk's conversion to a new system, some older documents may not be available online. Should you need a copy of a document, please, call the Clerk's office at 352-569-6600, and they will assist you. The Property Appraiser's staff is unable to provide you with the image.

Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantee
2/28/2021	\$170,000	WARRANTY DEED	3934/13	Q	Vacant	LIEN NAILS LLC

Valuation

Assessed Year	2025	2024	2023	2022
+ Land Value	\$120,000.00	\$89,280.00	\$89,280.00	\$69,440.00
+ Improvement Value	\$0.00	\$0.00	\$0.00	\$0.00
+ Total Misc. Value	\$0.00	\$0.00	\$0.00	\$0.00
= Total Market Value	\$120,000.00	\$89,280.00	\$89,280.00	\$69,440.00
- SOH/deferred	\$0.00	\$0.00	\$0.00	\$0.00
= Assessed Value	\$1,400.00	\$1,390.00	\$1,390.00	\$1,390.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00
= Taxable Value	\$1,400.00	\$1,390.00	\$1,390.00	\$1,390.00



TRIM Notices

[TRIM Notice \(PDF\)](#)

PRC (2024 Final Roll)

[PRC \(PDF\)](#)

Tax Bill

[My Tax Bill](#)

Property Valuation Review

[Property Valuation Review](#)

Estimate Taxes

[Estimate Taxes](#)

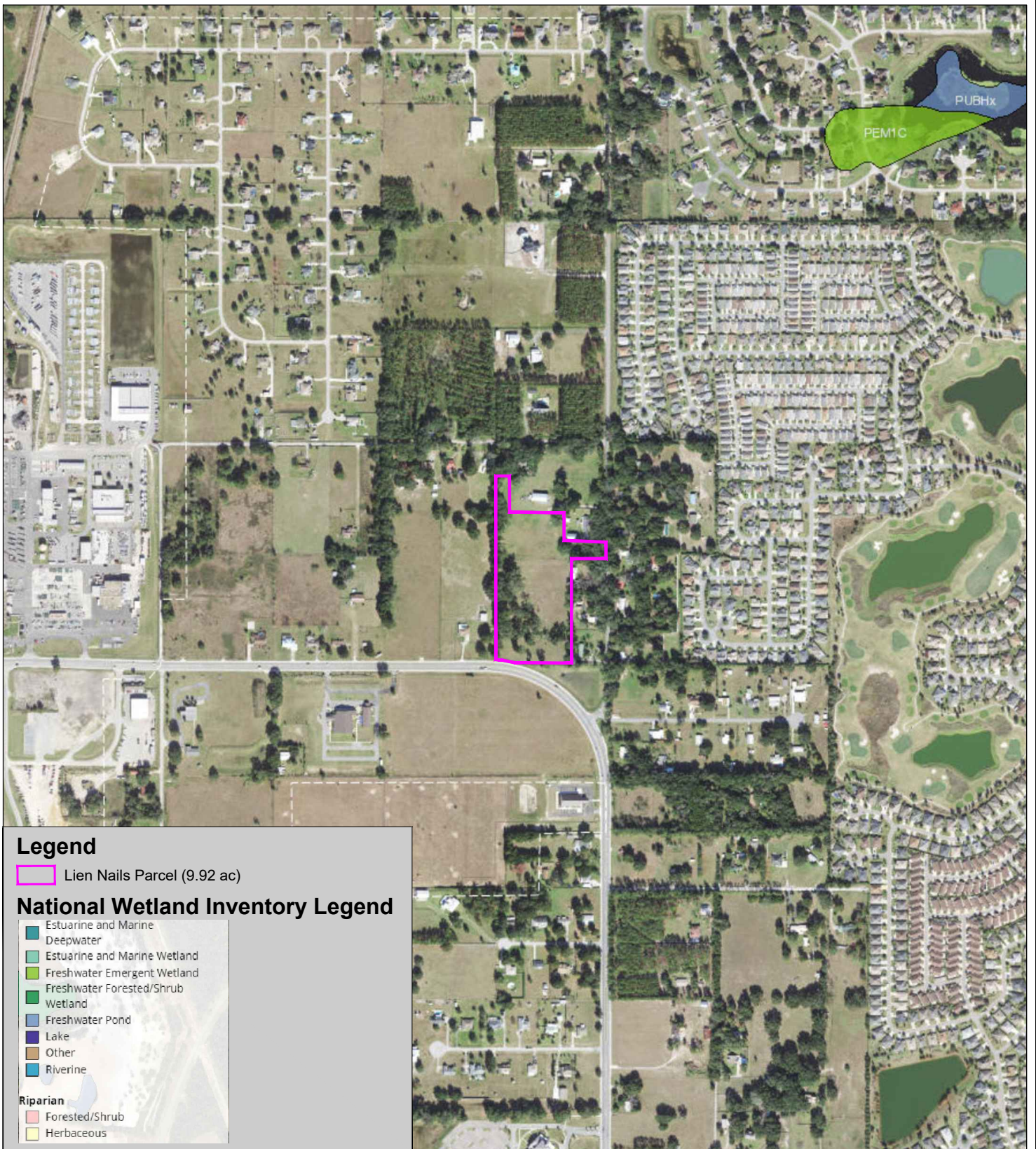
No data available for the following modules: Building Data, Miscellaneous Features, Sketch, Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant).

DISCLAIMER This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data on file
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Contact Us



APPENDIX B



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 Ph: (407) 489-6898
 Website: www.stillwaterenvironmental.com

Lien Nails Property
 CR 462
 Wildwood, Florida 34785
 Appendix B
National Wetland Inventory Map
 Environmental Assessment



800 Feet

Project # 1339.01.25
 Produced By: MLP
 Date: 11/05/2025

APPENDIX C



Subject Property – Improved Pasture (FLUCFCS 211)



Subject Property – Improved Pasture (FLUCFCS 211)



Subject Property



Subject Property

APPROVED

Matthew Tadlock
Assistant Public Works Director - Planning and Design
01/21/2026



MEMORANDUM

To: Mr. Matthew Tadlock – Assistant Public Works Director, Sumter County
From: Mr. Chris J. Walsh, P.E.
Date: January 9, 2026
Subject: CR 462 Mobile Park Future Land Use Change/Rezoning Traffic Analysis (Revised) Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic analysis for the proposed future land use (FLU) amendment and rezoning of property located on the north side of CR 462 approximately 0.4 miles east of CR 128 in Wildwood, Florida (see **Site Location Map** below). The property, which encompasses approximately 10 acres, is currently undeveloped. It is ultimately proposed to develop a 79-unit mobile home park. Details of the proposed FLU change and the rezoning are provided on the following page. This memorandum provides a trip generation comparison between the existing FLU/zoning and the proposed FLU/zoning. This memorandum also serves as a minor traffic impact analysis per the Sumter County TIA Guidelines. The analysis year for this study is 2029.





Existing and Proposed Future Land Use/Zoning

The subject property currently has an existing FLU of Public Facility with an Institutional zoning. It is proposed to change the FLU and zoning to Mobile Home Park. The existing and proposed Future Land Use and zoning along with the maximum development intensity allowed under each are summarized in **Table 1** below:

Table 1 – Existing and Proposed Future Land Use & Zoning

Scenario	Use	Maximum Density	Maximum Development
<i>Existing Future Land Use - Public Facility (PF)</i>			
10 acres	Hospital	0.6 FAR	261.36 SF
<i>Existing Zoning - Institutional (IN)</i>			
10 acres	Hospital	0.6 FAR*	261.36 SF
<i>Proposed Future Land Use/Zoning - Planned Unit Development</i>			
10 acres	Mobile Home Park	10 units/AC	100 DU

* A maximum development intensity is not identified for the Institutional zoning. Thus, the maximum development was limited based on the 0.6 FAR limitation of the Public Facility FLU.

Trip Generation

Existing Future Land Use/Zoning - Trip generation for the maximum development allowed under the existing Future Land Use (FLU) and zoning was estimated based on trip generation rates/equations provided in the Institute of Transportation Engineer’s, *Trip Generation Manual, 12th Edition*. Various uses such as governmental facilities, hospitals, and schools can be developed under the Public Facilities FLU and Institutional zoning. For this analysis, a hospital was assumed as the use as it is a higher potential generator of trips. Per **Table 1**, the maximum allowable development is 261,360 square feet. As summarized in **Table 2** below, the maximum development under the existing FLU is projected to generate 2,797 total daily trips, 207 total AM peak-hour trips (140 in, 67 out), and 225 total PM peak-hour trips (76 in, 149 out).

Table 2 – Total Trip Generation Potential for Existing FLU

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	1,398	1,399	2,797

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	140	67	207

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	76	149	225



Proposed FLU/Zoning - Trip generation for the maximum development allowed under the proposed FLU/zoning was estimated based on trip generation rates/equations provided in the Institute of Transportation Engineer's, *Trip Generation Manual, 12th Edition* for Land Use Code 240 (Mobile Home Park). Per **Table 1**, the maximum allowable development is 100 dwelling units. As summarized in **Table 3** below, the maximum development under the proposed FLU/zoning is projected to generate 787 total daily trips, 26 total AM peak-hour trips (8 in, 18 out), and 46 total PM peak-hour trips (29 in, 17 out).

Table 3 – Total Trip Generation Potential for Proposed FLU/Zoning

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	394	393	787

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	8	18	26

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	29	17	46

Based on the trip generation projections, and as summarized in **Table 4**, the maximum development allowed under the proposed FLU/Zoning is projected to generate far less new external trips than the maximum development allowed under the existing FLU and zoning. Therefore, the proposed FLU/rezoning will have a significant net trip reduction on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Table 4 – Trip Generation Comparison Summary

Scenario	AM Peak Hour		
	Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	140	67	207
Proposed FLU/Zoning	8	18	26

Scenario	PM Peak Hour		
	Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	76	149	225
Proposed FLU/zoning	29	17	46

Minor Traffic Impact Analysis

Although the proposed rezoning will result in net reduction in traffic impacts, a minor traffic impact analysis was conducted for the proposed 100-unit RV park.

Access

As can be seen by the preliminary site plan attached herein, access to the development will be provided via a full-access driveway connection on CR 462 and on CR 121. Both intersections will be minor-street STOP-controlled.

Study Area

Per the Sumter County TIA Guidelines, for minor TIA's the study area is to include the roadway that abuts the development and major intersections located within 1,320 feet of the site access. Based on coordination with County staff, the study roadways include the following the segments:

- CR 462 – from CR 131 to CR 121
- CR 462 – from CR 121 to CR 134
- CR 121 – from CR 462 to CR 114

The study intersections include the following:

- CR 462 at project driveway
- CR 462 at CR 121
- CR 121 at project driveway

Trip Distribution

The trip distribution for the new external trips was estimated based on engineering judgment taking into consideration the development's proximity to trip attractors, the adjacent roadway network, and existing travel patterns. The applied trip distribution is shown below.





Roadway Segment Analyses

Existing Conditions Analyses - For purposes of this study, AM and PM peak-period turning movement counts, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM, were conducted at the CR 462/CR 121 intersection. Existing roadway segment capacities were obtained from the Sumter County 2023 CMP Database. Printouts of the turning movement counts are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour volumes against the generalized service volumes. As summarized in **Table 2**, the existing roadway segment volumes are below the generalized service volumes thus indicating that the study roadways currently have acceptable operating conditions.

Table 2 – Existing Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume (vph)		Year	Source	Service Volume	V/C		Volume Exceeds Svc Vol?	
						NB/EB	SB/WB				NB/EB	SB/WB	NB/EB	SB/WB
CR 462														
CR 131 to CR 121	35411101	2	F	1,074	CMPx0.55x.09	446	580	2025	CMP	1,074	0.42	0.54	no	no
CR 121 to CR 134	35411002	2	F	1,109	CMPx0.55x.09	560	477	2025	CMP	1,109	0.50	0.43	no	no
CR 121														
CR 462 to CR 114	3224000	2	D	799	CMP	238	147	2025	CMP	799	0.30	0.18	no	no

Source: CMP = Sumter County 2023 CMP Database; CMPx0.55x0.09 = CMP daily service volumes multiplied by a k-factor of 0.09 and d-factor of 0.55

Future Conditions Analyses - Existing roadway segment and intersection volumes were factored to year 2029 by applying the lower of the annual growth rate as obtained from the Sumter County 2023 CMP Database or a 2% minimum annual growth rate. **Table 3** summarizes the future background volume calculations and operating conditions for the study roadway segments. The future background volume projections are below the generalized service volumes thereby indicating that the study roadway segments are projected to operate acceptably under future background conditions in year 2029.

Table 3 – Future Background Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	# of Lanes	Adopt. LOS	Applicable Annual Growth Rate	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	V/C		Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
CR 462																	
CR 131 to CR 121	2	F	5.25%	5.25%	446	580	2023	2029	140	183	586	763	1,074	0.55	0.71	no	no
CR 121 to CR 134	2	F	6.5%	6.5%	560	477	2023	2029	218	186	778	663	1,109	0.70	0.60	no	no
CR 121																	
CR 462 to CR 114	2	D	1.0%	2.0%	238	147	2023	2029	29	18	267	165	799	0.33	0.21	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2029. The total volumes were then compared against each roadway’s service volume. As summarized in **Table 4** on the following page, the future buildout volume projections on the study roadway segments are below the generalized service volumes. Therefore, consistent with the existing and future background conditions analyses, the study roadway segments are projected to have acceptable operating conditions at buildout of the development in year 2029.



Table 4 – Future Buildout Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	V/C		Volume Exceeds Svc Vol?			
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
							NB/EB	SB/WB									
CR 462																	
CR 131 to CR 121	35411101	2	F	586	763	40.0%	12	6	598	769	1,074	0.56	0.72	no	no		
CR 121 to CR 134	35411002	2	F	778	663	55.0%	16	9	794	672	1,109	0.72	0.61	no	no		
CR 121																	
CR 462 to CR 114	3224000	2	D	267	165	5.0%	1	1	268	166	799	0.34	0.21	no	no		

Intersection Analyses

Existing Conditions Analyses - The study intersections were analyzed based on *Highway Capacity Manual* methodologies using Synchro 12 software. Based on the Synchro printouts, and as summarized in **Table 5** below, the westbound STOP-controlled approach at the CR 462/CR 121 intersection currently operates at level of service (LOS) C with volume-to-capacity (v/c) ratios less than 0.6. Printouts of the operational analyses are attached.

Table 5 – Intersection Analysis Summary

Intersection	Control	MOE	AM Peak Hour				PM Peak Hour					
			Approach				Overall Intxn	Approach				Overall Intxn
			EB	WB	NB	SB		EB	WB	NB	SB	
Existing Conditions												
CR 462 at CR 121		Delay (sec/veh)	-	18.5	-	-	-	-	17.4	-	-	-
		LOS	-	C	-	-	-	-	C	-	-	-
		Highest V/C	-	0.538	-	-	-	-	0.409	-	-	-
Background Conditions												
CR 462 at CR 121		Delay (sec/veh)	-	26.7	-	-	-	-	23.4	-	-	-
		LOS	-	D	-	-	-	-	C	-	-	-
		Highest V/C	-	0.706	-	-	-	-	0.558	-	-	-
Buildout Conditions												
CR 462 at Driveway #1		Delay (sec/veh)	-	-	-	11.4	-	-	-	-	12.6	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.031	-	-	-	-	0.034	-
CR 462 at CR 121		Delay (sec/veh)	-	27.4	-	-	-	-	24.3	-	-	-
		LOS	-	D	-	-	-	-	C	-	-	-
		Highest V/C	-	0.715	-	-	-	-	0.57	-	-	-
CR 121 at Driveway #2		Delay (sec/veh)	12.4	-	-	-	-	12.4	-	-	-	-
		LOS	B	-	-	-	-	B	-	-	-	-
		Highest V/C	0.002	-	-	-	-	0.002	-	-	-	-



Future Conditions Analyses - Existing intersection volumes were factored to year 2029 by the lower of the annual growth rate as obtained from the Sumter County 2023 CMP Database or a 2% minimum annual growth rate. Project trips were then added to obtain the future total volumes at the study intersections at buildout of the proposed development in 2029.

The study intersections were then analyzed under future background and buildout conditions in year 2029. Based on the Synchro printouts, and as summarized in **Table 5**, all STOP-controlled movements at each unsignalized study intersection are projected to operate acceptably at LOS D or better with v/c ratios of 0.715 or less.

Turn-Lane Analysis

CR 462 at Project Driveway (Driveway #1) – At the project driveway, CR 462 is a three-lane roadway with an eastbound travel lane, westbound travel lane, and a two-way continuous left-turn lane and a posted speed limit of 40 miles per hour. Thus, eastbound left-turning vehicles into the project on CR 462 can perform a left turn from the two-way continuous left-turn lane.

The need for a westbound right-turn lane on CR 462 was evaluated using procedures documented in the NCHRP Report 457: Evaluating Intersection Improvements. Based on the analysis, a westbound right-turn lane is not warranted on CR 462 at the project driveway. Printouts of the turn-lane analysis worksheets are attached.

CR 121 at Project Driveway (Driveway #2) – Northbound left turns are not projected at this intersection. Thus, a northbound left-turn lane is not warranted. Only one southbound right-turn vehicle is projected at this driveway in the AM and PM peak hour. This low volume does not even register a point on the graph used in the NCHRP Report 457: Evaluating Intersection Improvements for determining the need for a right-turn lane. Therefore, a southbound right-turn lane is not warranted.



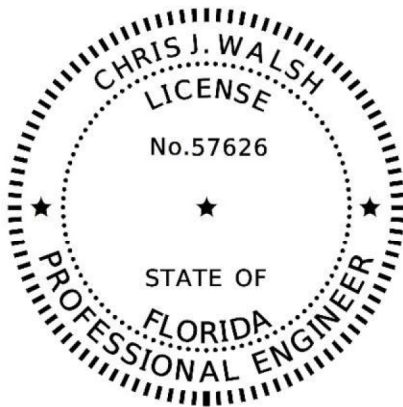
Conclusion

A traffic analysis was conducted for the proposed future land use (FLU) amendment and rezoning of 10 acres of property located on the north side of CR 462 approximately 0.4 miles east of CR 128 in Wildwood, Florida. Based on the trip generation projections, the maximum development allowed under the proposed FLU/rezoning is projected to result in a significant overall net trip reduction on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Based on the analysis, all study roadway segments currently operate acceptably and are projected to continue to operate acceptably at buildout of the development in year 2029. Similarly, all study intersections currently operate acceptably and are projected to continue to operate acceptably at buildout of the development in year 2029.

With regard to the project driveways, a westbound right-turn lane is not warranted on CR 462 at Driveway #1. Additionally, neither a northbound left-turn lane nor a southbound right-turn lane is warranted on CR 121 at the project driveway.

Please let us know if you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2026.01.09
16:48:40 -05'00'

ON THE DATE ADJACENT TO THE SEAL

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



Attachments

Preliminary Concept Plan

Owner:
Lien Nails, LLC
38634 Lakeview Walk
Lady Lake, FL 32159

Agent/Consultant:
LPG Urban & Regional
Planners, LLC
Michael Rankin,
Managing Member
2050 Classique Lane,
Tavares, FL 32778
352-385-1940

Notes:

Site: 10 acres (435,600 sf)
Existing FLU: PF
Existing Zoning: IN
Proposed FLU: MHP (Mobile Home Park)
Proposed Zoning: MHP (Mobile Home Park)
Adjacent Land Use and Zoning
North: Wildwood LDR & R1/Sumter County RR & RR1C
South: Wildwood AG & AG-10
East: Sumter County RR & AGR/RR1; R2M; R6M; R2C; RR5C
West: Sumter County RR/RR1C & RR5C
Proposed Uses:
RV Park
Clubhouse
Water Retention
Dog Park

Density:

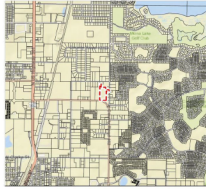
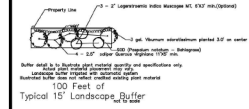
Maximum: 100 Units (10 / Acre)
Proposed: 79 units (7.9 / Acre)
Intensity:
Maximum FAR: .3
Proposed ISR: 60%
Open Space:
Required: 15%
Proposed: 40%
Setbacks:
Front: 8'
Rear: 8'
Side: 8'

Site Lighting shall comply with IESNA Guidelines

Utilities:
Water and Sewer Provider: City of Wildwood
Electric & Natural Gas Provider: City of Wildwood
Fire Protection: Provided by the City of Wildwood

Buffers (Width)

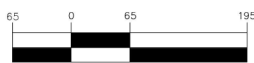
North -15 feet
South-15 feet
East-15 feet
West-15 feet



Location

Legal Description:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT AN IRON ROD AND CAP MARKED "LB 8514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32 WITH THE SOUTH LINE OF THE NORTH 151.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 151.07 FEET RUN N89°57'48"E A DISTANCE OF 83.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32 A DISTANCE OF 211.09 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
THENCE S89°47'08"E A DISTANCE OF 325.00 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2348, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE ALONG SAID WEST LINE RUN S00°09'40"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3552" AT THE SOUTHWEST CORNER OF SAID PROPERTY;
THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S89°57'08"E A DISTANCE OF 232.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG SAID EAST LINE RUN S00°02'14"E A DISTANCE OF 238.16 FEET TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'37"W A DISTANCE OF 209.58 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG SAID SOUTH LINE RUN N89°46'47"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 8514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 122;
SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N76°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N12°24'53"E;
THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'11" TO AN IRON ROD AND CAP MARKED "LB 8514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32;
THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'50"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 122 ALONG THE EAST SIDE THEREOF.
CONTAINING 10 ACRES, MORE OR LESS.



(IN FEET)
1 inch = 65 ft.

*Plan is Conceptual by Design and is subject to Engineering and Other Outside Influences.

Lien Nails LLC

Conceptual Plan
Wildwood, FL



LAND PLANNING GROUP
ENTITLEMENT • PLANNING • CONSULTING
URBAN AND REGIONAL PLANNERS

Project #: 2130/2
Parcel ID: 033-173
11/5/2025

1 of 1

Traffic Count Data

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
 City: Wildwood
 Control: 1-Way Stop(SB)

Project ID: 25-130409-001
 Date: 12/16/2025

Data - Total

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462						
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL		
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU			
7:00 AM	0	0	0	0	53	0	8	0	3	44	0	0	0	77	20	0	205		
7:15 AM	0	0	0	0	62	0	14	0	6	61	0	0	0	69	30	0	242		
7:30 AM	0	0	0	0	67	0	8	0	4	79	0	0	0	68	31	0	257		
7:45 AM	0	0	0	0	66	0	12	0	6	58	0	0	0	47	35	0	224		
8:00 AM	0	0	0	0	51	0	5	0	1	75	0	0	0	67	36	0	235		
8:15 AM	0	0	0	0	40	0	9	0	7	65	0	0	0	51	22	0	194		
8:30 AM	0	0	0	0	42	0	6	0	2	54	0	0	0	77	36	0	217		
8:45 AM	0	0	0	0	32	0	10	0	2	63	0	0	0	99	32	0	238		
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL		
APPROACH %'s :	0	0	0	0	413	0	72	0	31	499	0	0	0	0	555	242	0	1812	
PEAK HR :	07:15 AM - 08:15 AM				85.15%	0.00%	14.85%	0.00%	5.85%	94.15%	0.00%	0.00%	0.00%	0.00%	69.64%	30.36%	0.00%	TOTAL	
PEAK HR VOL :	0	0	0	0	246	0	39	0	17	273	0	0	0	0	251	132	0	958	
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.918	0.000	0.696	0.000	0.708	0.864	0.000	0.000	0.000	0.000	0.909	0.917	0.000	0.932	
					0.913					0.873					0.930				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL		
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU			
4:00 PM	0	0	0	0	43	0	7	0	5	64	0	0	0	107	63	0	289		
4:15 PM	0	0	0	0	37	0	5	0	5	72	0	0	0	107	53	0	279		
4:30 PM	0	0	0	0	44	0	9	0	7	76	0	0	0	88	57	0	281		
4:45 PM	0	0	0	0	36	0	6	0	3	66	0	0	0	111	51	0	273		
5:00 PM	0	0	0	0	36	0	6	0	6	72	0	0	0	98	68	0	286		
5:15 PM	0	0	0	0	52	0	0	0	6	61	0	0	0	108	57	0	284		
5:30 PM	0	0	0	0	38	0	11	0	7	68	0	0	0	82	63	0	269		
5:45 PM	0	0	0	0	37	0	6	0	10	58	0	0	0	99	61	0	271		
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL		
APPROACH %'s :	0	0	0	0	323	0	50	0	49	537	0	0	0	0	800	473	0	2232	
PEAK HR :	04:30 PM - 05:30 PM				86.60%	0.00%	13.40%	0.00%	8.36%	91.64%	0.00%	0.00%	0.00%	0.00%	62.84%	37.16%	0.00%	TOTAL	
PEAK HR VOL :	0	0	0	0	168	0	21	0	22	275	0	0	0	0	405	233	0	1124	
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.808	0.000	0.583	0.000	0.786	0.905	0.000	0.000	0.000	0.000	0.912	0.857	0.000	0.983	
					0.892					0.895					0.961				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
 City: Wildwood
 Control: 1-Way Stop(SB)

Project ID: 25-130409-001
 Date: 12/16/2025

Data - Cars

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	51	0	8	0	3	39	0	0	0	74	20	0	195
7:15 AM	0	0	0	0	60	0	13	0	6	53	0	0	0	64	30	0	226
7:30 AM	0	0	0	0	67	0	8	0	4	69	0	0	0	62	30	0	240
7:45 AM	0	0	0	0	65	0	11	0	6	55	0	0	0	45	34	0	216
8:00 AM	0	0	0	0	49	0	5	0	1	67	0	0	0	57	36	0	215
8:15 AM	0	0	0	0	39	0	9	0	5	57	0	0	0	47	22	0	179
8:30 AM	0	0	0	0	42	0	5	0	2	45	0	0	0	68	36	0	198
8:45 AM	0	0	0	0	31	0	9	0	2	55	0	0	0	95	32	0	224
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	404	0	68	0	29	440	0	0	0	512	240	0	1693
					85.59%	0.00%	14.41%	0.00%	6.18%	93.82%	0.00%	0.00%	0.00%	68.09%	31.91%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	241	0	37	0	17	244	0	0	0	228	130	0	897
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.899	0.000	0.712	0.000	0.708	0.884	0.000	0.000	0.000	0.891	0.903	0.000	0.934
					0.914				0.894				0.952				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	43	0	7	0	5	62	0	0	0	97	62	0	276
4:15 PM	0	0	0	0	34	0	5	0	5	70	0	0	0	102	51	0	267
4:30 PM	0	0	0	0	43	0	5	0	7	73	0	0	0	87	57	0	272
4:45 PM	0	0	0	0	35	0	5	0	3	63	0	0	0	107	51	0	264
5:00 PM	0	0	0	0	36	0	6	0	6	70	0	0	0	93	67	0	278
5:15 PM	0	0	0	0	52	0	0	0	6	60	0	0	0	103	57	0	278
5:30 PM	0	0	0	0	38	0	11	0	7	66	0	0	0	77	63	0	262
5:45 PM	0	0	0	0	37	0	6	0	10	57	0	0	0	97	61	0	268
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	318	0	45	0	49	521	0	0	0	763	469	0	2165
					87.60%	0.00%	12.40%	0.00%	8.60%	91.40%	0.00%	0.00%	0.00%	61.93%	38.07%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	166	0	16	0	22	266	0	0	0	390	232	0	1092
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.798	0.000	0.667	0.000	0.786	0.911	0.000	0.000	0.000	0.911	0.866	0.000	0.982
					0.875				0.900				0.972				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
 City: Wildwood
 Control: 1-Way Stop(SB)

Project ID: 25-130409-001
 Date: 12/16/2025

Data - HT

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
	7:00 AM	0	0	0	0	2	0	1	0	0	8	0	0	0	3	0	0	16
	7:15 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	5	0	0	17
	7:30 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	2	1	0	8
	7:45 AM	0	0	0	0	1	0	1	0	0	8	0	0	0	10	0	0	20
	8:00 AM	0	0	0	0	2	0	0	0	0	8	0	0	0	4	0	0	15
	8:15 AM	0	0	0	0	1	0	0	0	2	9	0	0	0	9	0	0	19
	8:30 AM	0	0	0	0	1	0	1	0	0	8	0	0	0	4	0	0	14
8:45 AM	0	0	0	0	1	0	1	0	0	8	0	0	0	4	0	0		
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	0	0	0	0	9	0	4	0	2	59	0	0	0	43	2	0	119	
					69.23%	0.00%	30.77%	0.00%	3.28%	96.72%	0.00%	0.00%	0.00%	95.56%	4.44%	0.00%		
PEAK HR :	07:15 AM - 08:15 AM																TOTAL	
PEAK HR VOL :	0	0	0	0	5	0	2	0	0	29	0	0	0	23	2	0	61	
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.625	0.000	0.500	0.000	0.000	0.725	0.000	0.000	0.000	0.575	0.500	0.000	0.763	
					0.583				0.725				0.625					
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
	0	0	0	0	0	0	0	0	0	2	0	0	0	10	1	0	13	
	4:00 PM	0	0	0	0	3	0	0	0	0	2	0	0	0	5	2	0	12
	4:15 PM	0	0	0	0	1	0	4	0	0	3	0	0	0	1	0	0	9
	4:30 PM	0	0	0	0	1	0	1	0	0	3	0	0	0	4	0	0	9
	4:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	1	0	8
	5:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	0	6
	5:15 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	0	7
	5:30 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0		
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	0	0	0	0	5	0	5	0	0	16	0	0	0	37	4	0	67	
					50.00%	0.00%	50.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	90.24%	9.76%	0.00%		
PEAK HR :	04:30 PM - 05:30 PM																TOTAL	
PEAK HR VOL :	0	0	0	0	2	0	5	0	0	9	0	0	0	15	1	0	32	
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.500	0.000	0.313	0.000	0.000	0.750	0.000	0.000	0.000	0.750	0.250	0.000	0.889	
					0.350				0.750				0.667					

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
 City: Wildwood
 Control: 1-Way Stop(SB)

Project ID: 25-130409-001
 Date: 12/16/2025

Data - Bikes

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL	
PEAK HR VOL :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	100.00%	0.00%	0.00%	2	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL	
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	

National Data & Surveying Services
Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood

Project ID: 25-130409-001
Date: 12/16/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	CR 121		CR 121		CR 462		CR 462		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
	7:00 AM	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0
	8:30 AM	0	0	0	0	0	0	0	0
	8:45 AM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0
PEAK HR :	07:15 AM - 08:15 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

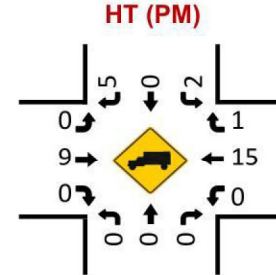
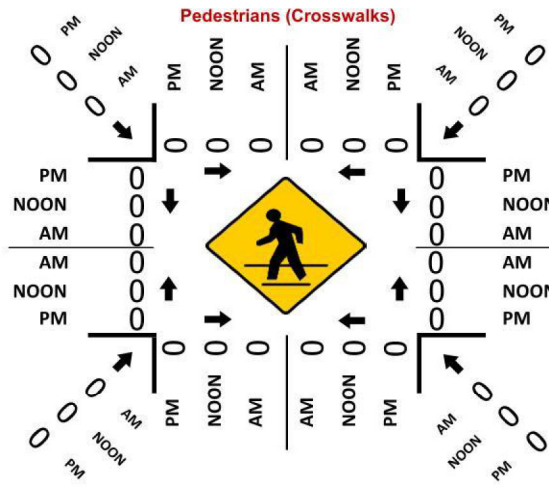
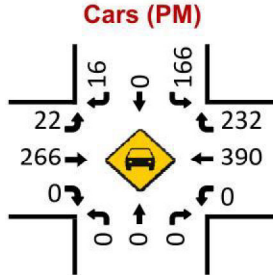
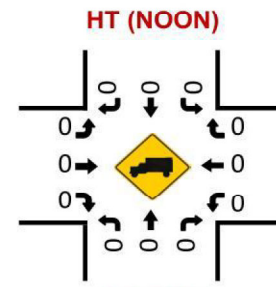
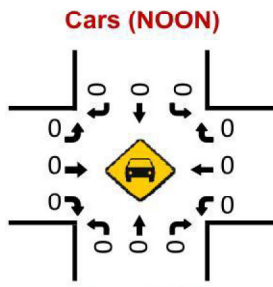
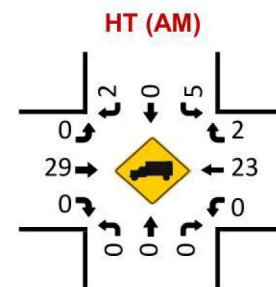
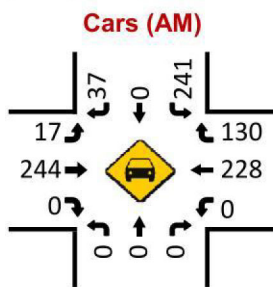
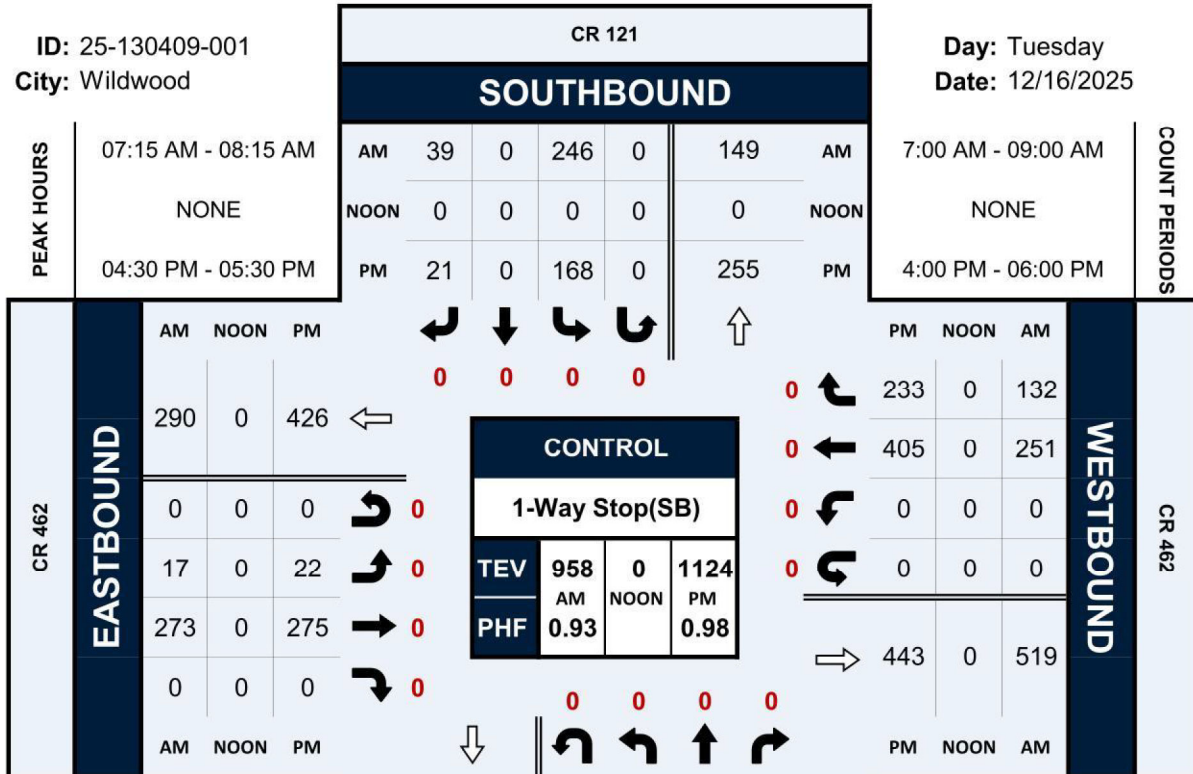
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
	4:00 PM	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0
	5:30 PM	0	0	0	0	0	0	0	0
	5:45 PM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

CR 121 & CR 462

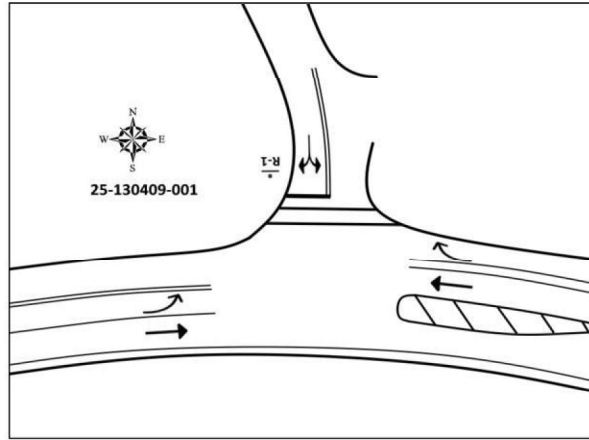
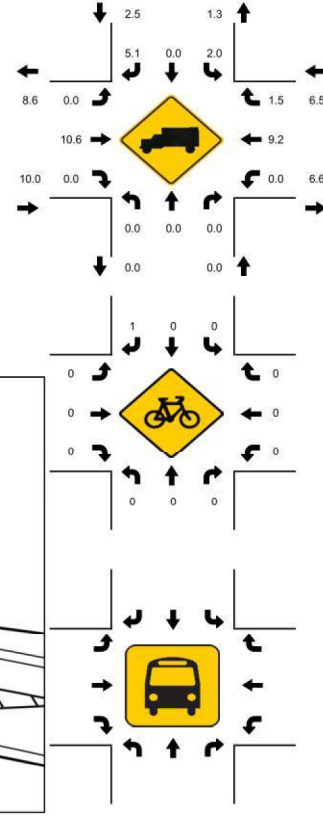
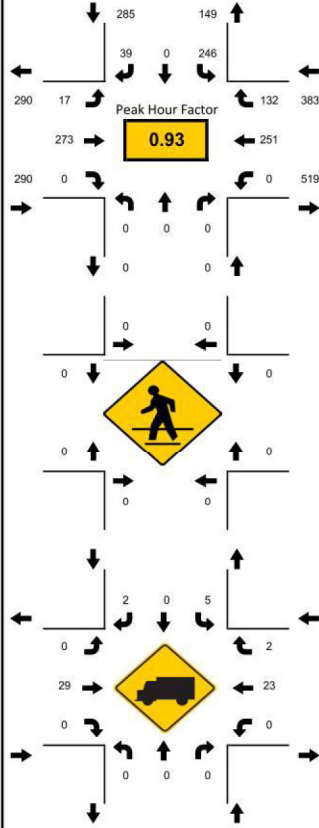
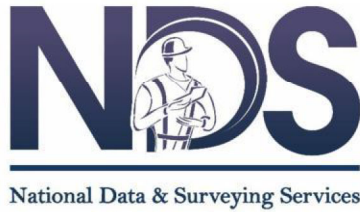
Peak Hour Turning Movement Count

ID: 25-130409-001
City: Wildwood

Day: Tuesday
Date: 12/16/2025

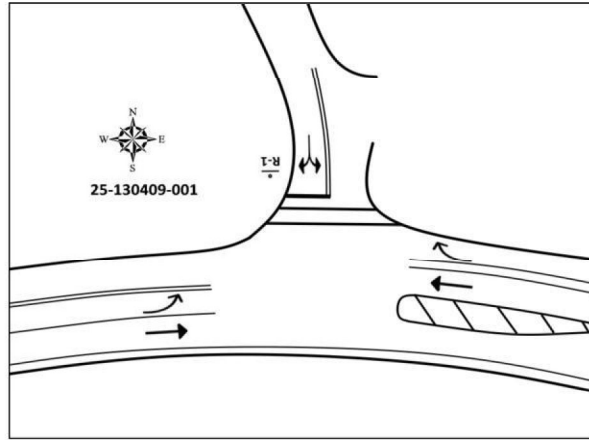
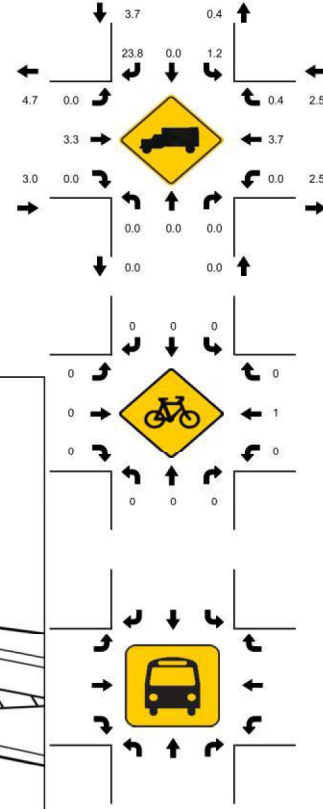
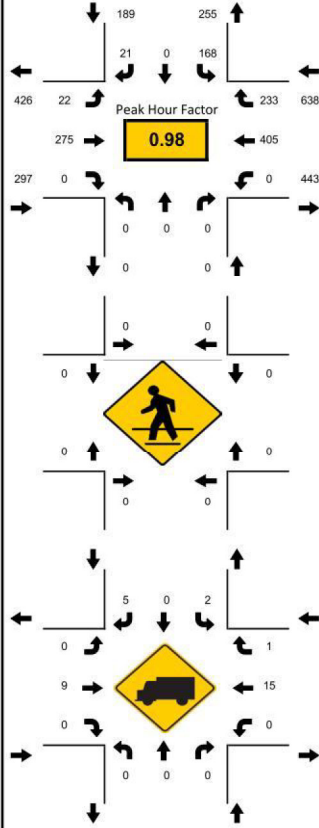


Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



15-Min Count Period Beginning At	CR 121 Northbound					CR 121 Southbound					CR 462 Eastbound					CR 462 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0	0	53	0	8	0	0	3	44	0	0	0	0	77	20	0	0	205	928
7:15 AM	0	0	0	0	0	62	0	14	0	0	6	61	0	0	0	0	69	30	0	0	242	958
7:30 AM	0	0	0	0	0	67	0	8	0	0	4	79	0	0	0	0	68	31	0	0	257	910
7:45 AM	0	0	0	0	0	66	0	12	0	0	6	58	0	0	0	0	47	35	0	0	224	870
8:00 AM	0	0	0	0	0	51	0	5	0	0	1	75	0	0	0	0	67	36	0	0	235	884
8:15 AM	0	0	0	0	0	40	0	9	0	0	7	65	0	0	0	0	51	22	0	0	194	649
8:30 AM	0	0	0	0	0	42	0	6	0	0	2	54	0	0	0	0	77	36	0	0	217	455
8:45 AM	0	0	0	0	0	32	0	10	0	0	2	63	0	0	0	0	99	32	0	0	238	238
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
All Vehicles	0	0	0	0	0	268	0	56	0	0	24	316	0	0	0	0	276	144	0	0	1084	
Heavy Trucks	0	0	0	0	0	8	0	4	0	0	0	40	0	0	0	0	40	4	0	0	96	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period Beginning At	CR 121 Northbound					CR 121 Southbound					CR 462 Eastbound					CR 462 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0	0	43	0	7	0	0	5	64	0	0	0	0	107	63	0	0	289	1122
4:15 PM	0	0	0	0	0	37	0	5	0	0	5	72	0	0	0	0	107	53	0	0	279	1119
4:30 PM	0	0	0	0	0	44	0	9	0	0	7	76	0	0	0	0	88	57	0	0	281	1124
4:45 PM	0	0	0	0	0	36	0	6	0	0	3	66	0	0	0	0	111	51	0	0	273	1112
5:00 PM	0	0	0	0	0	36	0	6	0	0	6	72	0	0	0	0	98	68	0	0	286	1110
5:15 PM	0	0	0	0	0	52	0	0	0	0	6	61	0	0	0	0	108	57	0	0	284	824
5:30 PM	0	0	0	0	0	38	0	11	0	0	7	68	0	0	0	0	82	63	0	0	269	540
5:45 PM	0	0	0	0	0	37	0	6	0	0	10	58	0	0	0	0	99	61	0	0	271	271
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0	0	208	0	36	0	0	28	304	0	0	0	0	444	272	0	0	1292	
Heavy Trucks	0	0	0	0	0	4	0	16	0	0	0	12	0	0	0	0	20	4	0	0	56	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

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

MOCF: 0.97

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

* PEAK SEASON

04-MAR-2025 16:32:53

830UPD

5_1800_PKSEASON.TXT

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
3224000	96		SUMTER	30	1.37	CR 121	CR 462	CR 114	2	2	D	16,128	4,516	0.28	C	799	238	147	0.30	C	1,454	385	C	0.26	5.25%
35411002	187003	187003	FDOT	45	1.14	CR 462	CR 121	CR 134	2	2	F	22,400	11,530	N/A	C	N/A	560	477	N/A	C	2,020	1,037	C	0.51	6.50%
35411101	19	-	SUMTER	35	0.85	CR 462	CR 131	CR 121	2	2	F	21,700	11,323	N/A	C	N/A	446	580	N/A	C	1,950	1,026	C	0.53	1.00%

Existing Conditions Synchro Printouts

Intersection						
Int Delay, s/veh	5.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	↑	↑
Traffic Vol, veh/h	246	39	251	132	17	273
Future Vol, veh/h	246	39	251	132	17	273
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	265	42	270	142	18	294

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	600	270	0	0	412
Stage 1	270	-	-	-	-
Stage 2	330	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218
Pot Cap-1 Maneuver	464	762	-	-	1147
Stage 1	775	-	-	-	-
Stage 2	728	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	457	762	-	-	1147
Mov Cap-2 Maneuver	548	-	-	-	-
Stage 1	775	-	-	-	-
Stage 2	717	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	18.45	0	0.48
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	569	1147
HCM Lane V/C Ratio	-	-	0.538	0.016
HCM Ctrl Dly (s/v)	-	-	18.4	8.2
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	3.2	0

Intersection						
Int Delay, s/veh	3.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	↑	↑
Traffic Vol, veh/h	168	21	405	233	22	275
Future Vol, veh/h	168	21	405	233	22	275
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	177	22	426	245	23	289

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	762	426	0	0	672	0
Stage 1	426	-	-	-	-	-
Stage 2	336	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	373	584	-	-	919	-
Stage 1	659	-	-	-	-	-
Stage 2	724	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	363	584	-	-	919	-
Mov Cap-2 Maneuver	476	-	-	-	-	-
Stage 1	659	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	17.43	0	0.67
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	486	919
HCM Lane V/C Ratio	-	-	0.409	0.025
HCM Ctrl Dly (s/v)	-	-	17.4	9
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	2	0.1

Turning Movement Worksheets

CR 462 at Driveway #1 AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	290	0	0	0	290	0	0	0	0	0	0	0	0	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	290	0	0	0	290	0	0	0	0	0	0	0	0	0

	West Leg		East Leg		South Leg		North Leg	
	Existing Approach & Departure Volumes	EB: 290	WB: 290	EB: 290	WB: 290	NB: 0	SB: 0	NB: 0
Directional Factors Based on Existing Counts	EB: 0.50	WB: 0.50	EB: 0.50	WB: 0.50	NB: 1.00	SB: 1.00	NB: 1.00	SB: 1.00

Future Background

Year 2029

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Simple Volume Growth	0	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	313	0	0	0	313	0	0	0	0	0	0	0	0	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	40.0%
Total Project Trips	0	3	0	0	0	0	0	4	0	0	0	0	0	10	0	7

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	3	313	0	0	0	313	4	0	0	0	0	0	10	0	7

CR 462 at Driveway #1
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	297	0	0	0	426	0	0	0	0	0	0	0	0	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	297	0	0	0	426	0	0	0	0	0	0	0	0	0

	West Leg		East Leg		South Leg		North Leg	
	Existing Approach & Departure Volumes	EB: 297	WB: 426	EB: 297	WB: 426	NB: 0	SB: 0	NB: 0
Directional Factors Based on Existing Counts	EB: 0.41	WB: 0.59	EB: 0.41	WB: 0.59	NB: 1.00	SB: 1.00	NB: 1.00	SB: 1.00

Future Background

Year 2029

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Simple Volume Growth	0	0	24	0	0	0	34	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	24	0	0	0	34	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	321	0	0	0	460	0	0	0	0	0	0	0	0	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	40.0%
Total Project Trips	0	12	0	0	0	0	0	16	0	0	0	0	0	9	0	7

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	12	321	0	0	0	460	16	0	0	0	0	0	9	0	7

CR 462 at CR 121
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	246	0	39	0	0	251	132	0	17	273	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	246	0	39	0	0	251	132	0	17	273	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0 WB: 0	EB: 149 WB: 285	NB: 383 SB: 519	NB: 290 SB: 290
Directional Factors Based on Existing Counts	EB: #DIV/0! WB: #DIV/0!	EB: 0.34 WB: 0.66	NB: 0.42 SB: 0.58	NB: 0.50 SB: 0.50

Future Background

Year 2029

	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	52	0	8	0	0	65	34	0	1	22	0
Applied Bckgrnd Growth	0	0	0	0	0	52	0	8	0	0	65	34	0	1	22	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	298	0	47	0	0	316	166	0	18	295	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%
Total Project Trips	0	0	0	0	0	0	0	0	0	0	4	0	0	0	10	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	298	0	47	0	0	320	166	0	18	305	0

CR 462 at CR 121
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	168	0	21	0	0	405	233	0	22	275	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	168	0	21	0	0	405	233	0	22	275	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0 WB: 0	EB: 255 WB: 189	NB: 638 SB: 443	NB: 426 SB: 297
Directional Factors Based on Existing Counts	EB: #DIV/0! WB: #DIV/0!	EB: 0.57 WB: 0.43	NB: 0.59 SB: 0.41	NB: 0.59 SB: 0.41

Future Background

Year 2029

	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	35	0	4	0	0	105	61	0	2	22	0
Applied Bckgrnd Growth	0	0	0	0	0	35	0	4	0	0	105	61	0	2	22	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	203	0	25	0	0	510	294	0	24	297	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%
New Ext Outbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%
Total Project Trips	0	0	0	0	0	0	0	0	0	0	16	0	0	0	9	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	203	0	25	0	0	526	294	0	24	306	0

CR 121 at Driveway #2 AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	149	0	0	0	285	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	149	0	0	0	285	0

	West Leg		East Leg		South Leg		North Leg	
	Existing Approach & Departure Volumes	EB: 0	WB: 0	EB: 0	WB: 0	NB: 149	SB: 285	NB: 149
Directional Factors Based on Existing Counts	EB: #DIV/0!	WB: #DIV/0!	EB: #DIV/0!	WB: #DIV/0!	NB: 0.34	SB: 0.66	NB: 0.34	SB: 0.66

Future Background

Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	31	0	0	0	60	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	31	0	0	0	60	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	180	0	0	0	345	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
New Ext Outbound Volume	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Project Trips	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	1	0	0	0	0	0	0	0	0	180	0	0	0	345	0

CR 121 at Driveway #2 PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	255	0	0	0	189	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	255	0	0	0	189	0

	West Leg		East Leg		South Leg		North Leg	
	Existing Approach & Departure Volumes	EB: 0	WB: 0	EB: 0	WB: 0	NB: 255	SB: 189	NB: 255
Directional Factors Based on Existing Counts	EB: #DIV/0!	WB: #DIV/0!	EB: #DIV/0!	WB: #DIV/0!	NB: 0.57	SB: 0.43	NB: 0.57	SB: 0.43

Future Background

Year 2029

	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	54	0	0	0	40	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	54	0	0	0	40	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	309	0	0	0	229	0

Project Trips

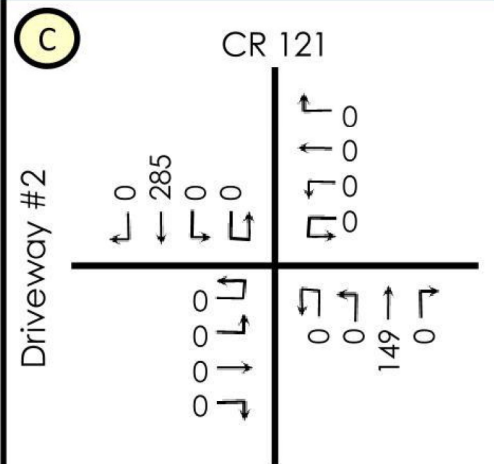
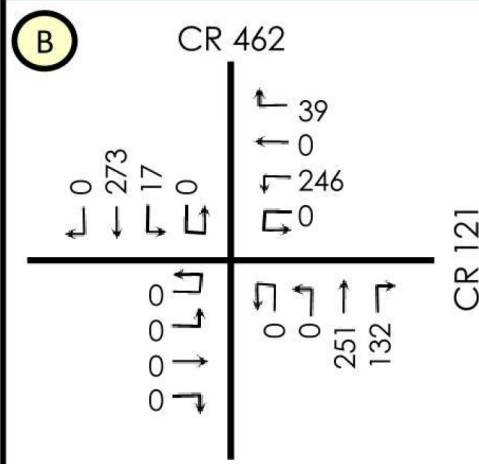
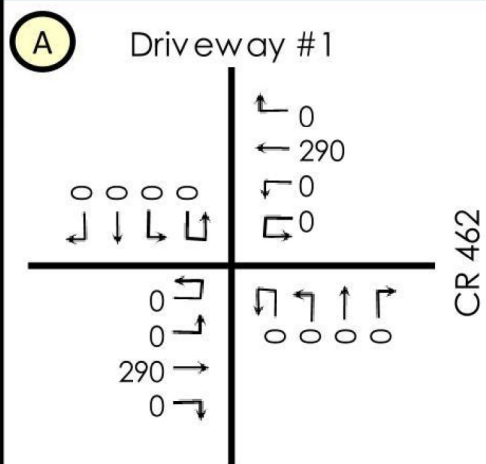
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound Volume	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
New Ext Outbound Volume	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Project Trips	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	1	0	0	0	0	0	0	0	0	309	0	0	0	229	1

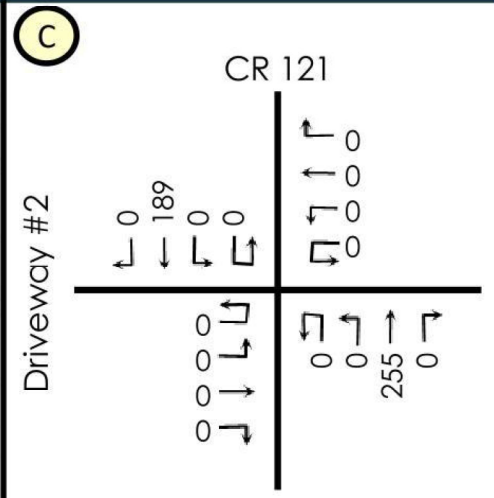
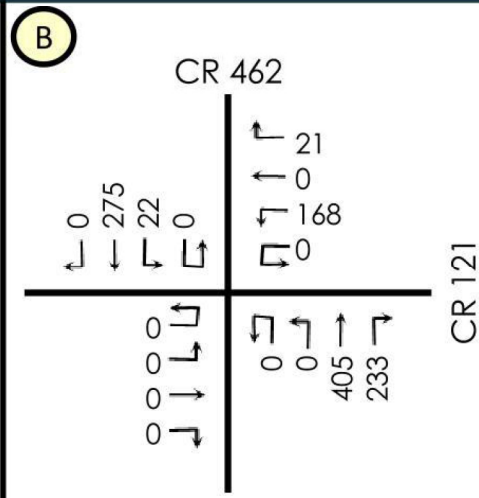
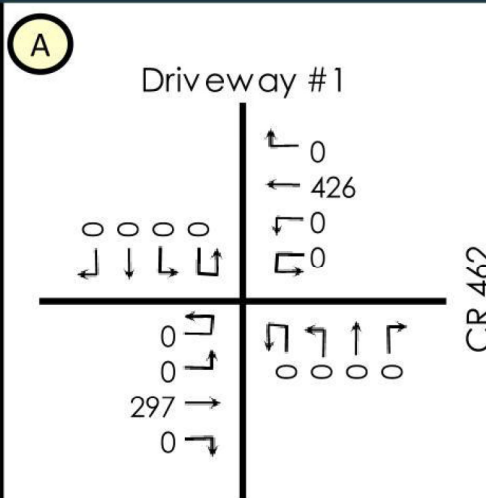
Existing Intersection Volumes (Year 2024)



AM PEAK HOUR



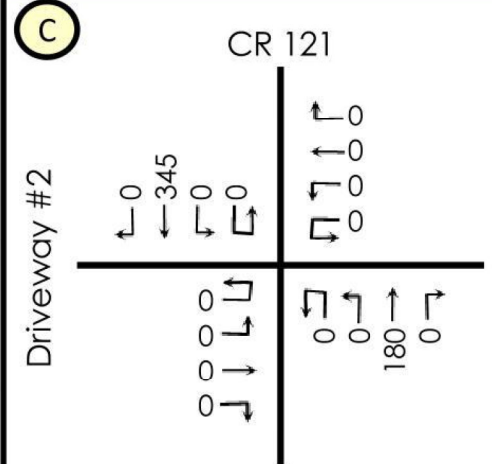
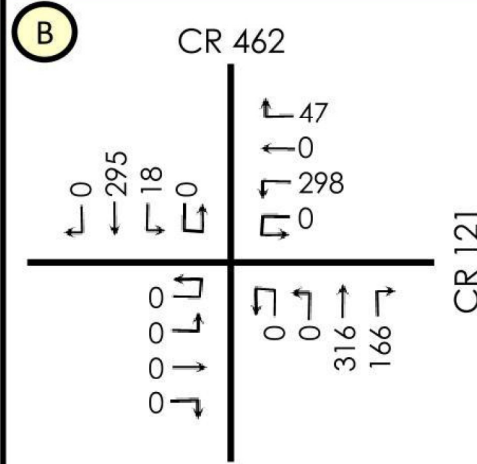
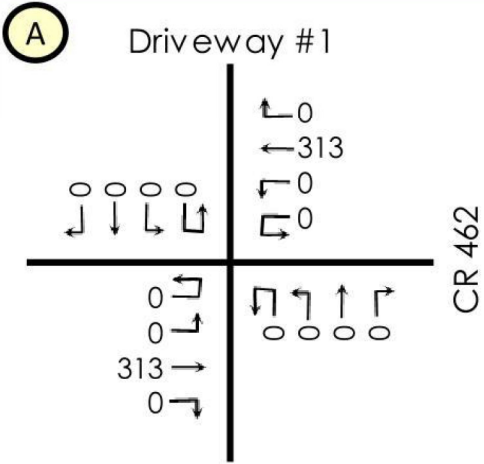
PM PEAK HOUR



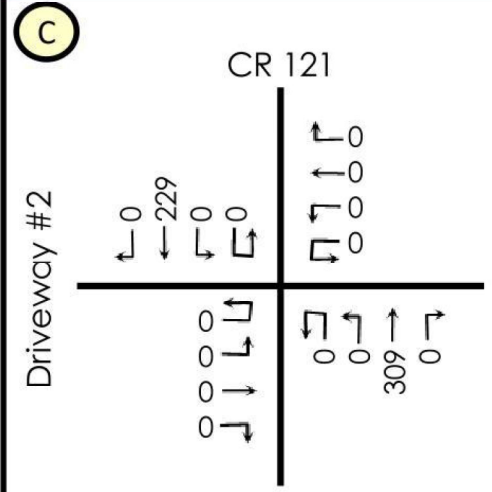
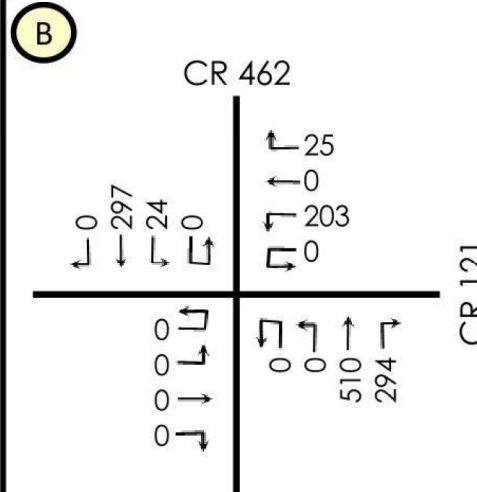
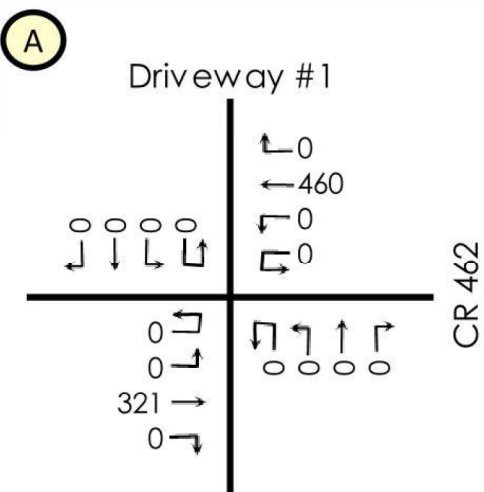
Future Background (Year 2029) Intersection Volumes



AM PEAK HOUR



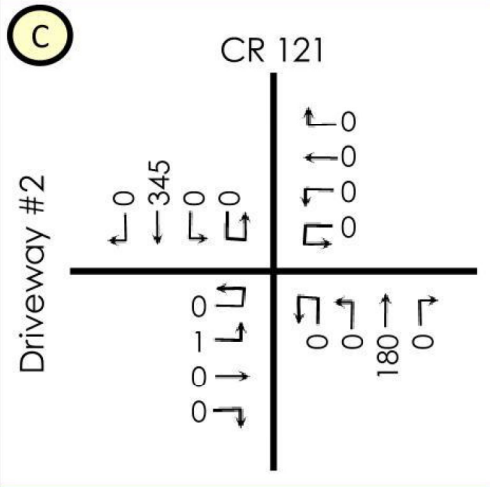
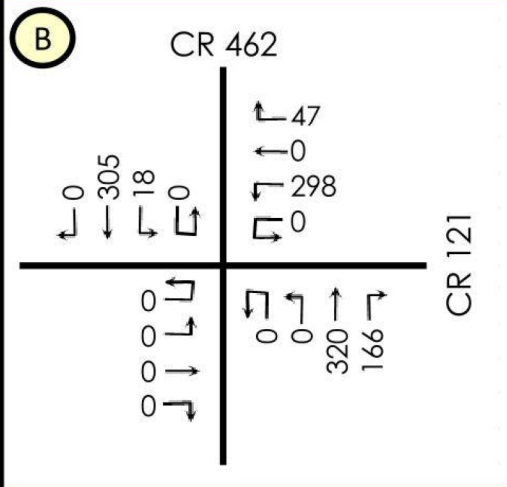
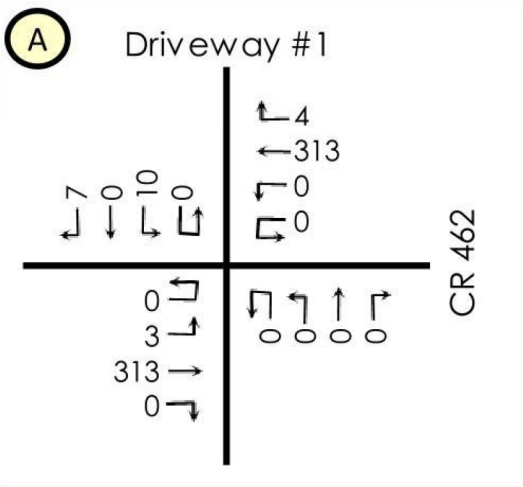
PM PEAK HOUR



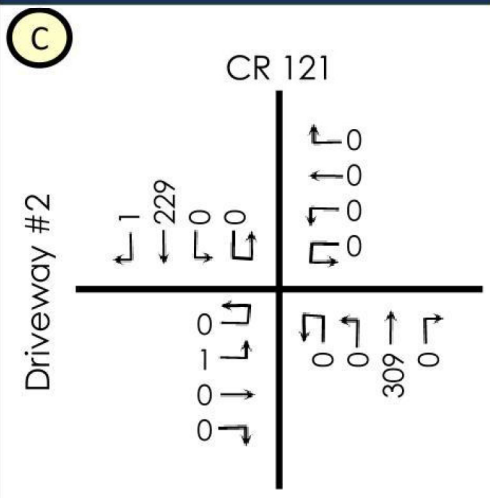
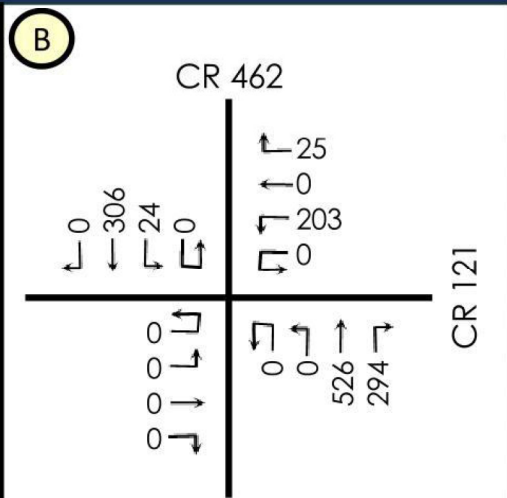
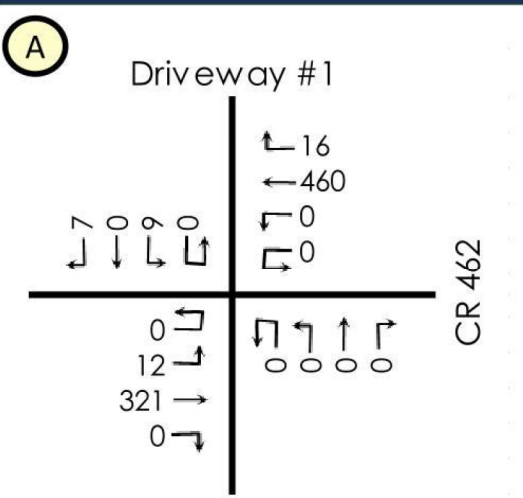
Future Buildout (Year 2029) Intersection Volumes



AM PEAK HOUR



PM PEAK HOUR



Background Conditions Synchro Printouts

Intersection						
Int Delay, s/veh	8.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	↑	↑
Traffic Vol, veh/h	298	47	316	166	18	295
Future Vol, veh/h	298	47	316	166	18	295
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	320	51	340	178	19	317

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	696	340	0	0	518	0
Stage 1	340	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	408	696	-	-	1048	-
Stage 1	721	-	-	-	-	-
Stage 2	709	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	400	696	-	-	1048	-
Mov Cap-2 Maneuver	506	-	-	-	-	-
Stage 1	721	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	26.66	0	0.49
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	525	1048
HCM Lane V/C Ratio	-	-	0.706	0.018
HCM Ctrl Dly (s/v)	-	-	26.7	8.5
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	5.6	0.1

Intersection						
Int Delay, s/veh	4.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↗		↑	↗↘	↘↗	↑
Traffic Vol, veh/h	203	25	510	294	24	297
Future Vol, veh/h	203	25	510	294	24	297
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	214	26	537	309	25	313

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	900	537	0	0	846
Stage 1	537	-	-	-	-
Stage 2	363	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218
Pot Cap-1 Maneuver	309	504	-	-	791
Stage 1	586	-	-	-	-
Stage 2	704	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	299	504	-	-	791
Mov Cap-2 Maneuver	423	-	-	-	-
Stage 1	586	-	-	-	-
Stage 2	681	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	23.42	0	0.73
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	430	791
HCM Lane V/C Ratio	-	-	0.558	0.032
HCM Ctrl Dly (s/v)	-	-	23.4	9.7
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	3.3	0.1

Buildout Conditions Synchro Printouts

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	313	313	4	10	7
Future Vol, veh/h	3	313	313	4	10	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	10	9	2	2	2
Mvmt Flow	3	337	337	4	11	8

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	341	0	-	0	682 339
Stage 1	-	-	-	-	339 -
Stage 2	-	-	-	-	343 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1218	-	-	-	416 704
Stage 1	-	-	-	-	722 -
Stage 2	-	-	-	-	719 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1218	-	-	-	415 704
Mov Cap-2 Maneuver	-	-	-	-	517 -
Stage 1	-	-	-	-	720 -
Stage 2	-	-	-	-	719 -

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.08	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1218	-	-	-	581
HCM Lane V/C Ratio	0.003	-	-	-	0.031
HCM Ctrl Dly (s/v)	8	-	-	-	11.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	8.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↘		↑	↗	↘	↑
Traffic Vol, veh/h	298	47	320	166	18	305
Future Vol, veh/h	298	47	320	166	18	305
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	320	51	344	178	19	328

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	711	344	0	0	523	0
Stage 1	344	-	-	-	-	-
Stage 2	367	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	400	692	-	-	1044	-
Stage 1	718	-	-	-	-	-
Stage 2	701	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	392	692	-	-	1044	-
Mov Cap-2 Maneuver	499	-	-	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	688	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	27.42	0	0.47
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	519	1044
HCM Lane V/C Ratio	-	-	0.715	0.019
HCM Ctrl Dly (s/v)	-	-	27.4	8.5
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	5.7	0.1

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	0	180	345	0
Future Vol, veh/h	1	0	0	180	345	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	3	2
Mvmt Flow	1	0	0	194	371	0

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	565	371	371	0	-	0
Stage 1	371	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	487	675	1188	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	487	675	1188	-	-	-
Mov Cap-2 Maneuver	487	-	-	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	839	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.42	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1188	-	487	-	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	321	460	16	9	7
Future Vol, veh/h	12	321	460	16	9	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	5	2	2	2
Mvmt Flow	13	338	484	17	9	7

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	501	0	-	0	856 493
Stage 1	-	-	-	-	493 -
Stage 2	-	-	-	-	363 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1063	-	-	-	328 576
Stage 1	-	-	-	-	614 -
Stage 2	-	-	-	-	704 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1063	-	-	-	324 576
Mov Cap-2 Maneuver	-	-	-	-	444 -
Stage 1	-	-	-	-	607 -
Stage 2	-	-	-	-	704 -

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.3	0	12.55
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1063	-	-	-	493
HCM Lane V/C Ratio	0.012	-	-	-	0.034
HCM Ctrl Dly (s/v)	8.4	-	-	-	12.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	4.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘		↑	↗	↘	↑
Traffic Vol, veh/h	203	25	526	294	24	306
Future Vol, veh/h	203	25	526	294	24	306
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	214	26	554	309	25	322

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	926	554	0	0	863	0
Stage 1	554	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	298	492	-	-	779	-
Stage 1	576	-	-	-	-	-
Stage 2	697	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	288	492	-	-	779	-
Mov Cap-2 Maneuver	414	-	-	-	-	-
Stage 1	576	-	-	-	-	-
Stage 2	674	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	24.3	0	0.71
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	421	779
HCM Lane V/C Ratio	-	-	0.57	0.032
HCM Ctrl Dly (s/v)	-	-	24.3	9.8
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	3.5	0.1

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	1	0	0	309	229	1
Future Vol, veh/h	1	0	0	309	229	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	1	0	0	325	241	1

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	567	242	242	0	-	0
Stage 1	242	-	-	-	-	-
Stage 2	325	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	485	797	1324	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	732	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	485	797	1324	-	-	-
Mov Cap-2 Maneuver	485	-	-	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	732	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.44	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1324	-	485	-	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Turn-Lane Analysis Worksheets

Westbound Right-Turn Lane Analysis - CR 462 at Driveway #1 - AM Peak Hour

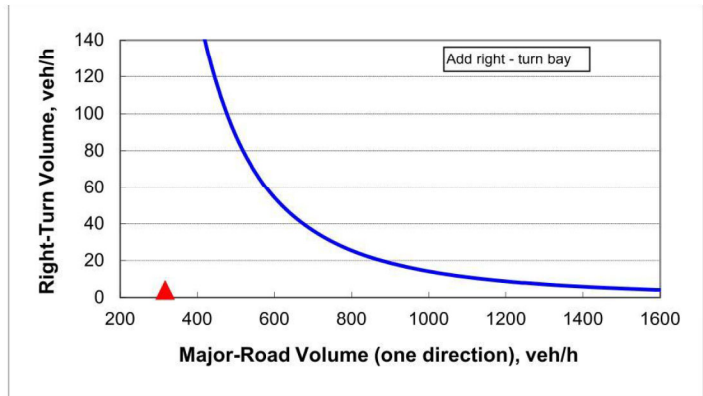
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway	
	Variable	Value
Major-road speed, mph:		40
Major-road volume (one direction), veh/h:		317
Right-turn volume, veh/h:		4

OUTPUT

	Variable	Value
Limiting right-turn volume, veh/h:		293
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:		
Do NOT add right-turn bay.		



Westbound Right-Turn Lane Analysis - CR 462 at Driveway #1 - PM Peak Hour

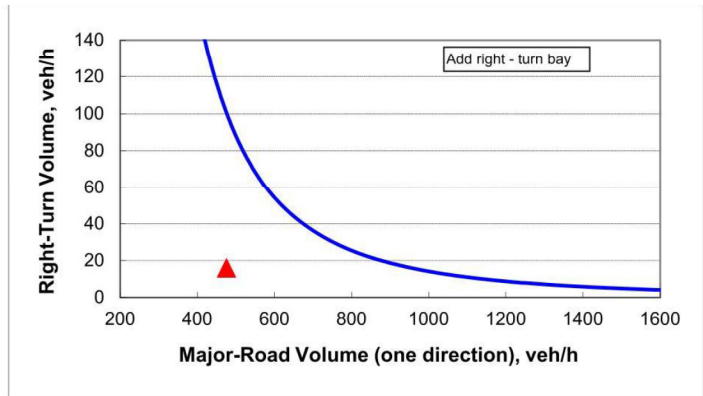
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway	
	Variable	Value
Major-road speed, mph:		40
Major-road volume (one direction), veh/h:		476
Right-turn volume, veh/h:		16

OUTPUT

	Variable	Value
Limiting right-turn volume, veh/h:		100
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:		
Do NOT add right-turn bay.		



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

EXECUTIVE SUMMARY

SUBJECT: 26-1204 - SSCPA - 72 Seminole Path

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-1204 - SSCPA
Ordinance Number	O2026-12
Owner(s)/Applicant(s)	Carl D. Sgro and Doreen D. Sgro
Property Location	The property is located on Seminole Path, approximately 0.92 miles southwest of E SR 44.
Parcel	G22AO009
Date	March 31, 2026

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a rezoning request 26-1205 – RZ (O2026-13).

ANALYSIS: The applicant is proposing to replace an existing mobile home within an established mobile home park community (Continental Country Club).

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) The proposed land use amendment would allow for the construction of a new mobile home on 0.16 acres MOL. Policy 1.1.1(a) is intended to support a mix of residential uses.

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

The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of residential uses. The maximum density is 1.6

units, and a maximum intensity is 0.3 Floor Area Ratio (FAR). The maximum FAR for the development is 2,090.88 square feet and the development is proposing a 1,568 square foot mobile home, which meets the criteria of the proposed land use.

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

The proposed amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along Seminole Path. Utilities are available and currently service the site. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” As the existing mix of land use designations are mainly Rural Residential (RR) through Sumter County and Age Restricted Development (ARD), an addition of Mobile Home Park (MHP) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey was waived due to the site being previously cleared due to its location within a developed mobile home park.

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

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

Potable Water & Sewer: The subject property is currently serviced by city utilities, including both potable water and sewer.

Schools: The subject property is located within an age-restricted development which is expected to not generate any school-age children. The School Impact Analysis is under review by Sumter County School Board.

The applicant seeks a favorable recommendation of Ordinance Number O2026-12 to be forwarded to the City Commission for further action.



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2026-12

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

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

Parcel G22AO009
Carl D. Sgro and Doreen D. Sgro
0.16 Acres +/-

LEGAL DESCRIPTION:

Lot 9, Block O, Continental Country Club, Inc. Resorts according to the Plat thereof, recorded in Plat Book 4, Page(s) 59, 59A and 59B, of the Public Records of Sumter County, Florida.

This property is to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (City).

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall

in no way affect the validity of the remaining portions of said ordinance.

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

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

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

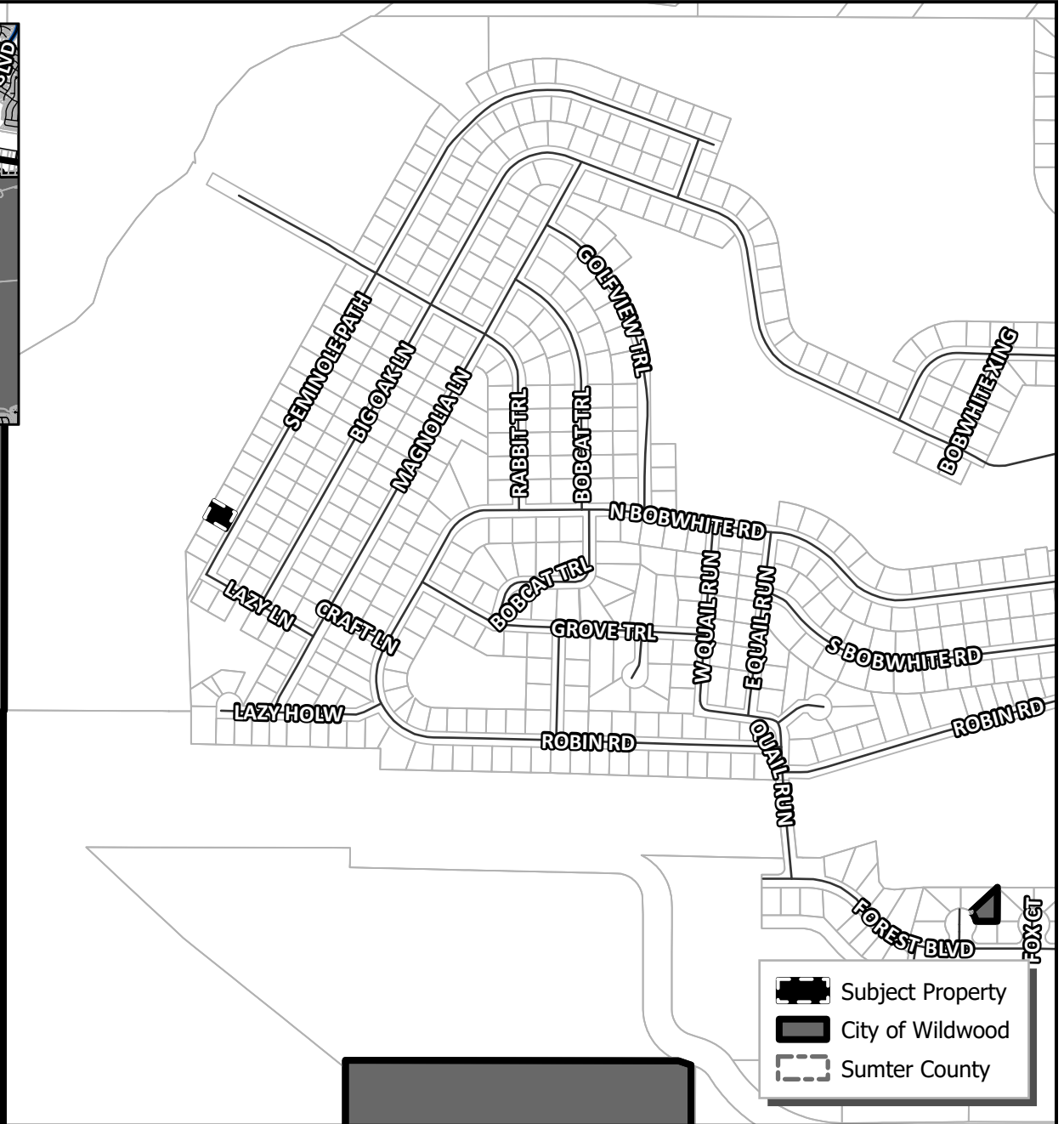
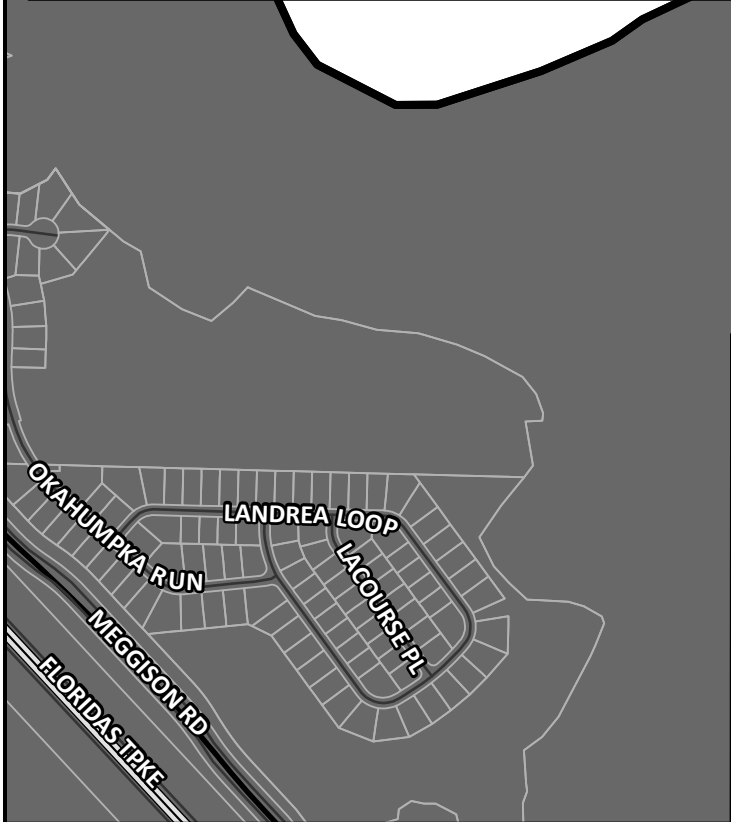
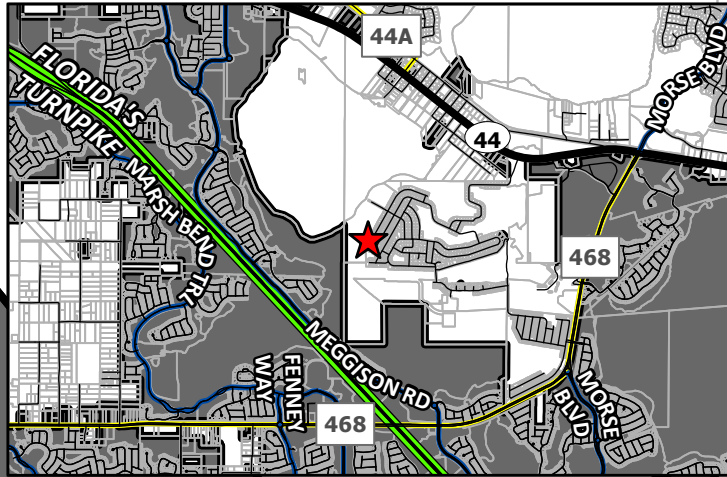
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

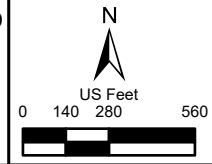
EXHIBIT A



 Subject Property
 City of Wildwood
 Sumter County



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



#26-1204
72 SEMINOLE PATH
 PARCEL G22A0009

MAP 1A
LOCATION
MAP
MAR 2026



Business Impact Estimate

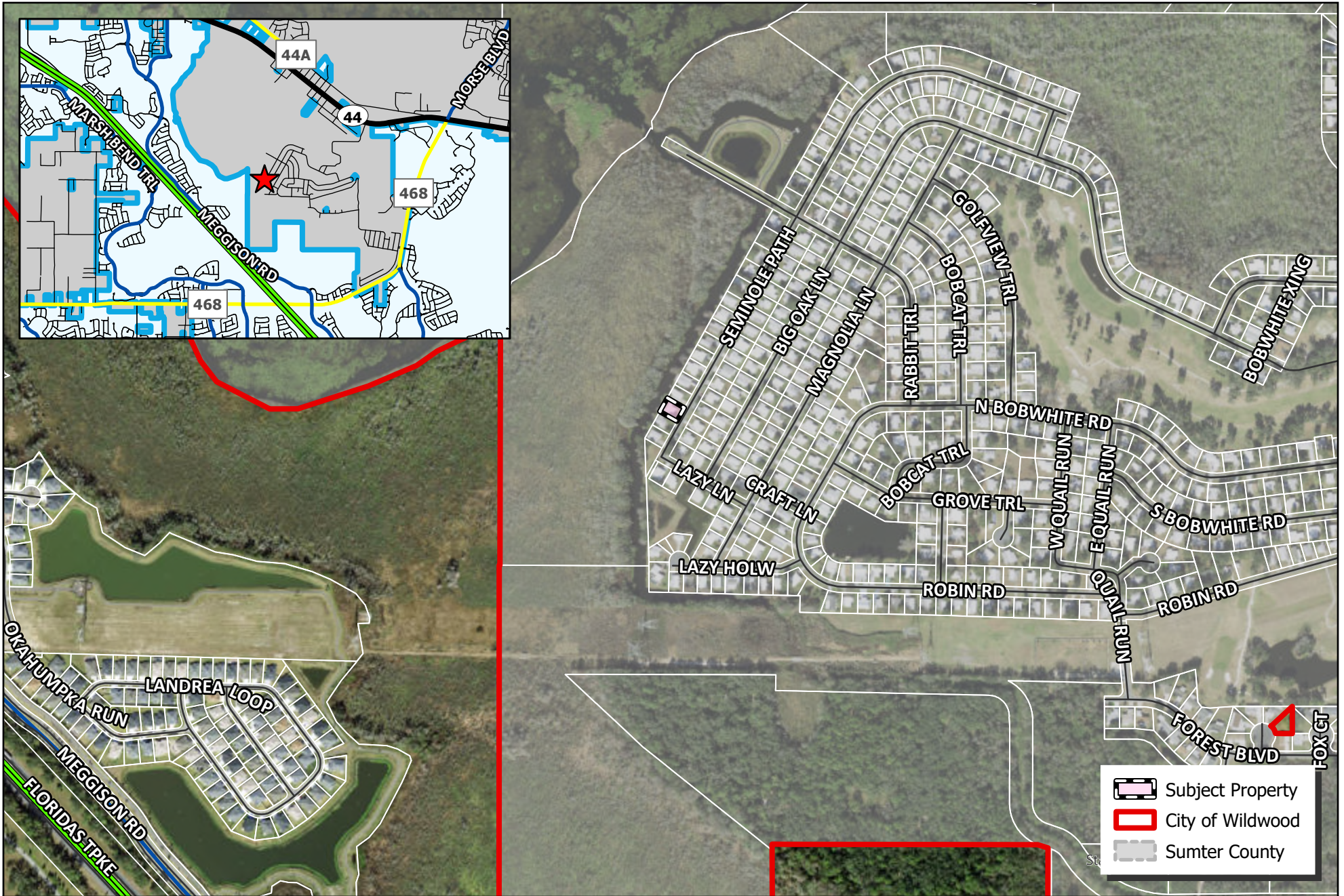
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-12

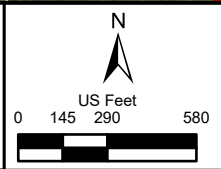
This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- 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.

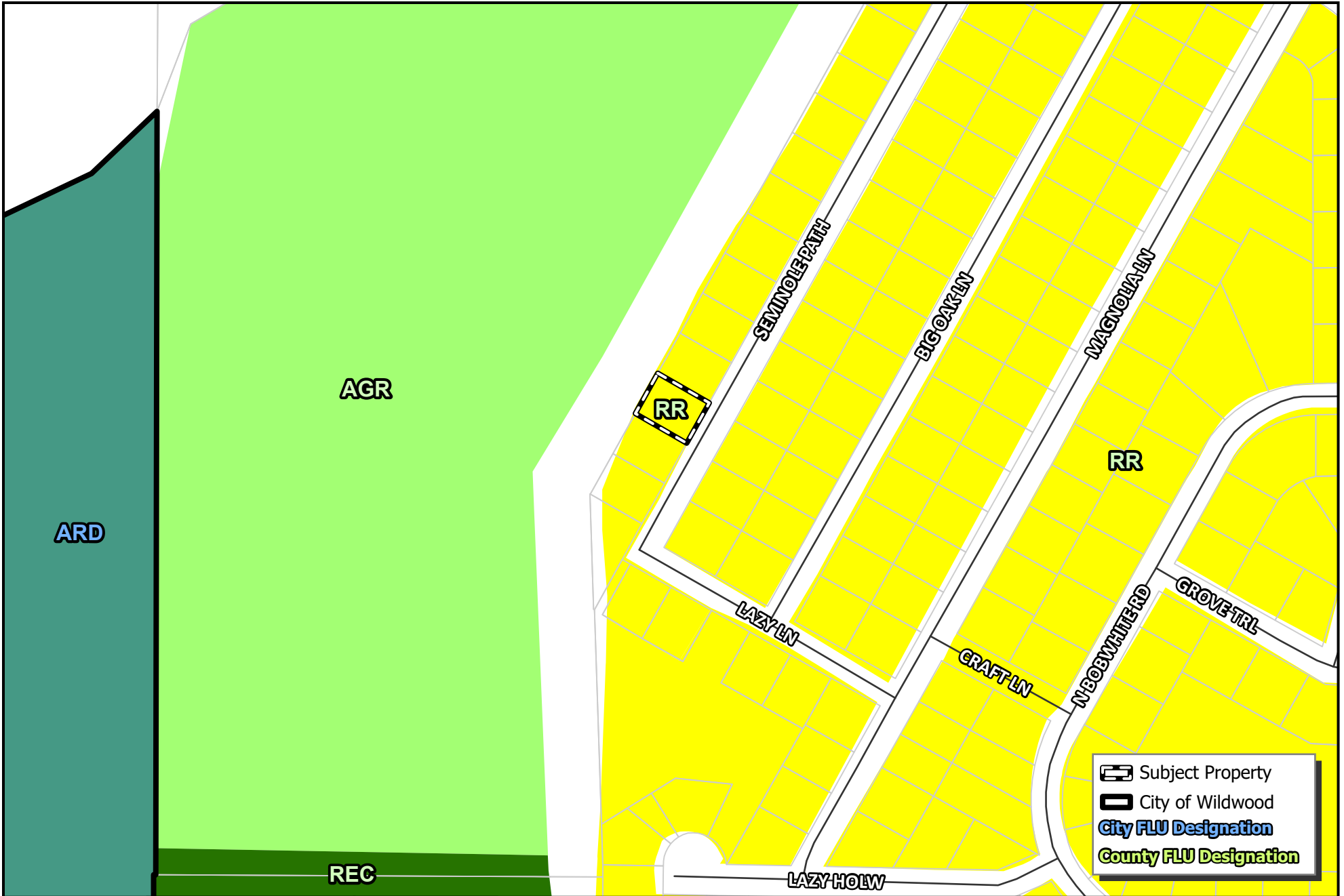


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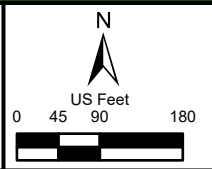


#26-1204
72 SEMINOLE PATH
 PARCEL G22A0009

MAP 1B
LOCATION
MAP
MAR 2026

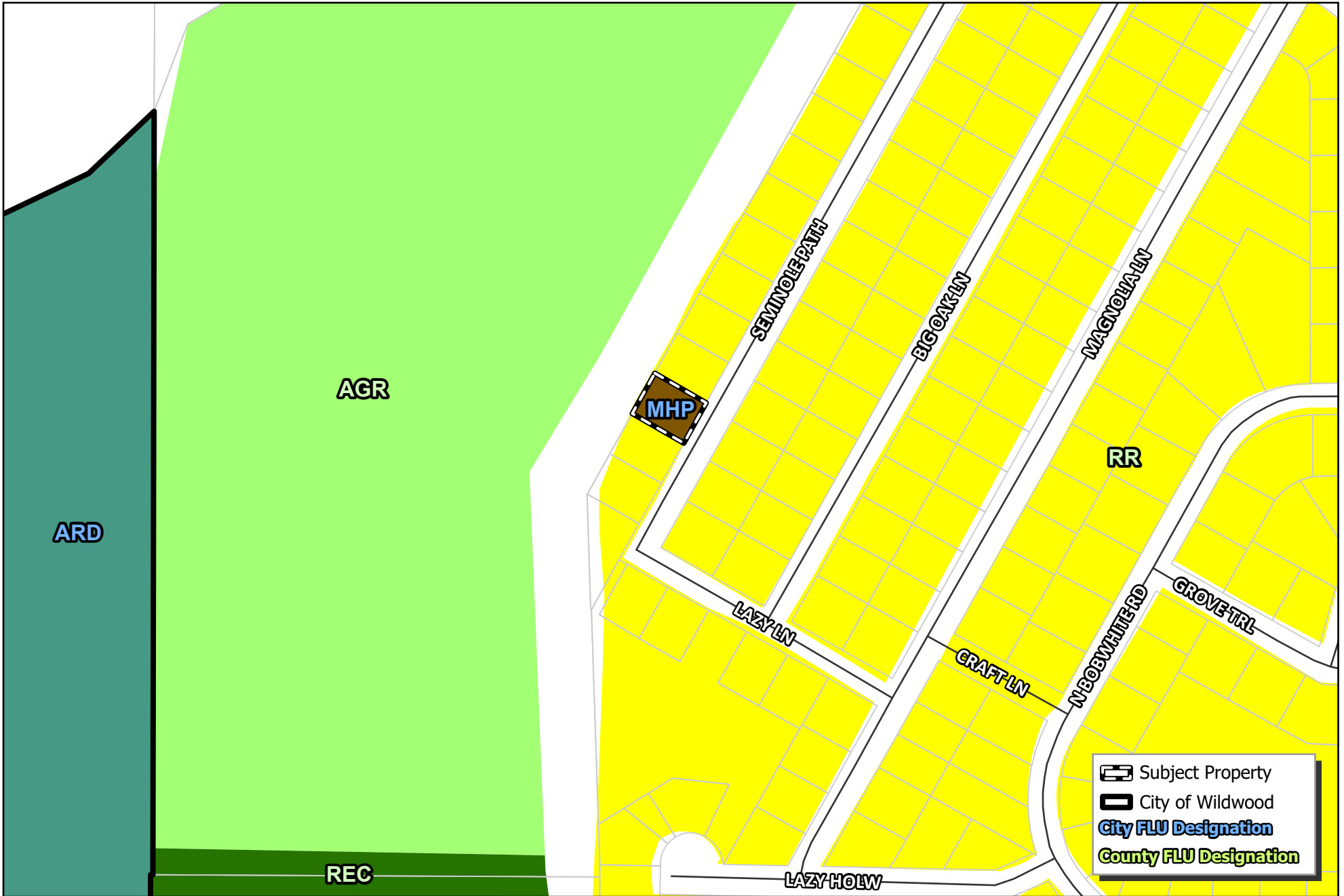


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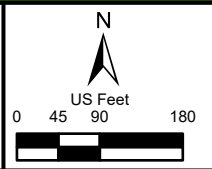


#26-1204
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MAP 2A
EXISTING
LAND USE
MAR 2026



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#26-1204
72 SEMINOLE PATH
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MAP 2B
PROPOSED
LAND USE
MAR 2026