

- Urban Development Area standards (Policy 1.3.4) is modified to allow the Agricultural land use category when the property is held under a conservation easement that allows for continued agricultural use (i.e. Beville Ranch).
 - Maps 1-1 and 1-7 were edited to reflect the corrected Wildwood/County ISBA/JPA boundary.
 - The Center Hill boundary was corrected on all affected maps.
 - An area deannexed from the City of Coleman is assigned an Agricultural Land Use, consistent with it's previous City land use assignment and current use as an airport.
 - Maps 1-2 (Center Hill FLU) and 1-3 (Webster FLU) are not included in the County's adoption packet.
 - Policy 2.2.8, Bicycle, Pedestrian, Transit Level of Service, was added to address FDOT concerns.
 - Policy 7.4.1, School Capital Facilities Plan, was adjusted to better match State and District schedules.
-

**LARGE SCALE SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT
APPLICATION-UNIFIED COMPREHENSIVE PLAN**

DATE: June 7, 2012
UPDATED: September 17, 2012

CASE NUMBER: CPA2012-0005

APPLICANT: Sumter County Board of County Commissioners

REQUESTED ACTION: To amend the Sumter County Comprehensive Plan's Future Land Use Element, Transportation Element, Infrastructure Element, Conservation Element, Recreation and Open Space Element, Housing Element, Intergovernmental Coordination Element, Economic Development Element, Capital Improvements Element, and Future Land Use Map to reflect statutory changes, implement Interlocal Service Boundary Agreements (ISBA) and Joint Planning Agreements (JPA), and remove obsolete language. The proposed amendment affects the use of land within unincorporated areas of Sumter County. The amendment is proposed for transmittal to the Florida Department of Economic Opportunity (DEO) as an amendment to the Sumter County Comprehensive Plan, pursuant to the requirements of Chapter 163, Florida Statutes.

GENERAL DESCRIPTION AND ANALYSIS

Sumter County, Center Hill, and Webster are putting forth a unified approach to land planning that focuses development into areas with planned infrastructure and public services while protecting the traditional rural lifestyle. ISBAs and JPAs were the first step in achieving this unified approach. These agreements allowed participating governments to share resources and focus on services most appropriate for that government's size. By working together we've been able to maintain high quality services for our residents in an effective and cost efficient manner. The unified comprehensive plan is the next step in this process. It implements the ISBA/JPA and presents a unified consistent approach to long range planning through all three communities, while maintaining policies and standards specific to the needs and ideals of each community.

The unified comprehensive plan is designed to fulfill the following needs:

1. Updates the comprehensive plan to reflect the current values and needs of the community.
2. Refocuses the comprehensive plan on generalized, long range planning. The proposed unified comprehensive plan removes obsolete and unnecessary policies and relocates specific development standards to the Land Development Code for implementation.
3. Maintains consistency with regulatory standards contained in the Florida Statute, primarily the Community Planning Act, Chapter 163, Part II, Florida Statutes.
4. Implements the terms of the ISBAs and JPAs.

The proposed amendments to the elements are attached. The proposed document fully replaces the existing Sumter County Comprehensive Plan. Only the Goals, Objectives, and Policies are adopted. The Data and Analysis is required to demonstrate that the proposed comprehensive plan is consistent with statutory requirements. The Goals, Objectives, and Policies are structured in four parts. The first set of policies is general and applies to all three communities. The general policy section includes policies necessary to meet statutory standards, implement terms of the ISBA and JPA, and policies

common to all three communities. Following the general policies are policy sets specific to each local government. Those that affect the unincorporated county end with a “U”. The County will need to adopt the general policies and those policies specific to the unincorporated county only. The following provides a summary of the changes to each of the elements of the Sumter County Comprehensive Plan:

Chapter 1-Future Land Use (FLU)

1. The Future Land Use Map reflects a number of changes that consolidate and standardize land uses throughout the three communities. This simplifies the development process and reduces confusion.
 - a. Urban Development Area (UDA) boundary has been expanded to include areas where development is being encouraged and public services are planned. This includes the JPAs around each city and Economic Activity Centers.
 - b. Municipal Service Areas (MSA) and JPAs are shown as adopted in the ISBAs.
 - c. Rural Residential and Low Density Residential have been consolidated into one category-“Rural Residential”. Development intensity is based on location relative to the UDA and availability of central utilities (Table 1.1).
 - d. Medium Density Residential and High Density Residential have been consolidated into one category-“Urban Residential”. This land use is located within the UDA where public water and sewer is available.
2. Land use intensity is based on location relative to the UDA and availability of public services (Table 1.1). Allowable intensities have not changed much with the exception of increased allowable intensity for commercial and industrial development within Primary Economic Activity Centers.
3. Lineal descent is modified to help assure safe buildable lots (Policy 1.5.2). The proposed language requires lots be large enough to accommodate necessary utilities (well & septic) and limits the length of flag lots to improve emergency access (1000 feet).
4. Agricultural Density Point Rating system is replaced with a straightforward system (Policy 1.1.1U). The proposed policy allows increased density for agricultural properties within the UDA that meet access standards.

Chapter 2 – Transportation

1. Concurrency will be replaced with a congestion management system. This is a regional effort to manage traffic flow. No specific standards are provided. The framework is being set to develop a system.
2. Language is consistent with the LSMPO Long Range Transportation Plan.

Chapter 3 – Infrastructure

1. Potable Water policies meet statutory standards for the 10-year water supply plan. It identifies conservation as the principle strategy to meet state standards.

Chapter 4 – Conservation

1. Meets the National Flood Insurance Program/Community Rating System (CRS) standards for floodplain protection. This will assist in maintain the County’s CRS rating.
2. Protects wetlands by focusing the highest level of protection on the largest wetlands.
3. Removes language requiring other State, Federal and Regional permits (no longer allowed by statute).
4. County mining standards are provided in the unincorporated section (4.1U-4.1.4U).

Chapter 5 – Recreation and Open Space

1. Element has been refocused on supporting the existing network of recreational opportunities provided by public and private sector.

Chapter 6 – Housing

1. Meets statutory standards for housing and the requirements of the ISBA.

Chapter 7 – Intergovernmental Coordination Element

1. Implements the ISBA and JPA.
2. Retains schools planning and coordination without requiring concurrency.

Chapter 8 – Economic Development

1. This is a new, optional element. It describes the Activity Center hierarchy, Municipal Service Overlays, and Joint Planning Areas.
2. Encourages economic diversity and high value economic growth.

Chapter 9 – Capital Improvements

1. Provides for sound financial planning and the efficient provision of public service.

CONCLUSIONS AND RECOMMENDATIONS

Staff recommends that the proposed amendment fully revising the Sumter County Comprehensive Plan be adopted.

Zoning & Adjustment Board Recommendation:

The ZAB recommends by a vote of 5-0 that paragraph c. of Policy 1.5.2, Residential Lineal Descent be struck. This recommendation is put forth following extensive discussion and consideration of lineal descent procedures and use. The ZAB recommends approval of the balance of CPA2012-0005 (5-0)

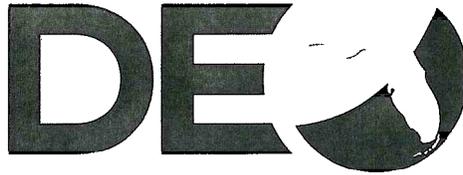
Board of County Commissioners:

The BOCC voted to transmit Policy 1.5.2, Residential Lineal Descent, as recommended by the ZAB. The BOCC voted to transmit the balance of CPA2012-0005 to the State for Expedited Review.

State Agency Review:

Florida Department of Economic Opportunity – no concerns
Florida Department of Transportation – comments provided
Florida Department of Education – no concerns
South West Florida Water Management District – comments provided

Rick Scott
GOVERNOR



Hunting F. Deutsch
EXECUTIVE DIRECTOR

**FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY**

August 8, 2012

The Honorable Garry Breeden
Chairman, Sumter County
Board of County Commissioners
7375 Powell Road
Wildwood, Florida 34785



Dear Commissioner Breeden:

The Department has completed its review of the proposed comprehensive plan amendment for Sumter County (DEO Amendment Number 12-1ESR), which was received on July 9, 2012. The package includes Sumter County's unified plan with the County, and the municipalities of Center Hill and Webster. This is a complete re-write of the County's comprehensive plan. The package also includes a revision of the Wildwood Interlocal Service Boundary Agreement/Joint Planning Area. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Agency's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions relating to this review, please contact Nia Clark, at (850) 717-8492, or by email at nia.clark@deo.myflorida.com.

Sincerely,

Anastasia Richmond
Regional Planning Administrator

AR/nc

cc: Sue Farnsworth, Planner, Sumter County
Michael Moehlman, Executive Director, Withlacoochee Regional Planning Council

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COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government: Sumter County
DEO Amendment #: 12-1 ESR
Date of FDOT Receipt of Proposed Amendment: 07/16/12
Review Comments Deadline: 08/08/12
Today's Date: 07/24/2012

GENERAL BACKGROUND INFORMATION

Sumter County has submitted the following two amendment packages for review: (1) City of Wildwood Interlocal Service Boundary Agreement (ISBA) and Joint Planning Agreement (JPA), and (2) Sumter County Comprehensive Plan rewrite. The first amendment package amends the ISBA boundary to allow for all residential uses of The Villages Development of Regional Impact (DRI) to remain in the unincorporated county and introduces three future land use designations. The second amendment package replaces the current plan with a Unified Sumter County/Center Hill/Webster Comprehensive Plan, adopting a unified approach to planning, and implements Wildwood, Bushnell, Center Hill, and Webster ISBAs.

The proposed amendments to the City of Wildwood ISBA submitted are incorporated as part of the new Unified Sumter County/Center Hill/Webster Comprehensive Plan, so FDOT is reviewing both amendment packages as a single submittal.

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COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government: Sumter County
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CITY OF WILDWOOD ISBA AMENDMENT & SUMTER COUNTY UNIFIED COMPREHENSIVE PLAN

ELEMENTS: Future Land Use, Transportation, Infrastructure, Conservation, Recreation & Open Space, Housing, Intergovernmental Coordination, Economic Development, and Capital Improvements

RULE REFERENCE: Chapter 163.3177, F.S., Required and optional elements
Chapter 163.3184, F.S., Process for adoption
Chapter 9J-11, F.A.C., SUBMITTAL AND REVIEW

BACKGROUND

Sumter County has submitted amendments to the City of Wildwood ISBA and a full rewrite of its Comprehensive Plan, the latter of which will ultimately include the Comprehensive Plans of Center Hill and Webster. *Since the Wildwood ISBA amendments are included in the proposed Unified Sumter County/Center Hill/Webster Comprehensive Plan, this review focuses on the Unified Comprehensive Plan.* The following sections provide general background on the Unified Comprehensive Plan with a focus on elements that may impact the planning and operation of State roadways.

The goals, objectives, and policies (GOPs) of the Unified Comprehensive Plan are separated in four groups:

- Universal Goals, Objectives, and Policies
- Unincorporated Areas Specific Goals, Objectives, and Policies
- City of Center Hill Specific Goals, Objectives, and Policies
- City of Webster Specific Goals, Objectives, and Policies

The “universal” GOPs apply to unincorporated areas of the county and the cities of Center Hill and Webster, while the other GOPs are area-specific.

Future Land Use Element

This rewritten element reflects the following changes:

- Revised Future Land Use Categories and Future Land Use Map (FLUM)
 - Rural Residential and Low Density Residential have been combined into Rural Residential.
 - Medium Density Residential and High Density Residential have been combined into Urban Residential. A single maximum intensity of 6 dwelling units per acre is adopted (i.e., Medium Density Residential becomes High Density Residential).

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COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

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- Allowable intensities for General Commercial and Industrial within Primary Economic Activity Centers have been increased to a 0.7 floor area ratio (FAR).
- A 0.5 FAR has been established for Recreational.
- Agricultural allowable densities have been established based on location, a bonus point system, a density rating system, and conservation subdivision standards.
- The Urban Development Area (UDA) boundary has been expanded to include areas where development is encouraged and public services are planned, such as Joint Planning Areas (JPAs) and Economic Activity Centers.
- Municipal Service Areas (MSA) and JPAs have been adopted in the ISBAs.
- ISBAs/JPAs have been implemented/updated.
 - The City of Wildwood ISBA boundary has been revised to remove two areas north of SR 44 and east of Wildwood to allow for all residential uses of The Villages DRI to remain in the unincorporated county. Three land use designations have been introduced: 466/301 Mixed Use District, Lake Deaton Mixed Use District, and Residential Estate.

The data and analysis for this element describes population growth, existing land uses, vacant developable lands, historic resources, future land use needs, and natural features that impact development (e.g., wetlands). Implementation strategies are oriented to coordinated and compatible development between the County and the Cities. The FLUM was updated to reflect the changes in future land use designations described earlier.

Transportation Element

This rewritten element reflects the following changes:

- The Lake-Sumter Metropolitan Planning Organization (LSMPO) 2035 Long Range Transportation Plan (LRTP) has been adopted as the long-range transportation plan for the County and Cities and serves as the long-term assessment (i.e., data and analysis support).
- Transportation concurrency is not enforced, but roadway level-of-service (LOS) standards to guide improvement needs have been adopted. Multimodal options are encouraged, but no specific standards are provided.
- Continued coordination among County, Cities, the LSMPO, and FDOT is recognized to achieve a strong regional approach to planning. The coordination with FDOT includes development and implementation of the FDOT five-year work program and statewide intermodal logistics system as well as assessment of the impacts of development on state facilities

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The data and analysis for this element describes the existing transportation system and incorporates the adoption of the LSMPO 2035 LRTP, which serves as the long-term assessment and plan for the transportation system.

Intergovernmental Coordination Element

Consistent with the Transportation element, this element recognizes the need for County and City coordination with the LSMPO and FDOT. It calls for the monitoring of the FDOT five-year work program, effective operation of federal and state roadways, and particular attention to capacity deficiencies on I-75.

Economic Development

Consistent with the Transportation element, this element supports the Central Florida Mixing Center/Monarch ILC future intermodal logistics center identified in the FDOT *Draft Intermodal Logistic Center Tool*, dated February 2, 2012.

Capital Improvements Element

This element provides a five-year capital improvement schedule for transportation projects based on the FDOT 5-Year Work Program FY 2012-2016 (dated July 1, 2011). A description of the projects, funding sources, and financial data is included. The schedule is to be updated each year.

Other Elements

The rewritten content of all other elements does not appear to result in impacts to State roadways.

REVIEW COMMENTS

FDOT offers the following comments:

- Page 18 of the Future Land Use Element, Data and Analysis states: "For the Cities of Bushnell, Center Hill, and Webster, within one year of the effective date of this comprehensive plan, the County shall develop jointly with the cities the proposed future land use designations for properties within the cities' respective Municipal Service Areas/Joint Planning Areas." When the affected properties are annexed, their future land use designations will be amended as small-scale FLUM amendments. Small-scale amendments are not subject to FDOT review. This means that, if the ISBAs are adopted now, FDOT cannot fully review the impacts of the ISBA at this time and FDOT will not have the opportunity to do so when the affected properties are annexed.
- Per 163.3177(2), F.S., the Transportation Element shall be coordinated and consistent with the Future Land Use Element. FDOT recognizes that discussion of the LRTP and the proposed land uses is provided in the Transportation Element Data and Analysis. However, the information

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COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

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provided does not demonstrate the consistency of the land uses in the 2035 LRTP with the land uses in the Unified Comprehensive Plan.

- Per 163.3177(5)(a), F.S., a local government is required to include at least two planning periods in its comprehensive plan: one near-term period (covering at least five years) and one long-term period (covering at least ten years). FDOT recognizes that the LRTP is intended to fulfill the long-term analysis requirement; however, no near-term analysis is provided.
- FDOT recognizes that the proposed Wildwood ISBA amendments are included in the Unified Comprehensive Plan. However, text regarding "Residential Estate" in the Future Land Use Element is missing.
- Even if transportation concurrency is not applicable, the County is required to identify existing and projected *intermodal* deficiencies and needs based on upon the FLUM and the projected integrated transportation system per Chapter 163.3177(6)(b) F.S. According to Chapter 163.3177(3)(a) F.S., a local government is required to have standards to ensure the availability of public facilities (including *intermodal* transportation facilities) to meet established acceptable LOS. FDOT recognizes that LOS standards are provided in the Unified Comprehensive Plan for roadway facilities; however, no multimodal (pedestrian, bicycle, transit) standards are identified.
- *Table 2-2 County Transportation Management System* is missing from the Transportation Element Data and Analysis section. This table seems to only address existing roadway conditions, while, per 163.3177(10)(b), F.S., existing *intermodal* needs and deficiencies should also be identified.
- The City of Center Hill and Webster specific GOPs are not included in the submittal. FDOT notes that the Unified Comprehensive Plan will not be complete until the specific GOPs for Center Hill and Webster have been transmitted, reviewed, and adopted.
- The five-year capital improvement schedule does not appear to be fully consistent with the latest TIP or the current FDOT Work Program. For example, financial data inconsistencies were found for the following State roadway projects: US 301 widening from CR 204 to Marion County line and US 301 widening from CR 232 to NE 110th Road.

RECOMMENDATIONS

FDOT offers the following recommendations:

- FDOT requests that the proposed future land uses for the Cities of Bushnell, Center Hill, and Webster be provided concurrent with adoption of the ISBAs or that adoption of the ISBAs be postponed until the proposed future land uses are identified. As noted above, identifying the proposed land uses subsequent to ISBA adoption eliminates the opportunity for FDOT to fully review the impacts of the ISBA.
- Please provide documentation showing that the land uses in the 2035 LRTP are consistent with the land uses in the Unified Comprehensive Plan. Please also confirm that the Wildwood ISBA

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COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

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land use changes are consistent with the LRTP. Consistency should be reported with respect to allowed land uses, allowed densities and intensities, and assumed levels of build-out.

- A five-year analysis of the transportation network should be provided per FDOT's comment above.
- Please add the missing text regarding "Residential Estate" from the proposed Wildwood ISBA amendment to the Unified Comprehensive Plan under the Future Land Use element.
- *Table 2-2 County Transportation Management System* should be included in the submittal, and existing intermodal needs and deficiencies should also be identified.
- Please develop and include standards for multimodal transportation facilities in order to identify intermodal deficiencies and needs. FDOT is available to provide technical assistance to the County in this matter.
- Please review and revise as needed the five-year capital improvement schedule to ensure consistency with the latest TIP or the current FDOT Work Program.

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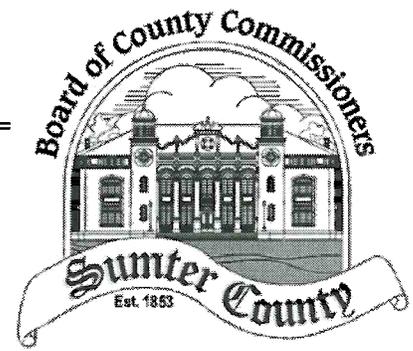
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Board of County Commissioners

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September 13, 2012

Heather S. Garcia
Growth Management Administrator, FDOT District 5
719 S. Woodland Blvd.
Deland, FL 32720

Re: Response to FDOT Comments and Recommendations on the Proposed Sumter County Unified Comprehensive Plan

Dear Ms. Garcia,

The following is Sumter County's response to FDOT's comments and recommendations on the proposed Sumter County Unified Comprehensive Plan. The preparation of this response was done in coordination and with the assistance of the Lake-Sumter Metropolitan Planning Organization.

1. FDOT requests that the proposed future land uses for the Cities of Bushnell, Center Hill, and Webster be provided concurrent with adoption of the ISBAs or that adoption of the ISBAs be postponed until the proposed future land uses are identified. As noted above, identifying the proposed land uses subsequent to ISBA adoption eliminates the opportunity for FDOT to fully review the impacts of the ISBA.

The City of Wildwood's Future Land Use Overlay is being adopted into the local government comprehensive plans as a plan amendment subject to State and agency review (Sumter County 12-1ESR and Wildwood 12-2ESR). FDOT, as well as the other State review agencies, will have an opportunity to review and comment on all proposed future land use overlays related to the implementation of the ISBAs as well as any large-scale FLUM amendments that are inconsistent with the adopted overlay. Future land use overlays for the Cities of Bushnell, Center Hill and Webster ISBAs will be adopted into the Unified Comprehensive Plans and the City of Bushnell's comprehensive plan using the Expedited Review procedure and subject to review and comment by FDOT, and other State review agencies. Future FLUM amendments within the ISBAs, after the adoption of the overlays, greater than 10 acres may utilize the

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small scale FLUM process only if the requested land use classification is consistent with the adopted future land use overlay. The expedited Review Process is required if the large-scale FLUM amendment request is not consistent with the adopted future land use overlay.

2. Please provide documentation showing that the land uses in the 2035 LRTP are consistent with the land uses in the Unified Comprehensive Plan. Please also confirm that the Wildwood ISBA land use changes are consistent with the LRTP. Consistency should be reported with respect to allowed land uses, allowed densities and intensities, and assumed levels of build-out.

The County and city planning staffs were integral partners with the Lake-Sumter Metropolitan Planning Organization (MPO) staff in the preparation of the MPO's 2035 Long Range Transportation Plan. The County, MPO, as well as the cities, staff worked together in creating employment and population model data within the Traffic Analysis Zones (TAZ) throughout the county and cities. The buildout forecasts inputted into the model data was based on the County's and cities' anticipated development plans which are reflected within this Unified Comprehensive Plan (Unincorporated County, City of Center Hill, and City of Webster) as well as the City of Wildwood's ISBA. In addition, on August 24, 2012, Pamela Richmond, Project Manager, from the Lake-Sumter MPO provided a letter verifying that the land use assumptions used in the development of the 2035 LRTP are consistent with the land use plans within the Unified Comprehensive Plan, as well as those of the other cities. In fact she states:

"We are confident the future land uses in the Unified Sumter County, Center Hill, and Webster Comprehensive Plan Amendments and the City of Wildwood Comprehensive Plans are consistent with the land use assumptions used in the development of Transportation 2035, the regional vision and the land use forecasts generated by the LUCIS model."

3. A five-year analysis of the transportation network should be provided.

Table 2-5 (formerly Table 2-2) – County Transportation Management System was revised to include current level of service as well as projected level of service in 2017. This table is from the MPO's congestion management system that is operated through an interlocal agreement between the MPO and all member governments of the MPO in both Sumter and Lake counties. The 2017 projections were based on an interpolation of traffic data between the base year of 2010 through 2035, by applying an average traffic growth rate per year calculated by the MPO. For roadways, there are no current level of service deficits. However, in 2017, only five (5) roadway segments are anticipated to exceed the adopted level of services standard during the peak hour in the peak direction. These five (5) roadway segments are:

- ***Buena Vista Blvd. from Temberry Forest Dr. to CR 472 (Rainey Tr.) – V/C Ratio of 1.02***
- ***Morse Blvd. from C-466 to Rio Grande Ave. – V/C Ratio of 1.12***
- ***Buenas Aires Blvd. from El Camino Real to US 27/441 – V/C Ratio of 1.19***

- *El Camino Real from Morse Blvd. to Lake County – V/C Ratio of 1.15*
- *US 301/SR 35 from SR 471 to C-470E – V/C Ratio of 1.02*

It is important to note that four (4) of the five (5) segments are located within The Villages Development of Regional Impact. Because of their location within The Villages, these potential 2017 deficiencies are mitigated by the fact that within The Villages there is a well-developed and integrated intermodal transportation system that includes transit availability and an extensive network of multi-modal pathways connecting residential areas to commercial, recreational, and institutional uses.

The slight deficiency on US 301 from SR 471 to C-470E is within the Sumterville area of the County, and is the only State facility showing a LOS deficiency in the next five (5) years. PD&E studies for the widening of US 301 from SR 48 in Bushnell to SR 44 in Wildwood, which includes this deficient segment are planned. The PD&Es are currently programmed by FDOT in 2014 (FDOT Work Program Numbers 430133-1 and 430132-1).

A discussion is included in the Transportation Data & Analysis to identify the short-term (2017) and long-term needs (2035) for intermodal systems (bicycle, pedestrian, and transit). The discussion clearly states that the focus on the short-term (2017) intermodal needs of the County is based on enhancing the intermodal systems to promote the planned urbanization of areas of the county and cities, as shown within their comprehensive plans, and to promote enhanced intermodal systems and connectivity. These intermodal needs, in both the short-term and long-term, will be primarily addressed through the ongoing coordination with the MPO and the strategies within the 2035 Long Range Transportation Plan.

4. Please add the missing text regarding “Residential Estate” from the proposed Wildwood ISBA amendment to the Unified Comprehensive Plan under the Future Land Use Element.
The “Residential Estate” is added to the Future Land Use Element of the Unified Comprehensive Plan.
5. Table 2-2 County Transportation Management System should be included in the submittal, and existing intermodal needs and deficiencies should also be identified.

Table 2-2 (now named Table 2-5), County Transportation Management System, was inadvertently left out of the original transmittal of the proposed comprehensive plan. However, this table is now included and provides both the current roadway level of service conditions and projected 2017 roadway level of service conditions. This table was prepared by the MPO and is used by the MPO and the County to monitor congestion and to plan congestion mitigation measures.

The intermodal needs are not included within Table 2-5. However, the intermodal needs are discussed in the Transportation Data & Analysis to

identify the short-term (2017) and long-term needs (2035) for intermodal systems (bicycle, pedestrian, and transit). The discussion clearly states that the focus on the short-term (2017) intermodal needs of the County is based on enhancing the intermodal systems to promote the planned urbanization of areas of the county and cities, as shown within their comprehensive plans, and to promote enhanced intermodal systems and connectivity. These intermodal needs, in both the short-term and long-term, will be primarily addressed through the ongoing coordination with the MPO and the strategies within the 2035 Long Range Transportation Plan.

6. Develop and include standards for multimodal transportation facilities in order to identify intermodal deficiencies and needs.

Table 2-2 - Bicycle Level of Service Classifications, Table 2-3 – Pedestrian Level of Service Classifications, and Table 2-4 – Transit Level of Service Classifications are included in the Transportation Data & Analysis. These tables were prepared by the MPO and are consistent with the regional approach to intermodal level of service.

7. Review and revise as needed the five-year capital improvement schedule to ensure consistency with the latest TIP or the current FDOT Work Program.

The five-year capital improvement schedule was revised to reflect the most current version for the FDOT Work Program (FDOT Work Program adopted on July 1, 2012, and amended on September 7, 2012, and the most current version of the MPO Transportation Improvement Program adopted on June 27, 2012, and amended on August 22, 2012.

We trust this response meets the needs of FDOT. If you have any questions or need additional information, do not hesitate to contact me at 352-689-4460.

Sincerely,



Sue Farnsworth, Planner

Cc: Ana Richmond, Florida Department of Economic Opportunity
Pamela Richmond, Lake-Sumter MPO
Brad Cornelius, Wade-Trim



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Executive Director

August 17, 2012

Ms. Sue Farnsworth
Sumter County
7375 Powell Road, Ste 115
Wildwood, Florida 34785

Subject: **Sumter County Plan Amendment 12-1ESR**

Dear Ms. Farnsworth:

The Southwest Florida Water Management District reviewed the referenced plan amendments, and offers the following comments:

Regional Water Supply

Sumter County has no water supply utility but, through its land use authority, is responsible for ensuring the provision of adequate water supplies and helping to manage demand within its jurisdiction. The following comments relate to the information provided to address requirements for the 10-year Water Supply Facilities Work Plan:

- 1) The data/analyses included limited information on water supply availability for unincorporated Sumter County. An overview/summary should be provided on how water supply demands are addressed, discussing both utility and self-supplied customers.
- 2) The policy language identifies a potable water level of service of 194 gpd for the unincorporated area. The County should consider a per capita closer to the requirements in the District's water use rules. These rules require permittees with a per capita exceeding 150 gpd to achieve a per capita rate not greater than the midpoint between the five year average compliance per capita rate calculated as of 2009 and 150 gpd by December 2014; and shall achieve a per capita rate that is not greater than 150 gpd by December 2019.
- 3) The data/analyses should address the implementation of water conservation practices. This discussion should identify water conservation programs that would be implemented over the planning horizon, and address how these initiatives would help in managing demand. Examples of programs the County could implement include water conservation education (e.g., distribution of informational material, workshops; providing demonstration gardens in public areas) and development practices encouraging Florida-friendly landscaping and the retention of natural areas.
- 4) Since the County relies on other utilities for water supply, the amendment should discuss in the data and analyses how coordination occurs with these utilities to ensure that short-and long-term water supply needs of unincorporated customers are met. In addition, the policies should include language for water supply concurrency. Chapter 163, Florida Statutes requires water supply concurrency no later than issuance of the certificate of occupancy.

Ms. Sue Farnsworth
August 17, 2012
Page 2

Wetlands and Other Surface Waters
No comments.

Floodplains and Floodprone Areas
No comments.

Thank you for this opportunity to provide feedback. If we may be of further assistance, please do not hesitate to contact us.

Sincerely,



Trisha Neasman, AICP
Government Planning Coordinator

TN

cc: Ray Eubanks, DEO
Bruce Day, WRPC

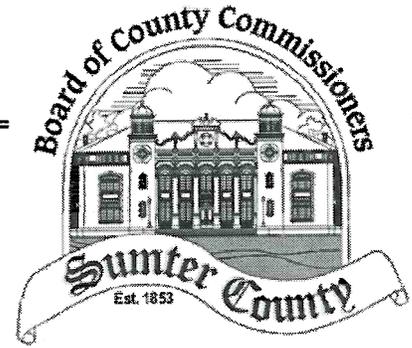
Jim Quinn, FDEP
Chris Zajac, SWFWMD

Board of County Commissioners

Development Services Division

Planning

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



August 29, 2012

Trisha Neasman, AICP
Senior Planner, Public Affairs Bureau
Southwest Florida Water Management District
2379 Broad Street; Brooksville, Florida 34604

Dear Ms. Neasman,

Thank you for providing comments on Florida Department of Economic Opportunity application Sumter County 12-1ESR. Sumter County has worked with the Withlacoochee Regional Water Supply Authority and South West Florida Water Supply Authority to develop the 10-year Water Supply Plan contained within the proposed Unified Comprehensive Plan. Sumter County provides the follow responses to the review comments:

- 1) The data/analyses included limited information on water supply availability for unincorporated Sumter County. An overview/summary should be provided on how water supply demands are addressed, discussing both utility and self-supplied customers.
 - Sumter County utilized water supply data and analysis provided by the Withlacoochee Regional Water Supply Authority's (WRWSA) Detailed Water Supply Feasibility Analysis, Phase II of the Regional Water Supply Master Plan (RWSMP)). This study assesses the supply and demand for potable water through the year 2030 for both utilities and self-suppliers. The RWSMP concludes there is adequate supply to meet Sumter County's needs through 2025. This conclusion is supported by the SWFWMD Northern District Water Supply Plan (WSP). The Sumter County Community Planning Sheet indicates adequate water supply through 2035. Portions of the RWSMP and the Sumter County Community Planning Sheet will be provided as part of the Data and Analysis.

Karl Holley, AICP
Development Services Director
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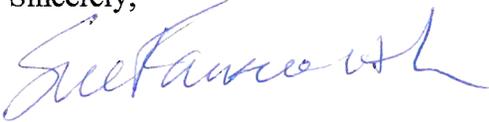
Randy Mask, Dist 5
2nd Vice Chairman
Office: (352) 689-4400
Home: (352) 793-3930
7375 Powell Road
Wildwood, FL 34785

- 2) The policy language identifies a potable water level of service of 194 gpd for the unincorporated area. The County should consider a per capita closer to the requirements in the District's water use rules. These rules require permittees with a per capita exceeding 150 gpd to achieve a per capita rate not greater than the midpoint between the five year average compliance per capita rate calculated as of 2009 and 150 gpd by December 2014; and shall achieve a per capita rate that is not greater than 150 gpd by December 2019.
 - The potable water level of service has been reduced from the currently adopted standard. Policy 3.1.1.2 requires an average daily flow rate of 150 gpd/capita. This is a decrease from the current Level of Service (Policy 4.1.1.2) which requires an average daily flow of 169 gpd/capita. While the design standard is higher (194 gpd/capita), the operational goal is consistent with SWFWMD permit goals.
- 3) The data/analyses should address the implementation of water conservation practices. This discussion should identify water conservation programs that would be implemented over the planning horizon, and address how these initiatives would help in managing demand. Examples of programs the County could implement include water conservation education (e.g., distribution of informational material, workshops; providing demonstration gardens in public areas) and development practices encouraging Florida-friendly landscaping and the retention of natural areas.
 - A discussion of the County's and Cities' conservation efforts is provided in the RWSMP Chapter 4. This document will be provided in the Data and Analysis. Over 65% of water usage is within The Villages DRIs (Community Data Sheet). Water conservation educational programs are currently provided by The Villages DRIs, WRWSA, the University of Florida Institute of Food and Agricultural Sciences Sumter County Extension Office, various potable water utilities, municipalities, and SWFWMD. The County does not intend to duplicate these efforts, but rather focus on maintaining a land development pattern that encourages compact and efficient public services. Policies 3.1.1.7, 3.1.1.8, and 3.1.1.9 address water conservation.
- 4) Since the County relies on other utilities for water supply, the amendment should discuss in the data and analyses how coordination occurs with these utilities to ensure that short-and long-term water supply needs of unincorporated customers are met. In addition, the policies should include language for water supply concurrency. Chapter 163, Florida Statutes requires water supply concurrency no later than issuance of the certificate of occupancy.
 - Sumter County coordinates with potable water utilities through the WRWSA. Two County Commissioners serve on the WRWSA Board and staff participates in the Technical Review Committee. The RWSMP Chapters 1 and 3 describe the potable water needs and supply for Sumter County. It will be added to the Data and Analysis. Water supply concurrency is addressed in

Policy 3.1.1.2. Demonstration of potable water concurrency is required at time of permit issuance. Paragraph (h) states that “No development order or permits shall be issued for a project if they are unable to meet the required potable water LOS or are unable to comply with the potable water policies set forth herein.”

If you need additional information or have questions, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Sue Farnsworth". The signature is written in a cursive style with a large, sweeping initial "S".

Sue Farnsworth
Planner

Cc: Ana Richmond, Florida Department of Economic Opportunity

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July 20, 2012

Ms. Sue Farnsworth
Planning Department
Sumter County
7375 Powell Road, Suite 115
Wildwood, Florida 34785
Via E-mail: Sue.Farnsworth@sumtercountyfl.gov

Dear Ms. Farnsworth:

Re: Sumter County 12-1ESR

Thank you for the opportunity to review the Sumter County 12-1 amendment package, which the Florida Department of Education received on July 18, 2012. According to the department's responsibilities under Section 163.3184(3)(b), Florida Statutes, I reviewed the amendment package considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have potential to create adverse effects on public school facilities.

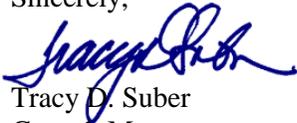
The proposal includes the City of Wildwood Interlocal Service Boundary Agreement and the unified comprehensive plan rewrite. The proposed policies appear to address adequately the school siting and school planning coordination requirements of the Community Planning Act. As we discussed by telephone yesterday, as a technical matter, the county may wish to review with Mr. Jim Allen of the Sumter County School District, the target dates included in the "Calendar of Key Annual Deadlines" following Intergovernmental Coordination Element policy 7.4.1. Because the release of the annual official state forecast of Capital Outlay Full-Time Enrollment (COFTE) typically occurs in late June or early July, and because the school district must use the COFTE forecast as the basis for its capital planning, it would not be possible for the school district to meet the last four target dates in the table. School boards typically consider and adopt their educational facilities plans in September to meet the October 1 due date to the department.

THOMAS H. INSERRA
DIRECTOR, OFFICE OF EDUCATIONAL FACILITIES

Ms. Sue Farnsworth
July 20, 2012
Page 2 of 2

Again, thank you for the opportunity to review and comment. If you have questions about this letter, or if I may be of assistance in the future, please contact me at (850)245-9312 or Tracy.Suber@fldoe.org.

Sincerely,



Tracy D. Suber
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Jim Allen, Sumter County School District
Ms. Ana Richmond and Ms. Nia Clark, DEO