

SUMTER COUNTY ORDINANCE 2012-

AN ORDINANCE OF SUMTER COUNTY, FLORIDA, AMENDING 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, CAPITAL IMPROVEMENTS ELEMENT, AND APPENDIX A-CONCURRENCY MANAGEMENT SYSTEM; AND ADDING AN ECONOMIC DEVELOPMENT ELEMENT; ADOPTING A UNIFIED COMPREHENSIVE PLAN CONSISTENT WITH THE COMMUNITY PLANNING ACT (CHAPTER 2011-139, LAWS OF FLORIDA); SETTING FORTH THE AUTHORITY FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN; SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENT; PROVIDING FOR INTERPRETATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE AND EFFECTIVE DATE.

WHEREAS, Section 163.3161 et.seq., Fla. Stats. established the Community Planning Act; and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has adopted its Comprehensive Plan pursuant to the Act and has now determined that certain amendments to portions of the plan are needed; and

WHEREAS, Section 163.3184, Fla. Stats., allows amendments to be made to the adopted Comprehensive Plan; and

WHEREAS, the Board has provided for opportunity for written comments, public hearings after public notice, provisions for open discussion, communications programs, and consideration of and response to public comments concerning the proposed amendments to the Comprehensive Plan; and

WHEREAS, the County invited written comment and public participation at scheduled public hearings; and

WHEREAS, Ordinance No. 79-9 adopted by the Board of County Commissioners of Sumter County, Florida, on July 18, 1979, and Ordinance

No. 96-23 adopted by the Board of County Commissioners of Sumter County, Florida on December 16, 1996, designated the Sumter County Zoning and Adjustment Board as the Local Planning Agency for the unincorporated areas of Sumter County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, the Sumter County Local Planning Agency held a public hearing on the proposed Comprehensive Plan amendment on June 18, 2012, and considered the findings and advice of all interested parties submitting comments at the public hearing, and recommended to the Board of County Commissioners of Sumter County that the amendment be transmitted to the Florida Department of Economic Opportunity; and

WHEREAS, the Board of County Commissioners of Sumter County held a public hearings on the transmittal of the proposed Comprehensive Plan amendment on June 26, 2012, and considered the findings and advice of all interested parties submitting comments at the public hearing, and the recommendations of the Local Planning Agency, and upon complete consideration and deliberation approved the transmittal of the amendment to the Comprehensive Plan to the Florida Department of Economic Opportunity; and

WHEREAS, Sumter County transmitted the proposed amendment on July 5, 2012, to the Florida Department of Economic Opportunity and other pertinent agencies pursuant to chapter 163.3184 Fla. Statutes.; and

WHEREAS, the Board of County Commissioners of Sumter County held a public hearing on the proposed Comprehensive Plan amendment on September 25, 2012, and considered the findings and advice of all interested parties submitting comments at the public hearing, and upon complete consideration and deliberation, approved the amendment to the Comprehensive Plan for adoption, and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has determined that the adoption of the amendment to the Comprehensive Plan is in the best interests of the health, safety and welfare of the citizens of Sumter County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Authority.

This Ordinance is adopted in compliance with, and pursuant to the Community Planning Act, Section 163.3184, et.seq., Fla. Stats..

Section 2. Purpose and Intent.

It is hereby declared that the purpose and intent of the adopted amendments is to make the Comprehensive Plan better able to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems which may result from the use and development of land within the unincorporated areas of Sumter County, Florida. The amendment fully replaces the adopted portions of the Sumter County Comprehensive Plan.

Section 3. Adoption of Amendments to Certain Elements of the Comprehensive Plan.

The Sumter County Comprehensive Plan is hereby amended as per the amendment attached hereto, and as amended, is the official Comprehensive Plan for the unincorporated area of Sumter County, Florida.

Section 4. Interpretation.

The language and provisions of this ordinance and the Comprehensive Plan, as amended, shall be construed in pari materia with Section 163.3161, et. seq., Fla. Stats.. Definitions provided in Section 163.3161, et. seq., Fla. Stats. as they apply to interpretation of this ordinance are incorporated herein by reference as the same may from time to time be amended.

Section 5. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is for any reason held by any court or other forum of competent jurisdiction to be invalid, the validity of the remaining portions of this ordinance shall continue in full force and effect.

Section 6. Effective Date.

The effective date of this plan amendment shall be the date the Department of Economic Opportunity provides notice that the plan amendment package is complete, in accordance with s. 163.3184 Fla. Stats. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective.

**ADOPTED this**

**25th day of September, 2012**

**ATTEST:**

**SUMTER COUNTY BOARD OF  
COUNTY COMMISSIONERS**

\_\_\_\_\_  
**Deputy Clerk**

\_\_\_\_\_  
**Garry Breeden, Chairman**

**ATTACHMENT A**  
**Amended Elements:**

Chapter 1	Future Land Use Element
Chapter 2	Transportation Element
Chapter 3	Infrastructure Element
Chapter 4	Conservation Element
Chapter 5	Recreation and Open Space Element
Chapter 6	Housing Element
Chapter 7	Intergovernmental Coordination Element
Chapter 8	Economic Development Element
Chapter 9	Capital Improvements Element
Appendix A	Concurrency Management System

# Chapter 1

## Future Land Use Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

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## **Universal Goals, Objectives and Policies**

### **Goal 1 Future Land Use**

Protect and enhance the quality of life by encouraging the most appropriate use of land and resources consistent with the public interest by directing development to those areas with the capacity to accommodate growth in an economic and environmentally acceptable manner.

#### **Objective 1.1 Land Development Regulations**

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with the standards contained in Section 163.3202, Florida Statutes.

##### **Policy 1.1.1 Zoning Districts**

The County and Cities shall regulate land use activities within the future land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity standards set forth on the Future Land Use Map for the associated future land use category.

- a. Future land use categories encourage secondary land uses that directly support and enhance the primary land uses. Land development regulations shall contain specific provisions that facilitate compatible land uses that enhance the social and economic viability of the community;
- b. Land development regulations may divide the allowable land uses identified in any future land use category into two or more zoning districts. Zoning districts may be allowable within two or more future land use categories when consistent with the standards and descriptions of the future land use category;
- c. Land development regulations shall describe for each zoning district which land uses are allowed, prohibited, or conditional with specified constraints, including level of review and approval process; and
- d. Land uses shall be permitted in accordance with the zoning and future land use designations and the policies of this comprehensive plan.

##### **Policy 1.1.2 Development Pattern**

Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:

- a. Focus urban development to areas with appropriate existing or planned infrastructure;
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;

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- d. Preserve the scenic character of rural roads by specifying setbacks and buffers along rural collector and arterial roads;
- e. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses;
- f. Require that allowable development be located on the least sensitive portion of the site, considering natural resources and areas of special flood hazard;
- g. Require minimum open space for subdivisions in agricultural and rural residential land use areas; and
- h. Protect natural resources such as wetlands, 100-year floodplains, lakes, environmentally sensitive areas, natural aquifer recharge areas, and other significant natural systems.

**Policy 1.1.3 Right to Farm**

Land development regulations shall contain provisions consistent with the Florida Right to Farm Act, Section 823.14, Florida Statutes, and assure compatibility between existing agricultural operations in the Agriculture future land use district and adjacent non-agricultural uses. Such measures may include:

- a. Protect agricultural operations from nuisance complaints by requiring new adjacent developments to provide setbacks and buffers sufficient to mitigate the spaying, odor, dust and noise of the agricultural operation; and
- b. Provide development and review standards that allow for intensive agricultural operations, agricultural processing facilities, and commercial and industrial uses that directly support agriculture within the Agricultural future land use district.

**Policy 1.1.4 Compatibility**

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term “compatible” shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term “compatible” does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;
- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and
- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

**Policy 1.1.5 100-Year Flood Plain Protection**

Land development regulations shall encourage development to locate outside the areas of special flood hazard (100-year flood zone) as identified by the Federal Emergency Management Agency (FEMA) in its effective Flood Insurance Rate Maps (FRIM) and provide standards to minimize public and private losses due to flood conditions in areas of special flood hazard. Land development regulations shall include:

- a. To the extent possible, new lots created or modified within the 100-year floodplain must provide a building site that is on natural high ground, out of the 100-year floodplain;
- b. If a lot does not have a buildable site out of the 100-year flood plain, all new structures and development shall be sited on the highest land on the lot; and
- c. Site development standards that encourage cluster development or use of PUD to minimize floodplain impacts.

**Policy 1.1.6 Subdivision of Land**

New subdivisions and new lots shall be designed to assure highly useable parcels, a safe public environment, and efficient maintenance of public infrastructure. Land development regulations shall provide standards to assure the following:

- a. Each new lot contains adequate stable and dry space sufficient in size to accommodate reasonable use;
- b. Subdivisions shall be designed to include a safe and efficient system of internal circulation, including the provision of collector streets and frontage roads to feed traffic onto arterial roads and highways;
- c. Individual residential lots shall access internal streets when possible; and
- d. Non-residential lots shall share access to arterial roads and highways using frontage roads and share driveways when possible.

**Policy 1.1.7 Encourage Appropriate Redevelopment**

Land development regulations shall contain specific criteria to encourage the redevelopment of blighted areas, adaptive reuse of existing structures, and reduction of uses inconsistent with the desired character of the community:

- a. Proposed redevelopment of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility so long as the proposed redevelopment is an improvement over the existing nonconforming land uses;
- b. Flexible standards shall allow the redevelopment and adaptive reuse of individual structures when it is infeasible to adhere to current site development standards;
- c. Proposed rezonings and future land use map amendments of blighted areas and nonconforming uses shall be compatible with the desired character of the community.

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Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility; and

- d. Areas identified as blighted will be targeted for improvement through federal, state, local, and private sector assistance.

**Objective 1.2 Future Land Use Categories**

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural, historic, and agricultural resources with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2035.

**Policy 1.2.1 Density and Intensity**

The Future Land Use Maps for the County and the Cities (Map 1-1, Map 1-2, and Map 1-3) shall designate areas for the uses listed in Table 1.1 and shall not exceed the maximum development potential contained in the table. The maximum density or intensity shown in the table is subject to limitations of the other policies of this comprehensive plan, land development regulations, and availability of central water and sewer services.

**Policy 1.2.2 Gross Land Area for Density and Intensity Calculations**

Unless otherwise specified in a specific policy of this comprehensive plan, gross land area shall be construed to represent all land under common ownership proposed for development and shall be used to calculate densities and intensities.

**Table 1.1 - Future Land Uses Maximum Density or Intensity**

<b>Future Land Use Category</b>	<b>Maximum Density or Intensity</b>	<b>Special Requirements</b>
Agriculture	1 dwelling unit/10 acres	Outside Urban Development Area (UDA) or within UDA consistent with Policy 1.3.4
	1 dwelling unit/5 acres	Outside UDA or within UDA consistent with Policy 1.3.4 and consistent with Density Bonus Point System in Policy 1.1.1U
	1 dwelling unit/3 acres	Outside UDA or within UDA consistent with Policy 1.3.4 and consistent with Conservation Subdivision standards in Policy 1.1.2U
	1 dwelling unit/2 acres	Only applicable within the City of Center Hill consistent with Agriculture Point Density Rating System in Policy 1.1.2C
	1 dwelling unit/acre	Only applicable within the City of Center Hill consistent with Agriculture Point Density Rating System in Policy 1.1.2C
Rural Residential	1 dwelling unit/acre	Outside UDA or Inside UDA with no central water or sewer services or within the City of Center Hill
	2 dwelling units/acre	Inside UDA with central water or sewer services Not applicable within the City of Center Hill.
Low Density Residential	2.2 dwelling units/acre	Only applicable within the City of Center Hill
Medium Density Residential	3.6 dwelling units/acre	Only applicable within the City of Center Hill
Urban Residential	6 dwelling units/acre	Inside UDA with central water and sewer services; Not applicable within the City of Center Hill
Mixed Use	4 dwelling units/acre and 0.3 Floor Area Ratio	Outside UDA with central water and sewer services – Must be developed as a Planned Unit Development or Development of Regional Impact per Policy 1.2.7
	8 dwelling units/acre and 0.5 Floor Area Ratio	Inside UDA with central water and sewer services - Must be developed as a Planned Unit Development or Development of Regional Impact per Policy 1.2.7
General Commercial	0.7 Floor Area Ratio	Inside a Primary Economic Activity Center
	0.5 Floor Area Ratio	Inside UDA
	0.3 Floor Area Ratio	Outside UDA
Industrial	0.7 Floor Area Ratio	Inside a Primary Economic Activity Center
	0.5 Floor Area Ratio	Inside UDA
	0.3 Floor Area Ratio	Outside UDA
Public/Institutional	0.5 Floor Area Ratio	
Recreational	0.5 Floor Area Ratio	
Conservation	NA	Caretaker unit only for public conservation lands or private lands dedicated to and managed by a public agency through a conservation easement

**Policy 1.2.3 Nonconforming Densities**

An exception to the residential densities required in this plan shall be allowed for all non-contiguous parcels of record under one ownership as of the February, 1992, adoption of the Sumter County Unified Comprehensive Plan for Sumter County/Center Hill/Webster Chapter 1 – Future Land Use Element—Goals, Objectives and Policies

Comprehensive Plan. If a landowner owns contiguous parcels, these parcels must be aggregated to meet the density requirements of the currently adopted future land use category. The owner of a parcel requiring an exemption to the density requirements may construct one single-family residential unit. Exceptions allowed under this policy apply to density only and do not exempt parcels from any other requirements of this comprehensive plan. This policy does not apply to subdivisions that are vested under the provisions of this comprehensive plan and its implementing land development regulations. For purposes of this policy, contiguous parcels mean parcels with at least one common property boundary. Parcels that have common property lines but which are separated by unplatted roads or streets that have been dedicated for public use or prescriptive easements for road right-of-way purposes shall be considered non-contiguous parcels.

**Policy 1.2.4 Agriculture**

The “Agriculture” future land use category is applied to land that is primarily used for the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pasture land, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities. Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands.

Secondary uses include, but are not limited to, small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, commercial and industrial uses that directly support agricultural uses, private airports (as defined in Section 330.27(6), Florida Statutes), borrow pits, active and passive private recreational facilities, and mining.

- a. This land use category shall be located outside the UDA boundary or within the UDA where it serves as a holding area in anticipation of future annexation consistent with the Municipal Service Areas (MSA) approved between the County and the cities of Bushnell, Center Hill, Webster, and Wildwood, or the within the UDA if it is within the jurisdiction of the Cities;
- b. Maximum gross residential density shall be 1 dwelling unit per 10 acres with a minimum parcel size of 10 acres;
- c. Residential density bonuses may be utilized subject to the Density Bonus Point System in Policy 1.1.1U or Policy 1.1.1C or the Conservation Subdivision standards in Policy 1.1.2U; and
- d. Existing, platted subdivisions, which are vested pursuant to the policies of this comprehensive plan and land development regulations, shall continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for increased density except through a comprehensive plan amendment.

**Policy 1.2.5 Rural Residential**

The “Rural Residential” future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. This land use category is typically located within or adjacent to incorporated cities and includes unincorporated residential communities.

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Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, and agriculture.

- a. This land use category may be applied to lands within or outside the UDA;
- b. Maximum gross density is 2 dwelling units per acre when located inside the UDA, subject to use of central water or sewer services;
- c. Maximum gross density when located outside the UDA or inside the UDA with no central water or sewer service is 1 dwelling unit per acre; and

**Policy 1.2.6 Urban Residential**

The “Urban Residential” future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses may include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, and parks.

- a. This land use category may be applied only to lands within the UDA;
- b. Maximum gross density shall be 6 dwelling units per acre subject to the use of central water and sewer;
- c. Multifamily dwellings and attached single-family dwellings may be located in this land use area, subject to limitations adopted by individual municipalities as contained in this comprehensive plan; and
- d. Central water and sewer must be available for rural or agricultural land to be converted to this future land use category.

**Policy 1.2.7 Mixed Use**

The “Mixed Use” future land use category is designed for Development of Regional Impact (DRI) projects or Planned Unit Development (PUD) projects and shall be applied only upon approval of a Development Order (DO) approved by the local governing board. A master plan of development that meets the PUD standards within the land development regulations and this comprehensive plan must be approved by the local governing board. This land use will be authorized through a Future Land Use Map Amendment processed concurrently with the DRI or PUD application.

- a. This land use category may be located within or outside the UDA;
- b. Central water and sewer must be available;
- c. The master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open space). No one land use may exceed 70% of the total land

uses and no one land use may be less than 15% of the total land uses. However, if the DRI or PUD is within a designated Economic Activity Center on the Future Land Use Map, then the mix of land uses shall be exempt from the above land use percentages and shall provide an appropriate mix of land uses to promote the economic development intent of the project. In no case shall a DRI or PUD be fully residential.

- d. Density, intensity, appropriate land uses, and open space shall be in accordance with adopted PUD standards in Policies 1.4.1 through 1.4.8.

**Policy 1.2.8 General Commercial**

The “General Commercial” future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit or dwellings integrated into a mixed use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- d. The maximum floor area ratio when located outside the UDA is 0.3.

**Policy 1.2.9 Industrial**

The “Industrial” future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods.

Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees; commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts; airports with public facilities or commercial services, service industries, utilities, wholesale and internet businesses that do not cater to on-site customers, offices related to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;
- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
- c. The Industrial uses shall be located with access to an arterial or collector road;
- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7;
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.

**Policy 1.2.10 Public/Institutional**

The “Public/Institutional” future land use category is intended for activities and facilities of public or private schools licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a governmental or quasi-governmental entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, public and private airports (as defined in Section 330.27(6), Florida Statutes), charitable non-profit organizations, and government administration buildings; and systems or facilities for public transportation, communications, sewer, drainage, and potable water.

- a. Public/Institutional land uses may be applied to lands within or outside the UDA; and
- b. The maximum floor area ratio is 0.5.

**Policy 1.2.11 Recreational**

The “Recreational” future land use category is intended for lands devoted to public parks, playgrounds, and open spaces. Lands set aside for the private use of residents/owners in planned developments, mixed use areas, or other unified developments are not necessarily designated for recreational land use.

- a. Recreational land uses may be applied to lands within or outside the UDA;
- b. The maximum floor area ratio is 0.5; and
- c. Residential uses are limited to one dwelling for on-site management or security personnel.

**Policy 1.2.12 Conservation**

The “Conservation” future land use category shall be applied to public land areas that have been acquired for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to private lands when held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes.

- a. Conservation land uses may be applied within or outside the UDA; and
- b. Residential uses are limited to housing for on-site management and security personnel and residences specifically allowed under the terms of the management plan for the public lands or perpetual conservation easement.

**Objective 1.3 Future Land Use Pattern**

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

**Policy 1.3.1 Interlocal Service Boundary and Joint Planning Area Agreements – Center Hill and Webster**

The Interlocal Service Boundary and Joint Planning Area Agreements (ISBA), adopted by the Sumter County Board of County Commissioners by Ordinance 2009-19, as amended, and Ordinance 2009-21, as amended, with the City of Center Hill and the City of Webster are hereby adopted within the comprehensive plan by reference.

**Policy 1.3.2 Implementation of ISBAs – Center Hill and Webster**

The County and Cities shall implement the provisions of the ISBAs through Objective 7.2 and its related policies in the Intergovernmental Coordination Element.

**Policy 1.3.3 Municipal Service Area Overlays - Center Hill and Webster**

Consistent with Objective 7.2 and its related policies of the Intergovernmental Coordination Element, a Municipal Service Area (MSA) shall be established around the Cities and reflected on the Future Land Use Map as having a Municipal Overlay and shown on Maps 1-5 and 1-6. 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 MSAs. After development of the proposed future land use designations, the County's and Cities' comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County's and Cities' comprehensive plans, upon annexation into the Cities, the Cities shall amend their Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The Cities may continue to proceed through the applicable comprehensive plan amendment process for properties that may be annexed prior to the adoption of the proposed future land uses, consistent with terms of the ISBA. The proposed future land uses are not effective until such time as the property is annexed into the Cities and the Cities' Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Policy 1.3.4 Urban Development Area**

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2035. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
- b. The Urban Residential future land use category shall only be located within the UDA;
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it:
  - i. serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Webster, and Wildwood,
  - ii. if it is within the jurisdiction of the Cities; or
  - iii. is held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes while allowing for continued agricultural uses.
- d. Other than Agriculture, as described in Policy 1.2.4, all other Future Land Use categories may be located inside or outside the UDA; and

- e. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.

**Policy 1.3.5 Expansion of the UDA**

Expansion of the UDA shall require demonstration of the following issues:

- a. Expansion of the UDA will promote a compact and efficient development pattern;
- b. The area of expansion is served, or will be served within five years, by appropriate public infrastructure, including central potable water and sewer; and
- c. The area of expansion is appropriate for urbanization with minimal impact on environmentally sensitive lands.

**Policy 1.3.6 Protection of Rural Areas**

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UDA. Areas shall be provided where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

- a. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within UDA, MSAs, and Economic Activity Centers (Map 8-1 – Economic Development Element);
- b. Small-scale agribusinesses (neighborhood commercial and industrial) shall be encouraged within rural and agricultural areas where there is direct access to a collector or arterial road. The agribusiness must directly support the surrounding agricultural uses; and
- c. Home occupations and cottage industries that complement the rural character of the agricultural area and promote self-sufficiency shall be encouraged when compatible with surrounding land uses.

**Policy 1.3.7 Conversion of Agricultural Lands**

Conversion of agricultural lands to a mixed use, industrial, commercial or residential future land use category shall demonstrate the following:

- a. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;
- b. Availability of public infrastructure, including public water and sewer, to serve a more dense or intense use, or will be available at the time of development and is secured under a Developers Agreement;

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- c. The proposed use will complement the rural qualities of the community by supporting a diverse and efficient resource-based economy; and
- d. The relationship of the proposed amendment site to the UDA boundary and other more densely or intensely designated or developed lands.

**Policy 1.3.8 Compatibility for Rezoning and Amendments**

Proposed rezonings and future land use amendments shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

**Policy 1.3.9 Project Specific Future Land Use Overlays**

The adoption of comprehensive plan map amendments, when the application and approval thereof are based upon lower levels of development intensity than allowable for the future land use category or additional policies are required to appropriately manage the potential impacts, shall require approval of a master plan and memorandum of agreement between the developer and the local governing board. Upon adoption, an overlay shall be placed upon the Future Land Use Map to indicate that the subject parcel is limited in development potential and make referral to the comprehensive plan policies specific to that development.

**Objective 1.4 Innovative Development**

Promote flexible and innovative land development techniques through the use of Planned Unit Developments and Mixed-Use Developments.

**Policy 1.4.1 Planned Unit Developments (PUD)**

The County and Cities shall provide standards in their land development regulations for the development of land as a planned community using flexible concepts of site design and planning to preserve the natural amenities of the land and encouraging scenic and functional open areas to accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of conventional zoning districts.

**Policy 1.4.2 PUD Flexible Standards**

PUDs may incorporate flexible lot sizing and setback requirements, landscaping and design criteria, and roadway design. The types of uses, densities and intensities of development and open space requirements shall be set out in the land development regulations and consistent with Policy 1.2.7.

**Policy 1.4.3 PUD Locations**

PUDs may be allowed in any land use category inside the UDA. Outside the UDA, a planned unit development shall require a Mixed Use future land use designation.

**Policy 1.4.4 PUD Clustering and Open Space**

PUDs are required to cluster development in order to preserve open space area and to protect and enhance environmentally sensitive areas. Open space areas shall allow active and passive recreational

facilities. Open space may include agricultural uses outside the UDA boundary. However, where limited access by humans is necessary for the conservation of listed species or preservation of regulated wetlands, that area may still be counted towards required open space acreage. Common open space versus privately held open space shall be conveyed to a public agency or to a non-profit organization, including homeowners associations, established for the purpose of owning and managing such lands. The following open space standards apply:

**Table 1-2 - PUD Open Space Standards**

PUD Location	Minimum Open Space (% of Gross Land Area)
PUD Inside the UDA	25%
PUD Outside the UDA – Industrial/Commercial	35%
PUD Outside the UDA – Mixed Use	50%

**Policy 1.4.5 PUD Utility Standards**

All PUDs shall provide for central potable water and sewer facilities at the developer’s expense and provide for fire hydrants and fire flow within the development in accordance with the National Fire Protection Association standards.

**Policy 1.4.6 PUD Thresholds**

The following developments shall be developed as a PUD:

- a. All projects within the Mixed Use future land use;
- b. Within the UDA - Residential projects of 150 or more dwelling units and industrial projects 50 acres or more; and
- c. Outside the UDA – Residential project of 100 or more dwelling units, industrial projects 50 acres or more, and recreational vehicle parks.

**Policy 1.4.7 PUD and Relationship to DRI Approval**

PUDs that are also DRIs shall only be subject to the square footage ratio and phasing as provided for in the approved DRI Development Order.

**Policy 1.4.8 Cluster Development**

Residential clustering is encouraged as a means to maintain the community character, protect natural resources, and promote high quality neighborhoods. PUDs and other cluster developments shall be designed along the following principles:

- a. Create a variety of active and passive recreational opportunities;
- b. Create a pedestrian friendly environment within the development by providing walking and cycling opportunities;
- c. Conservation of on-site wetlands and water bodies;

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- d. Use of Florida-Friendly landscaping principles; and
- e. Provision of open space.

**Objective 1.5 Residential Land Uses**

Designate and promote sufficient areas for quality residential development by focusing residential densities to the urban areas and municipalities where public services are available, while protecting the rural character of the agricultural district.

**Policy 1.5.1 Residential Adequate Lands**

The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which provides a range of housing choices to support the demands necessitated by existing and future residents.

**Policy 1.5.2 Residential Lineal Descent**

Creation of individual parcels of land by sale, gift, testate or in testate succession, out of a lawful parcel of record at time of adoption of this plan, between the owner and his or her lineal descendants or ascendants shall be allowed without regard to density restrictions of this comprehensive plan, provided the following:

- a. Only one parcel may be created for each lineal descendent or ascendant of the property owner;
- b. Each parcel may be used for single family residential purposes only; and
- c. Parcels not served by public potable water and sanitary sewer must contain a minimum of one (1) acre of usable land appropriate for siting of a residential structure, private well and septic system. Parcels served by public potable water but not sanitary sewer must contain a minimum of one half acre of usable land appropriate for siting a residential structure and septic system.

**Objective 1.6 Nonresidential Land Uses**

Allocate sufficient land area to accommodate a variety of non-residential uses including, commercial, industrial, institutional, service, and educational activities to support a diversified economy and economic development opportunities with consideration to fiscal impacts and compatibility with adjacent land uses.

**Policy 1.6.1 Nonresidential Adequate Lands**

The Future Land Use Map shall designate sufficient land area for commercial and industrial land uses according to a pattern which provides a range of commercial and industrial choices, complimentary to the nature of the surrounding community, and to support the demands necessitated by existing and future residents

**Policy 1.6.2 Economic Activity Centers**

A network of Economic Activity Centers is identified in Policy 8.1.1.1 and Map 8-1 of the Economic Development Element. Primary Economic Activity Centers are identified on Map 1-8. These Primary Economic Activity Centers shall provide a mix of land uses to encourage a concentration of diverse employment opportunities. Primary Economic Activity Centers shall be located in areas of the county that are located to take advantage of the county's strong transportation network, access to existing or planned utilities, and able to be developed to minimize impacts on surrounding non-residential lands.

**Policy 1.6.3 Commercial and Industrial Conversion**

Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

- a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
- d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;
- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
- f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

**Policy 1.6.4 Community Facilities**

Essential utilities, public safety facilities, and supportive community facilities, such as houses of worship, private schools, community centers, and day-care centers shall be allowed in all future land use categories.

**Policy 1.6.5 Public Schools Future Land Uses**

Public schools shall be allowed as a permitted use in the following future land use categories:

- a. All residential categories;
- b. Public/Institutional/Educational and Mixed-Use;
- c. Agriculture, if located within one mile of an UDA; and
- d. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities.

**Policy 1.6.6 New School Locations**

The location of new public schools shall be based on the following criteria:

- a. Within one mile of residential areas, particularly for elementary schools;
- b. Within one half mile of existing or planned public facilities, such as parks, libraries and community centers;
- c. Location of middle (junior) and primary (elementary) schools along local or collector streets;

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- d. Location of senior high schools near arterial streets;
- e. Avoidance of school siting in environmentally sensitive areas;
- f. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of the students or decrease the effective provision of education;
- g. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses; and
- h. Location on lands contiguous to existing school sites.

**Policy 1.6.7 Recreational Vehicle Parks**

Recreational Vehicle Parks (RVP) may be allowed in residential and commercial land use categories within the UDA. RVPs outside the UDA shall be permitted only in the Mixed Use future land use district and developed subject to PUD approval.

**Policy 1.6.8 Neighborhood Commercial Uses**

Neighborhood commercial uses may be applied to land suitable for small scale commercial activity and shall comply with the following development requirements:

- a. Neighborhood commercial uses may be permitted in residential and agricultural areas subject to standards established within this policy;
- b. Neighborhood commercial shall be defined as a shopping facility comprising no more than two stories, not exceeding 30 feet in height and no more than 15,000 square feet of gross leasable area;
- c. The commercial facility shall front on an arterial or collector road, or be no more than 1,000 feet from an arterial or collector road with only nonresidential uses between it and the arterial or collector road;
- d. Uses allowed shall be limited to retail uses which maintain and preserve the neighborhood character. Uses in the Agricultural category must directly support surrounding agricultural uses; and
- e. Neighborhood commercial uses outside the General Commercial Future Land Use district are subject to development standards, limitations, and level of review specified in the land development regulations.

**Objective 1.7 Coordination of Infrastructure**

Maintain a growth pattern coordinated with the availability of infrastructure and allowing for efficient maintenance of public infrastructure.

**Policy 1.7.1 Coordination of Development with Public Facilities**

The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting public facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

**Policy 1.7.2 Congestion Management System**

The County and Cities shall develop a Congestion Management System. The Congestion Management System will provide for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement.

**Policy 1.7.3 Concurrency**

Within the unincorporated area of the county, concurrency shall not be applied to transportation, parks and recreation, and public school facilities pursuant to Chapter 2011-139, Laws of Florida. Within the cities of Center Hill and Webster, concurrency shall not be applied to transportation and public school facilities pursuant to Chapter 2011-139, Laws of Florida. The cities of Center Hill and Webster shall apply the optional concurrency provision for parks and recreation. The County and Cities shall continue to apply the mandatory concurrency requirements for solid waste, potable water, sewer, and stormwater.

**Objective 1.8 Public Facilities and Services**

Land use pattern shall maximize the use of existing public facilities and services. Expansion of public facility and services shall be efficient and orderly.

**Policy 1.8.1 Utility Service Areas**

The Cities and County shall maintain Interlocal Service Boundary Agreements, pursuant Chapter 171, Part II, Florida Statutes, addressing the following utility issues:

- a. Recognition of a Utility Service Areas (USA) as the area within which potable water, wastewater, and/or sewer services are provided or planned, consistent with Chapter 180, Florida Statutes; and
- b. Development shall be encouraged to locate inside the USAs to promote the efficient and cost-effective provision or extension of public infrastructure and services.

**Policy 1.8.2 Protection of Potable Public Water Supply**

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law.

**Policy 1.8.3 Land Use Decisions on Potable Water Supply Wells**

Because it is recognized that an uncontaminated potable water supply is a primary public concern and because of the uncertain nature of ground water flows, the County and Cities have the authority to consider the possible effects of other land use decisions on potable water supply wells. The County and Cities shall develop and adopt land development regulations requiring proposed developments to protect existing public potable water supply wells. Methods may include placement of facilities, construction practices, or use and placement of open space.

**Objective 1.9 Natural and Cultural Resources**

Assure the protection of natural and historical resources.

**Policy 1.9.1 Natural and Cultural Resources Future Land Use Map**

The Future Land Use Map shall direct economic growth and associate land development to areas that minimize the adverse impact on natural resources and ecosystems with special regard to topography, soil conditions, and natural and historical resources.

**Policy 1.9.2 Natural Resources and Land Use Activities**

The County and Cities shall promote the conservation of unique natural and cultural resources during the land development process through land development regulations that serve to protect the quality of natural and historical resources and through the objectives and policies of the Conservation Element.

**Policy 1.9.3 Cultural Resources and Land Use Activities**

All developments of more than 20 dwelling units or 15,000 square feet of non-residential space or mining uses shall provide a letter of clearance from the Florida Division of Historical Resources to determine the presence of known historical and/or archaeological resources. If known historical and/or archaeological resources are identified, then the developer shall provide for the appropriate mitigation or avoidance of impacts.

**Objective 1.10 Non-Conforming and Vested Uses**

Ensure that existing rights of property owners are preserved in accordance with the constitution of the United States and the State of Florida while encouraging the improvement and redevelopment of uses inconsistent with the character of the community.

**Policy 1.10.1 Vested Rights**

The following provisions shall guide the principles of statutory and common law vesting:

- a. Statutory vesting is defined in Section 163.3167(5), Florida Statutes, and gives the property owner the right to complete any development that has been authorized prior to comprehensive plan adoption date, as a Development of Regional Impact, pursuant to Chapter 380, Florida Statutes, or has been issued a final local Development Order and development has commenced and is continuing in good faith on the date of comprehensive plan adoption.
- b. Common law vesting may exist when an applicant proves that the owner of a project or parcel of land, acting in good faith upon some act or omission of the local government that occurred prior to the comprehensive plan adoption date, has made a substantial change of position or has incurred such extensive obligations or expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue development of the property.

**Policy 1.10.2 Nonconforming Uses**

Uses that are inconsistent with the Future Land Use Map and are vested pursuant to Policy 1.7.1 shall be considered nonconforming uses. Such uses may remain and be allowed to continue in their function in accordance with the following:

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- a. Maintenance, such as painting, reroofing, wiring and internal repairs and remodeling shall be permitted in accordance with lawful permit requirements;
- b. Expansion of existing development onto adjoining property shall not be allowed;
- c. If fire or natural disaster destroy or render the structure unusable, the land use shall be allowed to rebuild to the size and intensity/density allowed under the vesting pursuant to Policy 1.7.1; and
- d. If a vested nonconforming use becomes vacant and remains continuously vacant for one year, the use shall lose its vesting. Future permitting for the property shall be in accordance with the Future Land Use Map. This provision will not apply, however, to a structure whose use is limited by its design. Those structures will remain vested for similar or less intensive uses for the useful life of the structure.

**Objective 1.11 Community Planning Study Program**

A community planning study program shall be designed to provide a comprehensive analysis of a specified area of the county or cities that can be used to guide the timing, location, type, and amount of future development. The community plan developed through the community planning study program is to serve as a bridge between the general nature of the comprehensive plan and specific nature of the land development regulations.

**Policy 1.11.1 Mandatory Community Planning Study Program**

The community planning study program shall be required for all Developments of Regional Impact (DRI), which include residential density above the established DRI threshold for Sumter County, and for other areas as designated by the local governing board. Such other areas may include, but are not limited to, highway corridors, interstate interchanges, areas of rapid urban growth or land use changes, and areas of sensitive environmental resources. Upon completion of the community plan and adoption of the community plan by the local governing board, development within the community planning area shall be pursuant to such adopted community plan and the comprehensive plan.

**Policy 1.11.2 Components of a Community Planning Study Program**

Community planning studies shall address the following issues, as applicable:

- a. Environmental systems. Native habitats, rare and endangered species, drainage, soils analysis, water quality, air quality, disaster preparedness, historic and archaeological resources;
- b. Community services. Potable water, sewer, solid waste, emergency services, education facilities, recreation facilities and open space, health care facilities;
- c. Transportation. Thoroughfare planning, impact areas, capital improvements, hurricane evacuation, access management, transit, bicycle and pedestrian movement;
- d. Land use. Generalized land uses, zoning, residential and non-residential development potential, affordable housing, mix and integration of land uses;

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- e. The level of service for each facility to serve the needs for existing and future development, as applicable;
- f. Specific standards shall be established for the protection of natural resources, including listed species and natural habitat;
- g. The types of land uses, the gross densities and intensities of land use and the percentage distribution among the mix of land uses for the development shall be established;
- h. Specific measures of initiating development within each phase shall be established (i.e. 50% of a phase must be developed before proceeding to the next phase); and
- i. As the community plan is implemented by phases, interim land use activities for undeveloped land must be identified.

**Policy 1.11.3 Level of Analysis for Community Planning Study Program**

The level of analysis conducted in the community planning study program shall include the existing and projected conditions, major findings/recommendations, conditions to be imposed for approval of the community plan, and recommended Future Land Use Map and comprehensive plan amendments for implementation, and time frame for community plan implementation.

**Policy 1.11.4 Initiation of Community Planning Study Program**

The community planning study program may be initiated by a private interest or the County or Cities. If initiated by a private interest, then the lands included in the community plan shall only include those lands that the private entity maintains control, either through fee simple or other legal interest. If initiated by the County or Cities, then the lands included in the community plan shall only include those lands approved by the local governing board with a recommendation from its Local Planning Agency.

**Policy 1.11.5 Community Plans that are also DRIs**

Community plans that are also DRIs shall be processed and reviewed as a PUD. Unless otherwise specified by law, public hearings to consider the DRI/PUD shall be conducted simultaneously to reduce time and cost to the County and Cities and the developer.

**Policy 1.11.6 Conditions of Approval for Community Plans**

Approval of a community plan shall provide for the following conditions:

- a. Amendments to the comprehensive plan policies and future conditions maps to implement the community plan shall be incorporated into a comprehensive plan amendment. If the community plan is also a DRI, then the comprehensive plan amendments may be processed concurrently with the DRI application;
- b. If the community plan is also a DRI and processed as a PUD, then the community plan may provide for deviations from the PUD requirements in the land development regulations; and
- c. For community plans processed as a PUD, the comprehensive plan amendment to designate the development as a PUD on the Future Land Use Map must be accompanied by a text amendment that establishes the types of land uses, the percentage distribution of land uses and maximum residential densities and

nonresidential intensities of land use for the PUD. The text amendment shall also provide for specific measures for initiating development within each phase of the project, if appropriate, and identify interim land use activities for undeveloped land.

**Policy 1.11.7 Community Plans Relationship to Sector Plans**

The community planning study program described above is a separate process from the sector planning process provided for in Section 163.3245, Florida Statutes. If a project qualifies for the sector planning process, then the sector planning process may be utilized in place of the community planning study program.

**Unincorporated Area Specific Goals, Objectives and Policies**

**Goal 1 Future Land Use (Restated)**

Protect and enhance the quality of life by encouraging the most appropriate use of land and resources consistent with the public interest by directing development to those areas with the capacity to accommodate growth in an economic and environmentally acceptable manner.

**Objective 1.1 Future Land Use Categories (Restated)**

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural, historic, and agricultural resources with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2035.

**Policy 1.1.1U Agricultural Density Bonus System**

Development proposed in the Agriculture future land use may utilize a density bonus option of 1 dwelling unit per 5 acres subject to the following standards:

- a. Development is located within the Joint Planning Area; and
- b. The maximum distance from the buildable area of all new and reconfigured lots does not exceed one thousand (1000) feet in length from a paved road dedicated to the public but maintained either by the adjoining property owners or a municipality, the county, or the state.

**Policy 1.1.2U Conservation Subdivisions**

Densities of up to 1 dwelling unit per 3 acres may be achieved in the Agriculture future land use utilizing the following standards for conservation subdivisions:

- a. Wetland density transfers shall not exceed 50% of the total dwelling units allowed;
- b. Points cannot be used by locational or site enhancement/development standards alone. At least 5% of the points shall apply to locational standards and at least 25% of the points shall apply to site enhancement/development standards. A minimum of 20 points are required to achieve an increase in density;

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- c. Dedication of public facilities (i.e. fire, schools, emergency medical services, etc.) will achieve points only where the dedication and proposed public facilities are approved and accepted by the appropriate government entity;
- d. The subject property proposed for the Conservation Subdivision shall be located on or no further than one quarter (1/4) mile from an arterial or collector road. Any proposed development shall be required to make any access and road improvements required to bring substandard roads to standard conditions and to assure the safe operation of the road. Any traffic study done by the County using consultants to verify needed road and access improvements shall be paid for by the developer;
- e. The following is the point system calculation:
  - 1. Pervious Driveways – 2 points
  - 2. Preservation of Native Vegetation in 100-year Floodplain – 2 points
  - 3. No Disturbance of 100-year Floodplain – 5 points
  - 4. Buffer between development to publicly owned conservation lands or waters of the state:
    - a. 150 feet or More – 5 points
    - b. 100 feet – 3 points
    - c. 50 feet – 2 points
    - d. Less than 50 feet – 0 points
  - 5. Only Florida Friendly Vegetation in Landscape – 2 points
  - 6. Buffer from Wetlands:
    - a. 75 feet or More – 5 points
    - b. 50 feet – 3 points
    - c. 35 feet – 2 points
    - d. Less than 35 feet – 0 points
  - 7. Wetland Enhancements:
    - a. 75% or more of wetlands – 5 points
    - b. 50% of wetlands – 3 points
    - c. 25% of wetlands – 2 points

- d. Less than 25% of wetlands – 0 points
- 8. Upland Natural Area Dedication
  - a. 35% or more of uplands – 20 points
  - b. 25% of uplands – 15 points
  - c. 10% or uplands – 5 points
  - d. Less than 10% of uplands – 0 points
- 9. Preservation of Existing Hydrological Patterns – 5 points
- 10. Upland Habitat Preservation to Maintain Viable Population of Designated Species – 10 points
- 11. Contributes to the Expansion of an Existing Wildlife Corridor – 10 points
- 12. Enhanced Protection of Historic/Archeological Sites (including cemeteries) – 5 points
- 13. Proximity to or Creation of a Public Park
  - a. One-half (1/2) mile or less from existing public park – 5 points
  - b. More than one-half (1/2) mile from existing public park – 0 points
  - c. Dedication of land or facilities for a public park – 5 points
  - d. Dedication of environmentally sensitive land suited for public passive recreation – 3 points
- 14. Provision of Affordable Housing – Dwelling Units for Moderate, Low, or Very Low Income
  - a. At least 20% – 10 points
  - b. 15% to 19% - 7 points
  - c. 10% to 14% - 5 points
  - d. 5% to 9% - 2 points
  - e. Less than 5% - 0 points
- 15. Access to Collector or Arterial Road

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- a. Directly Adjacent – 10 points
  - b. One-quarter (1/4) mile or less – 5 points
  - c. More than one-quarter (1/4) mile – 0 points
16. Potable Water Supply
- a. Within existing public water supply franchise area or creation of new franchise area – 10 points
  - b. On-site central potable water system – 7 points
  - c. Private wells – 0 points
17. Sewer Service
- a. Available from an existing public or private utility or creation of a private utility – 10 points
  - b. On-site central sewer system – 7 points
  - c. Innovative septic systems – 5 points
  - d. Septic system – 0 points
18. Irrigation Water
- a. Grey water – 10 points
  - b. Surface water – 5 points
  - c. Surficial aquifer – 2 points
  - d. Potable water – 0 points
19. Fire Protection (may achieve points for each- ISO rating/location, dedication, and hydrants/well)
- a. Within a fire district with a ISO rating of 7 or better and within 5 miles from an existing fire station – 7 points
  - b. Within a fire district with a ISO rating of 7 or better and greater than 5 miles from an existing fire station – 5 points
  - c. Within a fire district with a ISO rating of 8 or 9 and within 3 miles of a fire station – 4 points

- d. Installation of fire hydrants or fire well meeting approval of the Fire Chief – 5 points
  - e. Dedication of land or facilities to meet requirements of the project – 6 points
20. Emergency Medical Services (EMS) Protection
- a. Within 5 miles of an EMS facility – 5 points
  - b. 5.01 to 8 miles from an EMS facility – 2 points
  - c. 8.01 to 10 miles from an EMS facility – 1 point
  - d. More than 10 miles from an EMS facility – 0 points
  - e. Dedication of land or facilities to meet requirements of the project – 3 points
21. Public School Proximity
- a. Within 1 mile of an existing public school – 5 points
  - b. 1.01 to 2 miles from an existing public school – 2 points
  - c. More than 2 miles from an existing public school – 0 points
  - d. Dedication of a site to satisfy the requirements of the Sumter County School Board – 3 points
22. Roads within Projects – Roads must meet County standards
- a. Roads privately maintained – 5 points
  - b. Roads publicly maintained – 0 points
23. Residential Options – Mobile Homes Prohibited
- a. Single-family detached complying with Energy Star criteria – 5 points
  - b. Single-family attached complying with Energy Star criteria – 3 points
  - c. Single-family detached – 2 points
24. Tree Preservation – Caliper of 24 inches or Greater
- a. 100% preservation – 5 points
  - b. 50% to 99% preservation -3 points

- c. 25% to 49% preservation – 2 points
- d. Less than 25% preservation – 0 points

**Policy 1.1.3U Sumter, LLC Commerce Park Overlay**

The Sumter, LLC Commerce Park (SCP) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The SCP is a commerce park that includes a functional integration of industrial, warehousing, manufacturing, commercial, and office uses. The project shall utilize S.R> 44 as the access point and shall provide the necessary screening and buffering to ensure compatibility between adjacent uses;
- b. The maximum industrial square footage shall not exceed 1,240,800 square feet of industrial uses, 160,000 square feet of commercial and 180,000 square feet of office uses. The proposed development must be limited as such so that the SCP project as a whole does not exceed the DRI threshold described below;
- c. The SCP shall not exceed the DRI threshold as defined in Rule 28-24, Florida Administrative Code, and therefore will not require review under Chapter 380, Florida Statutes. The SCP shall proceed as a PUD, at which time the location of uses listed above shall be determined; and
- d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly mitigated for as required by the County and the Southwest Florida Water Management District, or other federal or state agency.

**Policy 1.1.4U Lee Capital Limited Partnership Industrial Park Overlay**

The Lee Capital Limited Partnership Industrial Park (LCLP) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The LCLP project is an industrial park that includes a functional integration of industrial, warehousing, manufacturing, and supporting commercial and office uses. The project shall utilize CR 219 and SR 44 as access points and shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses;
- b. The maximum industrial square footage within the project shall not exceed 2,500,000 square feet of industrial uses. The maximum amount of commercial and office support uses shall not exceed 300,000 square feet but must be limited as such so that the LCLP project as a whole does not exceed the Development of Regional Impact (DRI) threshold described in section (c) below;
- c. The development shall not exceed the DRI thresholds as defined in Rule 28-24, Florida Administrative Code, and therefore will not require review under Chapter 380, Florida Statutes. The development shall proceed as a planned unit development (PUD) at which time the location of the uses listed in section (a) above shall be determined; and
- d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly mitigated as required by the County and the

Southwest Florida Water Management District (SWFWMD). All mitigation shall be on-site.

**Policy 1.1.5U Monarch Industrial Park Overlay**

The Monarch Industrial Park (MIP) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The MIP project is an industrial park that includes a functional integration of industrial, warehousing, manufacturing, and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. The MIP shall be implemented through the PUD zoning process.
- b. The maximum industrial square footage within the project shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately 0.25 floor area ratio on the net buildable acreage of the property. For purposes of this policy, new buildable acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.
- c. Transportation
  1. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient, includes green development principles, and is financially feasible. The PUD process will identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and monitoring of transportation impacts. The Lake-Sumter Metropolitan Planning Organization (LSMPO) 2035 Long Range Transportation Plan (LRTP) includes the potential impact of the proposed MIP and includes potential transportation improvements, mitigation, and policy options to address the transportation impacts of the MIP. Before any development may occur on the MIP, the County shall adopt the portions of the LRTP into the comprehensive plan appropriate for the County's Transportation Element;
  2. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote transportation efficiency, including reduced vehicle miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts; and
  3. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement and the remainder of that improvement's cost is not programmed for funding in either the County's or FDOT's 5-year capital improvement plan, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipelining) on a priority basis as determined by the County, except as it relates to facilities within the Florida State Highway System (FSHS) with specific, but not exclusive, focus on the Strategic Intermodal System (SIS)

wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and cities) regarding priorities on other than FSHS facilities. The development will be approved if an agreement is executed by on how the funds will be directed. The County reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of transportation impact fees and/or mobility fees actually generated by the development.

d. Wetlands

1. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in the Conservation Element. Land uses that are incompatible with protection and conservation of wetlands shall be directed away from wetlands. Once the extent of Outstanding Florida Water wetlands has been determined, these wetlands shall be placed in perpetual conservation easement. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, then the developer shall impact only those wetlands, which determined through applicable regulatory review, to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project; and
2. Monarch Protection Area (MPA). The area designated as the MPA, which includes wetlands, associated fully isolated uplands and a 50-foot peripheral buffer, will be preserved in perpetuity by a conservation easement consistent with Florida Statutes, to be recorded at the appropriate stage of development review and/or permitting process, as determined by the County. The conservation easement will be granted to Sumter County and/or the Southwest Florida Water Management District (SWFWMD), Department of the Army, Corps of Engineers (ACOE), Florida Fish and Wildlife Conservation Commission (FWC), or other similar agency, in a manner that allows the subject property to continue to be used for mitigation purposes. The MPA is depicted on the Future Land Use Map. The MPA may be revised through review of the extent of wetlands within this area determined by the appropriate state and federal agencies.

Within those portions of the MPA that border the Florida Turnpike and/or Interstate 75, the County shall allow the placement of cell towers, billboards, or other similar structures, pursuant to applicable federal, state, and local regulations. These uses shall be located in uplands whenever possible. Any wetland impacts resulting from the placement of such structures shall be mitigated in accordance with applicable agency regulations. Land uses within the MPA shall be limited to agriculture, hunting, fishing, and other passive recreational uses, except for the placement of the structures noted above. Intensive row crop or other fertilizer intensive agricultural uses shall not be allowed in the MPA.

- e. Historical Property - A Phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties that may be present. The resultant survey report shall conform to the specifications set forth in Rule 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

**Policy 1.1.6U Southern Villas RV Resort Overlay**

The Southern Villages RV Resort (SVRV) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The SVRV is a recreational vehicle park that will be developed as a RV Planned Unit Development (RVPUD) by 674 Property, LLC (Owner). The project shall utilize CR 673 as an access point with additional emergency access provided from CR 674 and CR 654A. The project shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses. The screening and buffering shall be determined through the RVPUD zoning process;
- b. The maximum number of RV spaces shall be 400 and shall be limited to Class "A" motor homes and motor coaches as defined by Section 320.01, Florida Statutes, and the Sumter County Land Development Code. Occupancy of RV units shall be restricted to persons 50 years of age or older. Any accessory uses on individual lots shall be set forth in the RVPUD zoning, including non-residential structures;
- c. No publicly dedicated roadways will be constructed within the property, and the County shall have no obligation for the improvement or maintenance of private roads and road right-of-ways within the property. The County has no obligation or responsibility for the improvement or maintenance of such roadways and shall look solely to the Owner or the Homeowner's Association (HOA) formed for that purpose for improving and maintaining the roads and right-of-ways;
- d. The property shall be served by central sewer service from the City of Bushnell. This will be accomplished through the installation of a sewer force main, which is limited in size diameter, not greater than 6 inches, to provide the minimum flow required to transfer waste water to the City of Bushnell's sewer system. The County agrees that no

new development will be authorized to connect to this sewer line for a distance of 12,300 feet or 2.33 miles, running north along U.S. 301 from the intersection of CR 673 and U.S. 301. Also, pursuant to the agreement entered into between the City of Bushnell and the Owner on September 10, 2009, and amended on September 25, 2009, the City of Bushnell agrees that no new development will be authorized to connect to this sewer line for a distance of 12,300 feet or 2.33 miles, running north along U.S. 301 from the intersection of CR 673 and U.S. 301.

- e. The extension of sewer lines shall be constructed by the Owner, at the Owner's expense, to ensure that the City of Bushnell can provide sufficient sewer capacity to the total approved number of RV units (400) and nonresidential square footage. Prior to any development approvals for the project, the existence of sufficient sewer capacity shall be confirmed by an executed Developer Agreement between the Owner and the City of Bushnell for the provision of the required sewer services. The County shall coordinate with the City of Bushnell to adopt the required sewer improvements into the first 3-years of the 5-year capital improvement plan of the City of Bushnell's comprehensive plan;
- f. The Owner shall install, at the Owner's expense, an on-site potable water system, including a well, pump, and treatment system, which are sized to provide the minimum capacity required to serve the project, including capacity to meet minimum fire flow requirements;
- g. Surface water and storm water management shall be engineered and designed to serve the entire project pursuant to permits issued by the Southwest Florida Water Management District and as required by the Sumter County Land Development Code. The County shall have no obligation for the improvements or maintenance of such surface water and storm water management system. Each owner of any portion of the project shall look solely to the Owner or the HOA formed for that purpose for such improvements and maintenance;
- h. No development shall occur within the 100-year floodplain or wetlands. The Owner shall place the undeveloped portion of the property, which is identified as open space, the 100-year floodplain, and delineated wetlands in a conservation easement, in a manner and form allowed by state law. Such conservation easement shall be recorded in the Public Records of Sumter County, Florida with the understanding that it is binding on the Owner's successors and assigns;
- i. The Owner shall create a HOA. Each owner within the property shall be a member of the HOA. The HOA shall have the authority and responsibility to maintain, repair, and replace roads and right-of-ways, and the surface water and storm water systems, as well as, all tracts, water retention areas and other common areas; and
- j. All site improvements, structures and signs shall be permitted by the County pursuant to the Sumter County Land Development Code and normal permitting requirements.

**Policy 1.1.7U Zito Overlay**

The Zito Overlay shall be designated on the Future Land Use Map and adhere to the following standards:  
The subject property has a Mixed Use future land use with the following development entitlements: 68 short-term dwelling units, 200,000 square feet of retail commercial (including a high turnover restaurant),

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350 room hotel (60,000 square feet), or the equivalent in PM peak hour trip generation (776 new external trips). Minimum of 25% open space.

**Policy 1.1.8U Peterson Overlay**

The Peterson Overlay shall be designated on the Future Land Use Map and adhere to the following standards: The subject property has an Urban Residential future land use with the following development entitlements: Maximum of 200 dwelling units.

**Policy 1.1.9U Interchange Commercial Center Overlay**

The Interchange Commercial Center (ICC) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The subject property has a Commercial future land use. The development shall be limited to a floor area ratio of 0.5 to a maximum of 200,000 square feet of retail commercial development or its equivalent in PM peak hour trips (992 new external trips); and
- b. All development must be consistent with terms of the Development Agreement for the Interchange Commercial Center recorded in Book 1167, Pages 474-487, of the Public Records of Sumter County, Florida.

**Objective 1.2 Future Land Use Pattern (Restated)**

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth with maintaining the County's rural and agricultural character.

**Policy 1.2.1U Interlocal Service Boundary and Joint Planning Area Agreement – City of Wildwood**

The Interlocal Service Boundary and Joint Planning Area Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. O2009-10, as amended, is hereby adopted within the comprehensive plan by reference.

**Policy 1.2.2U Implementation of ISBA – City of Wildwood**

The County and City of Wildwood shall implement the provisions of the ISBA through Objective 7.1U and its related policies in the Intergovernmental Coordination Element.

**Policy 1.2.3U Municipal Service Area Overlay – City of Wildwood**

Consistent with Objective 7.1U and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) shall be established around the City of Wildwood and reflected on the Future Land Use Map as having a Municipal Overlay. The proposed future land use designations for properties within the City of Wildwood's MSA shall be depicted as a Municipal Overlay on Map 1-7. Upon annexation into the City of Wildwood, the City shall amend its Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on Map 1-7, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-7 are not effective until such time as the property is annexed into the City and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Policy 1.2.4U Description of Proposed Future Land Uses – City of Wildwood**

The proposed future land uses on Map 1-7, with the exception of the 466/301 Mixed Use District and the Residential Estate proposed future land uses, are described within the currently adopted City of Wildwood’s comprehensive plan. The description of the 466/301 Mixed Use District and Residential Estate proposed future land uses are as follows:

a. 466/301 Mixed Use District

1. The 466/301 Mixed Use District shall be provided for parcels within the vicinity of the C-466 and U.S. 301 intersection and are contained within the MSA. The intent of this district is to provide a mix of office, retail, institutional, recreational and support residential uses that enhance the existing community of Oxford. Parcels within the 466/301 Mixed Use District may contain up to a 1.0 FAR and/or 15 units per acre.
2. On an aggregate basis, the City of Wildwood shall target 500 dwelling units and 1 million square feet of nonresidential uses within the 466/301 Mixed Use District.
3. The City of Wildwood shall maintain data and analysis that inventories existing and approved developments and monitor development approvals within the 466/301 Mixed Use District to ensure a mix of uses within the district.
4. The City of Wildwood shall encourage the redevelopment and aggregation of parcels within the 466/301 Mixed Use District to accommodate higher density and intensity mixed use projects.

b. Residential Estate

This category includes land used for residential purposes up to 2 units per acre and is intended for land on the periphery of the Joint Planning Area.

**Policy 1.2.5U Interlocal Service Boundary and Joint Planning Area Agreement – City of Bushnell**

The Interlocal Service Boundary and Joint Planning Area Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2010-21, as amended, and the City of Bushnell City Council by Ordinance 2010-21, as amended, is hereby adopted within the comprehensive plan by reference.

**Policy 1.2.6U Implementation of ISBA – City of Bushnell**

The County and City of Bushnell shall implement the provisions of the ISBA through Objective 7.2U and its related policies in the Intergovernmental Coordination Element.

**Policy 1.2.7U Municipal Service Area Overlay – City of Bushnell**

Consistent with Objective 7.2U and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) and Joint Planning Area (JPA) shall be established around the City of Bushnell and reflected on the Future Land Use Map as having a Municipal Overlay. Map 1-4 identifies the location of the Municipal Overlay. Within one year of the effective date of this comprehensive plan, the County shall develop jointly with the City of Bushnell the proposed future land use designations for properties within the City of Bushnell’s MSA and JPA. After development of the proposed future land use designations, the County’s and City’s comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County’s and City’s comprehensive plans, upon annexation into the City of Bushnell, the City shall

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amend its Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The City may continue to proceed through the applicable comprehensive plan amendment process for properties that may be annexed prior to the adoption of the proposed future land uses, consistent with terms of the ISBA. The proposed future land uses are not effective until such time as the property is annexed into the City and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Objective 1.9 Natural and Cultural Resources (Restated)**

Assure the protection of natural and historical resources.

**Policy 1.9.1U Natural and Cultural Resources and Mining**

Assure the compatibility of mining activities with adjacent land uses and preservation of natural resources through the following requirements:

- a. Mining uses shall be allowed in areas designed as Agricultural on the Future Land Use Map and shall require approval of a conditional use permit and approval of an operating permit pursuant to the land development regulations; and
- b. All mines shall meet the requirements of Objective 4.1U and its related policies in the Conservation Element.

**Objective 1.11 Community Planning Study Program (Restated)**

A community planning study program shall be designed to provide a comprehensive analysis of a specified area of the county or cities that can be used to guide the timing, location, type, and amount of future development. The community plan developed through the community planning study program is to serve as a bridge between the general nature of the comprehensive plan and specific nature of the land development regulations.

**Policy 1.11.1U Tri-County Villages Development of Regional Impact Community Plan**

The Tri-County Villages Development of Regional Impact constitutes the Tri-County Villages Community Plan (formerly known as the Tri-County Villages Sector Plan) and serves as the data and analysis for the comprehensive plan. The area addressed by the community plan is identified as the "Tri-County Villages PUD" on the Future Land Use Map and is subject to the following:

- a. The Tri-County Villages PUD is a mixed use retirement community that includes a functional integration of residential, retail, office, attraction, hotel, institutional, and recreation uses and supporting infrastructure (i.e. roads, water, sewer, etc.). The planning timeframe for the development runs through buildout in 2014. The maximum residential density for the project is 5.4 residential dwelling units per net residential area as applied throughout the project and nonresidential land use intensity shall not exceed a 0.5 floor area ratio (FAR). Phasing for the project is based on development units (i.e. residential units, nonresidential square feet, and recreational facilities) and is approximately divided into five four-year increments, but may proceed more quickly or less quickly than projected. Interim land use activities for undeveloped land include farming, silviculture, and cattle and buffalo husbandry, provided such

activities are not in conflict with the Wildlife Habitat Management Plan approved by the Florida Fish and Wildlife Conservation Commission (FWC) for the Tri-County Villages Development of Regional Impact. The mix and distribution of uses as a percent of the entire PUD acreage are as follows:

Residential	40% to 60%
Commercial (Retail, office, hotel, convention/ performing arts center, and theater)	2% to 8%
Institutional/Educational	0.3% to 2%
Recreational (Regional and Village recreation centers and golf courses)	5% to 30%

This policy does not guarantee the approval of development orders that are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other comprehensive plan goals, objectives, and policies and future condition maps.

- b. Amendments to the PUD. Amendments to the DRI through the Notice of Proposed Change process, pursuant to Chapter 380, Florida Statutes, shall not require a comprehensive plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to the DRI Development Order by Sumter County shall be reflected in the PUD Master Plan;
- c. The Application for Development Approval, sufficiency responses and DRI Development Order for the Tri-County Villages DRI provide the supporting data and analysis for the PUD designation on the Future Land Use Map;
- d. The Tri-County Villages DRI Development Order ensures consistency of the Tri-County Villages PUD with the goals, objectives, policies and future condition maps of the comprehensive plan;
- e. The Tri-County Villages DRI Development Order transportation conditions ensure consistency of the Tri-County Villages PUD with the Transportation Element by requiring coordination of land uses and transportation facilities needed to maintain a diverse and multi-modal system;
- f. The comprehensive plan's Future Transportation Plan Maps reflects the transportation network needed for the Tri-County Villages PUD. The Future Transportation Maps and Transportation Element shall be amended as necessary to reflect additional improvements that may be needed consistent with the monitoring/modeling of transportation impacts required by the Tri-County Villages DRI Development Order; and

- g. If the Developer desires to abandon any part or all of the Tri-County Villages DRI, then it must do so pursuant to Rule 9J-2.0251, Florida Administrative Code (Abandonment of Development Orders). Simultaneously, with filing for abandonment, the Developer shall file for a comprehensive plan amendment removing the property sought to be abandoned from the community plan and PUD on the Future Land Use Map. The PUD designation on the Future Land Use Map shall be amended according to the Abandonment of Development Order and comprehensive plan amendment approved by the County and the Florida Department of Economic Opportunity (FDEO).

**Policy 1.11.2U Villages of Sumter Development of Regional Impact Community Plan**

The Villages of Sumter Development of Regional Impact constitutes the Villages of Sumter Community Plan (formerly known as the Villages of Sumter Sector Plan) and serves as the data and analysis for the comprehensive plan. The area addressed by the community plan is identified as the “Villages of Sumter PUD” on the Future Land Use Map and is subject to the following:

- a. The Villages of Sumter PUD is a mixed use retirement community that includes a functional integration of residential, retail, office, attraction, hotel, institutional, marina, and recreation uses and supporting infrastructure (i.e. roads, water, sewer, etc.). The planning timeframe for the development runs through buildout in 2020. The maximum residential density for the project is 5.4 residential dwelling units per net residential area as applied throughout the project and nonresidential land use intensity shall not exceed a 0.5 floor area ratio (FAR), except for Town Centers. Town Centers shall not exceed 3.0 FAR. Phasing for the project is based on development units (i.e. residential units, nonresidential square feet, and recreational facilities) and is approximately divided into five four-year increments, but may proceed more quickly or less quickly than projected. Interim land use activities for undeveloped land include farming, silviculture, peat mining, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the Florida Fish and Wildlife Conservation Commission (FWC) for the Villages of Sumter Development of Regional Impact. The mix and distribution of uses as a percent of the entire PUD acreage are as follows:

Residential	30% to 55%
Commercial (Retail, office, hotel, convention/performing arts center, and theater)	2% to 6%
Institutional/Educational	0.3% to 2%
Recreational (Regional and Village recreation centers and golf courses)	5% to 30%

This policy does not guarantee the approval of development orders that are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other comprehensive plan goals, objectives, and policies and future condition maps.

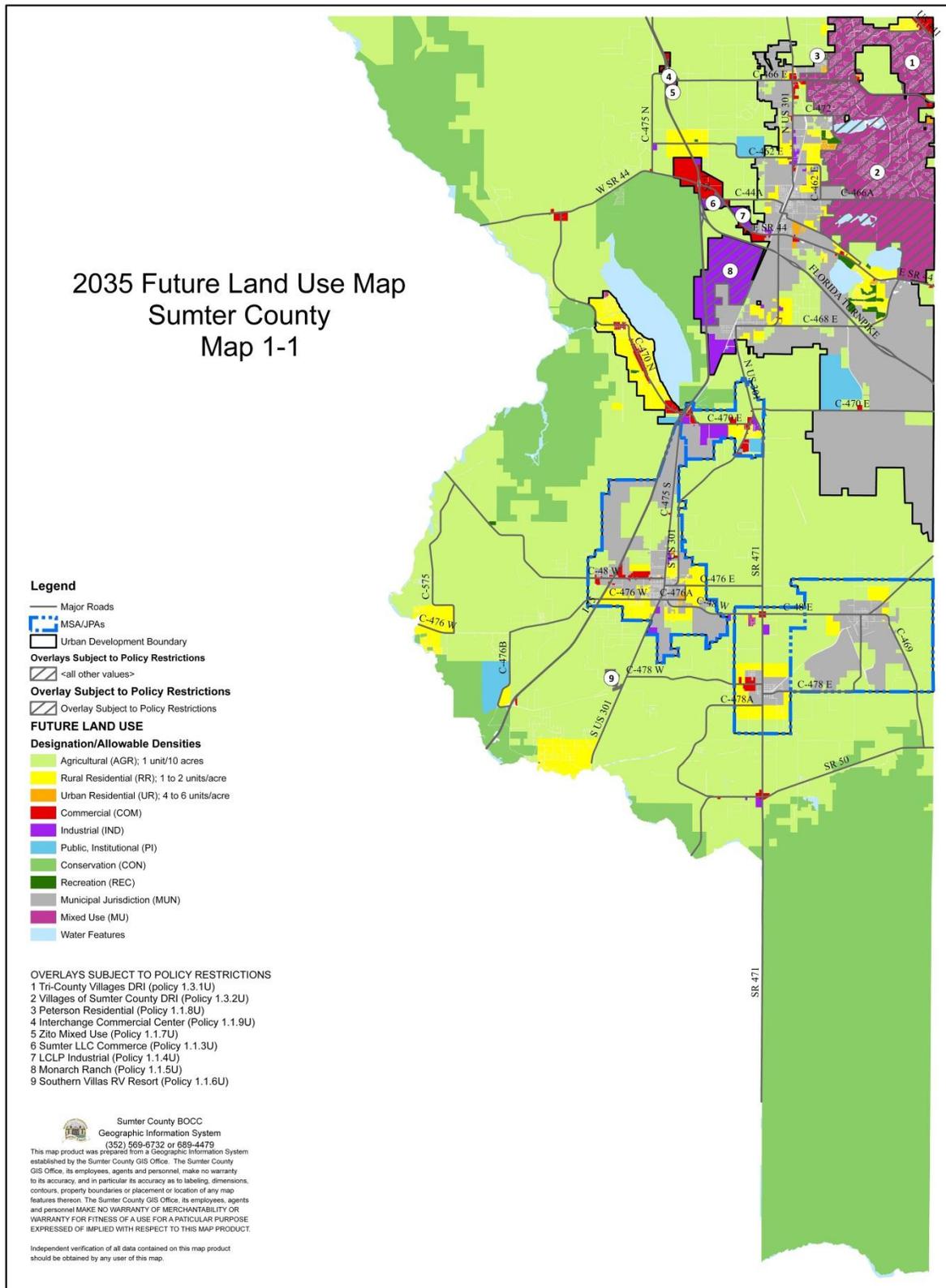
- b. Amendments to the PUD. Amendments to the DRI through the Notice of Proposed Change process, pursuant to Chapter 380, Florida Statutes, shall not require a

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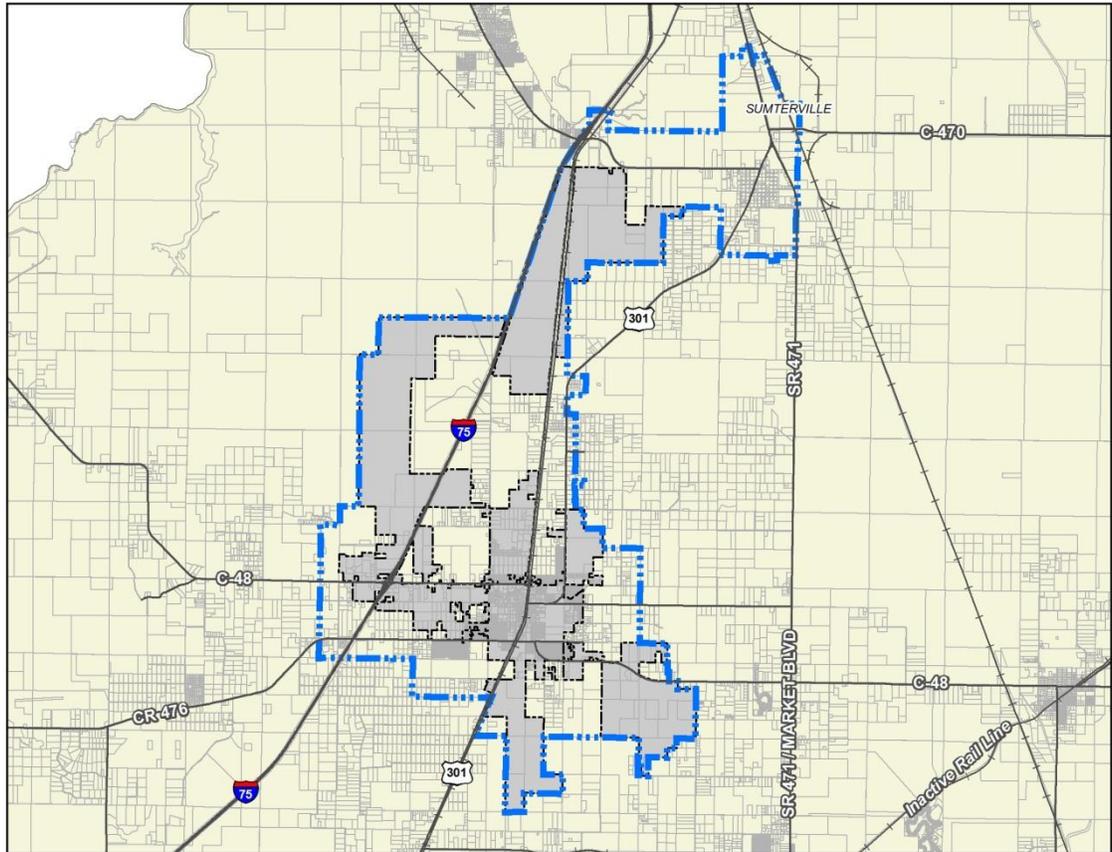
comprehensive plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to the DRI Development Order by Sumter County shall be reflected in the PUD Master Plan;

- c. The Application for Development Approval, sufficiency responses and DRI Development Order for the Tri-County Villages DRI provide the supporting data and analysis for the PUD designation on the Future Land Use Map;
- d. The Villages of Sumter DRI Development Order ensures consistency of the Villages of Sumter PUD with the goals, objectives, policies and future condition maps of the comprehensive plan;
- e. The Villages of Sumter DRI Development Order transportation conditions ensure consistency of the Villages of Sumter PUD with the Transportation Element by requiring coordination of land uses and transportation facilities needed to maintain a diverse and multi-modal system;
- f. The comprehensive plan's Future Transportation Plan Maps reflects the transportation network needed for the Villages of Sumter PUD. The Future Transportation Maps and Transportation Element shall be amended as necessary to reflect additional improvements that may be needed consistent with the monitoring/modeling of transportation impacts required by the Villages of Sumter DRI Development Order; and
- g. If the Developer desires to abandon any part or all of the Villages of Sumter DRI, then it must do so pursuant to Rule 9J-2.0251, Florida Administrative Code (Abandonment of Development Orders). Simultaneously, with filing for abandonment, the Developer shall file for a comprehensive plan amendment removing the property sought to be abandoned from the community plan and PUD on the Future Land Use Map. The PUD designation on the Future Land Use Map shall be amended according to the Abandonment of Development Order and comprehensive plan amendment approved by the County and the Florida Department of Economic Opportunity (FDEO).

Map 1-1 – 2035 Future Land Use Unincorporated Sumter County



**Map 1-4 – City of Bushnell Municipal Service Area/Joint Planning Area**



**Legend**

- Major Roads
- Railroads
- ▭ Parcels
- ▭ Unincorporated Sumter County

- ▭ MSA/JPAs
- ▭ Incorporated City Limits



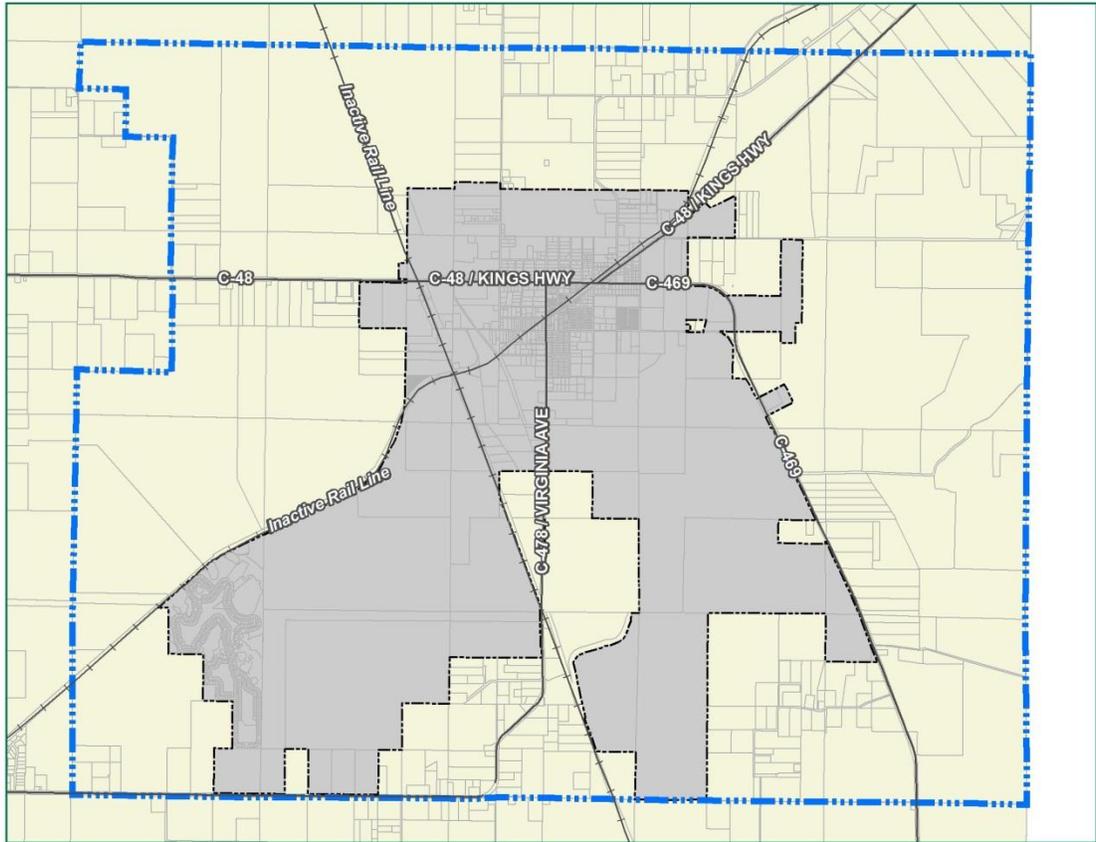
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**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA  
 CITY OF BUSHNELL, FLORIDA  
 MAP 1-4**

Map 1-5 – City of Center Hill Municipal Service Area/Joint Planning Area

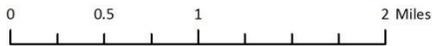


- Legend**
- Major Roads
  - +— Railroads
  - ▭ Parcels
  - ▭ Unincorporated Sumter County
  - ▭ MSA/JPAs
  - ▭ Incorporated City Limits



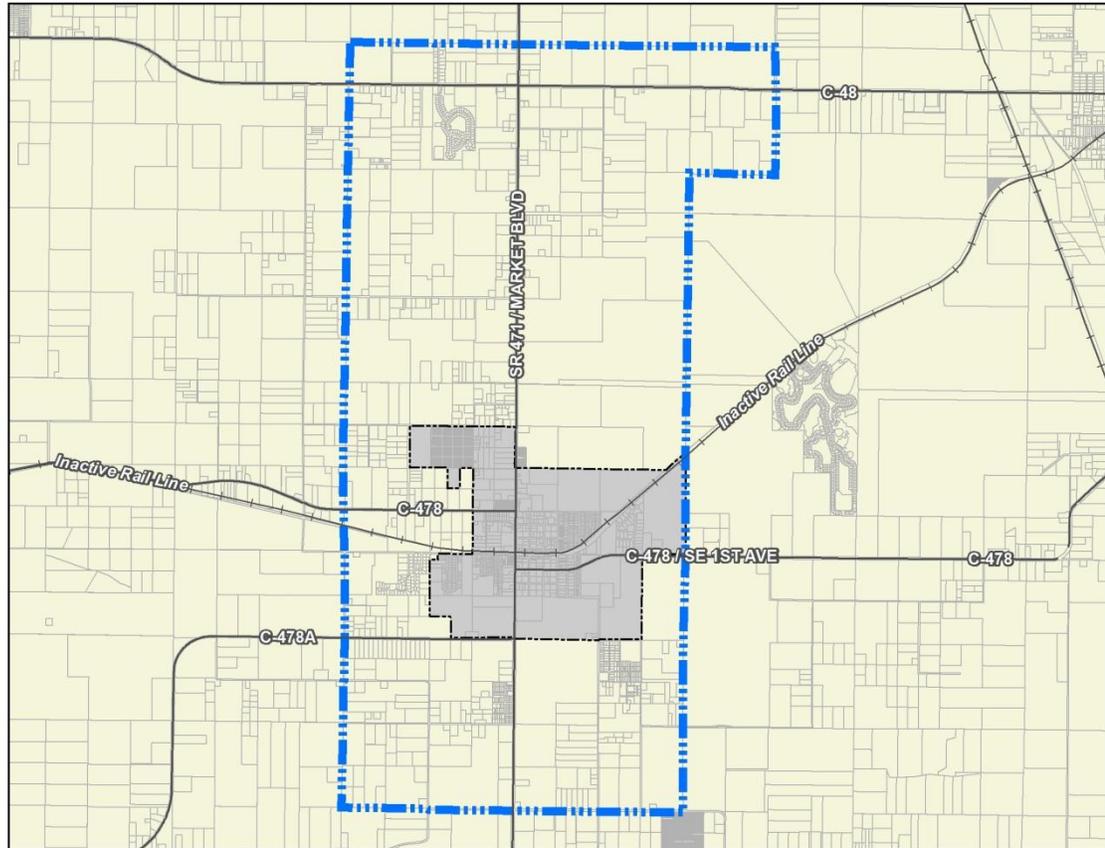
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**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA  
 CITY OF CENTER HILL, FLORIDA  
 MAP 1-5**

Map 1-6 – City of Webster Municipal Service Area/Joint Planning Area



**Legend**

- Major Roads
- Railroads
- ▭ Parcels
- ▭ Unincorporated Sumter County
- ▭ MSA/JPAs
- ▭ Incorporated City Limits



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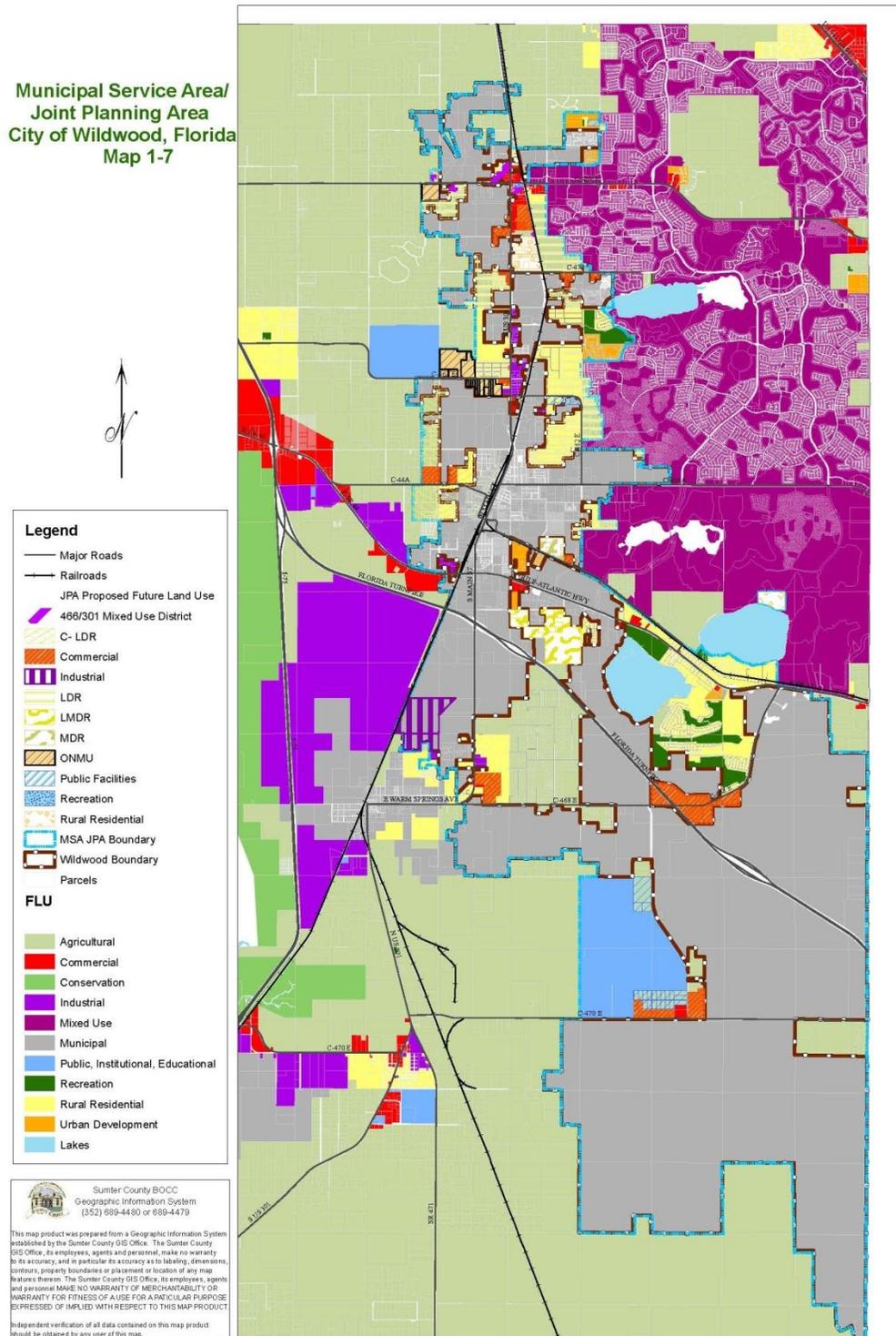
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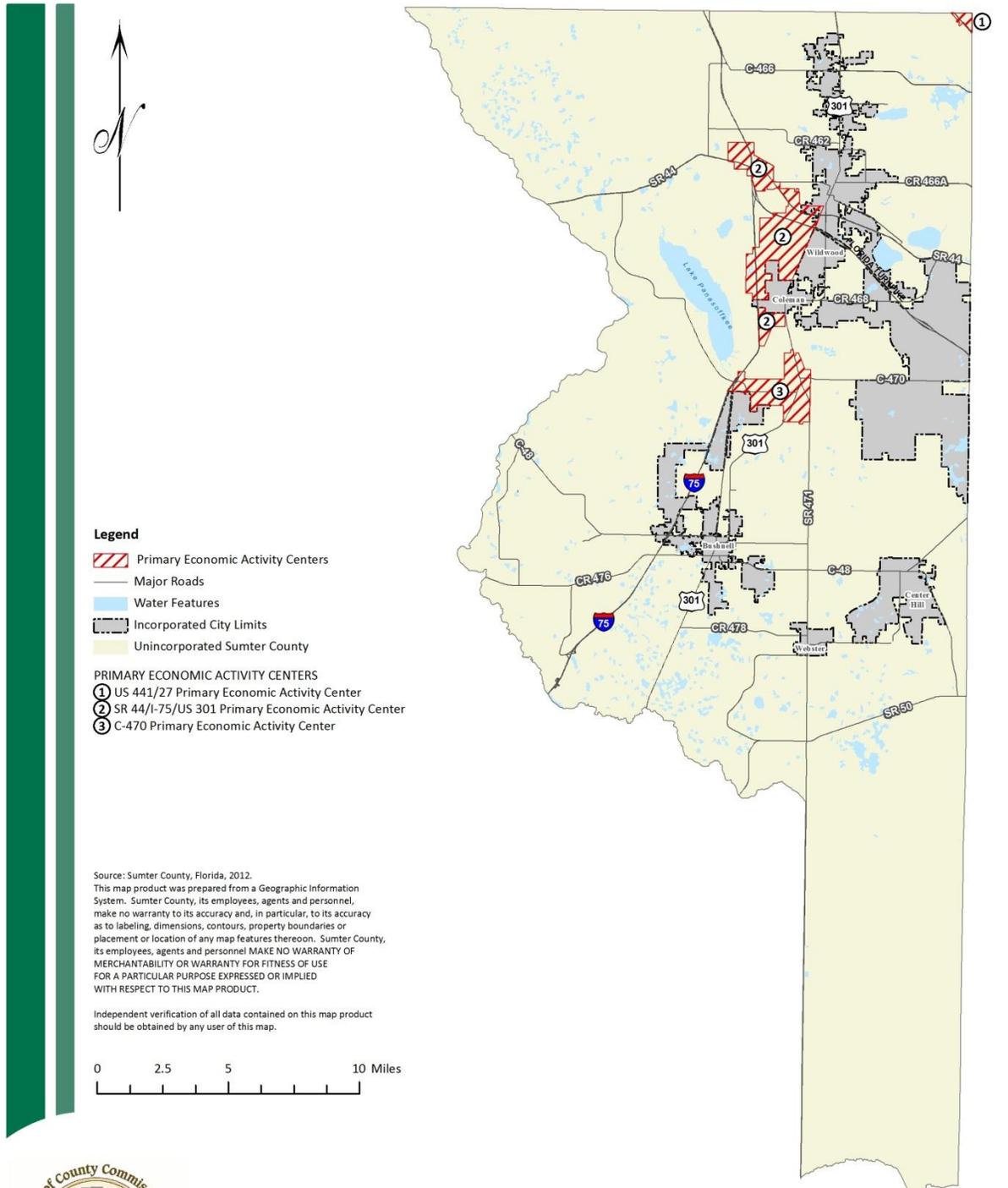
**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA**  
**CITY OF WEBSTER, FLORIDA**  
**MAP 1-6**

September 14, 2012

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Map 1-8 – Primary Economic Activity Centers



**PRIMARY ECONOMIC ACTIVITY CENTERS  
 SUMTER COUNTY, FLORIDA**

**MAP 1-8**

# Chapter 2

## Transportation Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

## Chapter 2 – Transportation Element Goals, Objectives, and Policies

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## Universal Goals, Objectives and Policies

### Goal 2 Transportation

Provide for a safe, convenient and efficient multi-modal transportation system coordinated with the future land use map and designed to support all elements of this comprehensive plan.

#### Objective 2.1 Level of Service Standards and Congestion Management

Establish minimum level of service standards for public roadways and adopt congestion management implementation policies to ensure all roadway segments classified as collector or arterial maintain a volume to capacity ration less than 1.0.

##### Policy 2.1.1 Congestion Management System

The County and Cities shall utilize the following approaches to monitor and plan for transportation facilities to meet current and future demands and minimize congestion:

- a. Develop a Congestion Management System that provides for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement;
- b. Establish and maintain an on-going traffic information program, including an on-going traffic count program to provide information for the Congestion Management System. This program shall serve as the basis for project review and evaluations, prioritization of all traffic improvements and roadway reclassifications, as well as for providing the database for updating the Transportation Element; and
- c. Consider and prioritize low-cost, high benefit transportation improvements as the first option to maintain an adequate transportation system (i.e. minimize congestion and expand transportation access and choice).

##### Policy 2.1.2 Level of Service for FIHS and SIS Roadways, and TRIP Funded Roadways

The County and Cities adopt the following level of service (LOS) standards for roadways on the Florida Intrastate Highway System (FIHS), Strategic Intermodal System (SIS), and roadways funded through the Transportation Regional Incentive Program (TRIP). These adopted LOS standards are not regulatory but provide a basis to monitor congestion and coordinate needed improvements with the LSMPO and FDOT. These LOS standards, based on peak hour, are as follows:

Table 2-1  
LOS Standards for FIHS/SIS/TRIP

FIHS/SIS/TRIP Facility	From	To	LOS Based on Area Type
SR 44	Citrus County line	I-75	C (Rural)
I-75	Hernando County line	Marion County line	C (Rural)
Florida Turnpike	Lake County line	I-75	C (Rural)
TRIP Funded Facility (None at time of Adoption)	N/A	N/A	C (Rural)

**Policy 2.1.3 Level of Service for Other State and County or City Roadways:**

The County and Cities adopt the following LOS standards for roadways not on the FIHS or SIS, and not funded through TRIP. Adopted LOS standards are not regulatory but provide a basis to monitor congestion and coordinate needed improvements. These LOS standards, based on peak hour, are as follows:

- a. LOS D for roadways within the unincorporated areas of the county that are within or adjacent to the Urban Development Area, as shown on the Future Land Use Map, or within the city limits of the City of Center Hill and City of Webster; and
- b. LOS C for roadways within the unincorporated areas of the county outside and not adjacent to the Urban Development Area, as shown on the Future Land Use Map.

**Policy 2.1.4 Transportation Improvements Priorities**

Transportation improvement projects shall be evaluated and prioritized according to the following guidelines (listed in order of priority):

- a. Funded projects to correct existing identified transportation system deficiencies;
- b. Projects to relieve identified safety and congestion problems;
- c. Projects to promote economic development activities and job creation;
- d. Projects necessary to fulfill a legal commitment made by the local government;
- e. Projects that will preserve or achieve the full utilization of existing transportation facilities; and
- f. Projects to meet the future needs of defined growth or development areas.

**Policy 2.1.5 Transportation Design Standards within Land Development Regulations**

The County and Cities shall maintain transportation design standards within their land development regulations. The transportation design standards shall be consistent, as applicable, with the “Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways” published by FDOT, and the “Manual on Uniform Control Traffic Devices” (MUTCD) published by the Federal Highway Administration (FHWA); and include approved Development of Regional Impact standards and the County Engineering Standards Manual (SCESM) (upon approval) or standards adopted by the Cities.

**Policy 2.1.6 Improvements to Public Roads**

New development and redevelopment activities that result in more intense traffic use are required to bring publically maintained (State, City or County) roads to the appropriate physical condition necessary for the proposed use. Land development regulations shall require the developer be responsible for required improvements and, if requested by the County’s Public Works Director, or designee, or City Engineer, or designee, provide the following information or analysis during the permitting process:

- a. Evaluation of the physical condition (width and construction including subgrade) of publically-maintained roads used to gain access to the development site;
- b. Volume and type of traffic to be generated by the proposed development; and
- c. Improvements required bringing publically maintained roads to the appropriate physical condition necessary to protect the health, safety, and welfare of the public.

**Policy 2.1.7 Innovative Methods to Minimize Accidents**

The County and Cities shall support the use of innovative methods to minimize crashes and fatalities on public roadways. These methods may include the use of traffic calming devices, public outreach programs, and use of crash data to identify high accident locations.

**Objective 2.2 Multi-modal System**

Provide the opportunity for the use of multi-modal transportation options (i.e. bicycle, pedestrian, golf cart, public transit, rail, air) to serve the local and regional movement of and connections among people, jobs, goods, and services.

**Policy 2.2.1 Promote Compact Growth**

The County and Cities shall promote compact growth with a variety of land uses within the Municipal Overlay Areas and Joint Planning Areas around each city as a means to promote walkable communities, support an efficient public transportation system, including transit, and reduce the length of trips required to reach destinations.

**Policy 2.2.2 Multi-modal Pathways**

Developments of Regional Impact (DRI), Florida Quality Developments (FQD) and, Mixed Use Developments that contain development that achieves 50% or more of the DRI/FQD threshold shall provide multi-modal pathways and bicycle/pedestrian connections along all collector or

arterial roadways. Multi-modal pathways shall meet the standards contained in the American Association of State Highway and Transportation Officials, "Guide for the Development of Bicycle Facilities", 2012, and "Guide for the Planning, Design, and Operation of Pedestrian Facilities", 2004.

**Policy 2.2.3 Pedestrian, Bicycle, Transit Provisions**

Multi-family residential areas, Residential Planned Unit Developments (PUD) and clustered residential developments, and recreational vehicle (RV) parks shall provide for alternative modes of travel such as bicycle, pedestrian, and/or golf-cart. Master planned residential developments (including PUDs and RV parks) shall provide a pedestrian and bicycle friendly environment

**Policy 2.2.4 Scenic Sumter Heritage Byway**

The County and Cities shall continue to support the development and implementation of the Scenic Sumter Heritage Byway.

**Policy 2.2.5 Public Transit**

The County shall maintain a transit system that meets residents' mobility needs in a cost effective and efficient manner.

- a. Coordinate public transit efforts with the cities, adjacent counties, and the LSMPO to create an integrated transit system that will provide greater interconnection between urban areas, workplaces, and marketplaces;
- b. By 2017, prepare a transit development plan to establish a strong link between the provision of transit services and land use decisions and future growth within the county; and
- c. Promote land use patterns that support a compact public transit system.

**Policy 2.2.6 Rail**

The County and Cities shall maintain coordination with CSX regarding the operation of the S-line, which is identified by the State as a SIS facility, to enhance the positive economic impact of extensive rail service within the county and to mitigate potential negative impacts of increased rail traffic.

**Policy 2.2.7 Airports**

The County and Cities shall coordinate the permitting and approval with the appropriate federal and state agencies for any future proposed public airports. In addition, the County and Cities shall continue to coordinate with existing operators of private airfields to assure compatibility and identify opportunities to enhance services to meet the economic needs of the region.

**Policy 2.2.8 Bicycle, Pedestrian, Transit Level of Service**

The County and Cities adopt the following level of service standards for non-automobile modes of transportation (bicycle, pedestrian, and transit). These level of service standards are not regulatory, but provide a basis to monitor congestion and coordinate improvements.

- a. **Bicycle Level of Service Standards.** The County and Cities adopt a LOS "D" for bicycle facilities within the unincorporated areas of the county that are within

the Urban Development Area, as shown on the Future Land Use Map, and within the city limits of the City of Center Hill and City of Webster. Within the unincorporated areas of the county outside of the Urban Development Area, the County adopts a LOS “F” for bicycle facilities. A description of the level of service characteristics is provided in the data and analysis of this comprehensive plan.

- b. **Pedestrian Level of Service Standards.** The County and Cities adopt a LOS “D” for pedestrian facilities within the unincorporated areas of the county that are within the Urban Development Area, as shown on the Future Land Use Map, and within the city limits of the City of Center Hill and City of Webster. Within the unincorporated areas of the county outside of the Urban Development Area, the County adopts a LOS “F” for pedestrian facilities. A description of the level of service characteristics is provided in the data and analysis of this comprehensive plan.
  
- c. **Transit Level of Service Standards.** The County and Cities adopt a LOS “D” for transit within the unincorporated areas of the county that are within the Urban Development Area, as shown on the Future Land Use Map, and within the city limits of the City of Center Hill and City of Webster. Within the unincorporated areas of the county outside of the Urban Development Area, the County adopts a LOS “E” for transit. A description of the level of service characteristics is provided in the data and analysis of this comprehensive plan.

### **Objective 2.3 Coordination with Regional, State, and Local Agencies**

Provide a transportation system that is coordinated and consistent with the plans and policies of the LSMPO, FDOT, and adjacent local governments.

#### **Policy 2.3.1 Coordination with LSMPO**

The County and Cities shall continue to coordinate with the LSMPO to promote and implement a regional transportation system that enhances economic opportunities and serves the regional transportation needs of residents and businesses.

#### **Policy 2.3.2 Adoption of the LSMPO 2035 Long Range Transportation Plan**

The County and Cities hereby adopt by reference “TRANSPORTATION 2035” the LSMPO long range transportation plan (LRTP) adopted by its Governing Board on December 8, 2010, to provide additional goals, objectives, and strategies (i.e. policies) to support and promote a diverse and efficient multi-modal transportation system in the county and cities. The County and Cities shall utilize the technical documentation of the LRTP as the data and analysis in support of this Transportation Element.

**Policy 2.3.3 Constrained Corridors Policy**

The County and Cities hereby adopt by reference the “Constrained Corridors Policy” of the LSMPO (Policy 2008-1).

**Policy 2.3.4 Regionally Significant Corridors**

The County and Cities hereby adopt by reference the “Adopted Regionally Significant Corridors Map” of the LSMPO.

**Policy 2.3.5 Coordination with FDOT**

The County and Cities shall continue to maintain open and effective dialog with FDOT and applicable FDOT staff members. Specifically, the County and Cities shall coordinate with FDOT for:

- a. Development and implementation of the FDOT 5-year Work Program;
- b. Impacts of development on State transportation facilities, with specific emphasis on transportation facilities that are part of the SIS; and
- c. Development and implementation of a statewide intermodal logistics system, with emphasis on the area identified as the Central Florida Mixing Center/Monarch ILC on FDOT’s “Draft Intermodal Logistics Center Tool”, dated February 2, 2012, and the related Florida Crossroads Industrial Activity Center identified within the “2010 Comprehensive Economic Development Strategy for the Withlacoochee Region” adopted by the Withlacoochee Regional Planning Council (WRPC).

**Policy 2.3.6 City and County Coordination**

The County and Cities shall maintain a highly efficient, seamless transportation system through multiple jurisdictions by coordinating transportation priorities and programs, maintaining Interlocal Service Boundary Agreements, and other intergovernmental agreements with adjacent or impacted government entities.

**Policy 2.3.7 Emergency Evacuation Routes**

The County and Cities shall continue to coordinate with the WRPC, the LSMPO, FDOT, and the Florida Division of Emergency Management (FDEM) to assure the appropriate maintenance and management of roadways designated as emergency evacuation routes. The following are the emergency evacuation routes designated in the county:

- C-476W from Hernando County to US 301
- C-476 (Seminole Avenue) from US 301 to C-48
- C-48 from C-476 to SR 471
- C-48 from Citrus County to I-75
- SR 44 from Citrus County to Lake County
- SR 471 from Polk County to US 301
- SR 48 from I-75 to C-475 S (Main Street)
- SR 50 from Hernando County to Lake County
- Florida Turnpike from Lake County to I-75
- I-75 from Hernando County to Marion County
- US 27/441 from Morse Boulevard to Marion County

September14, 2012

US 301 from Hernando County to Marion County

Unincorporated Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

# Chapter 3

## Infrastructure Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

## Chapter 3 – Infrastructure Element Goals, Objectives and Policies

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## Universal Goals, Objectives and Policies

### Potable Water

#### **Goal 3.1 Potable Water**

Assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and future residents and businesses in an economically and environmentally sound manner.

#### **Objective 3.1.1 Potable Water**

Assure that potable water systems are designed and constructed consistent with sound potable water management practices by facilitating coordination of potable water management and supply planning, potable water quality and land use planning.

##### **Policy 3.1.1.1 Standards for Potable Water Well fields and Distribution System Construction**

The County and Cities shall maintain standards for potable water well fields and distribution system construction.

##### **Policy 3.1.1.2 Potable Water Level of Service**

The County and Cities hereby adopt the following level of service standards (LOS) for potable water system capacity design:

- a. Unincorporated – 194 gallons per day/capita
- b. City of Center Hill – 70 gallons per day/capita
- c. City of Webster – 118 gallons per day/capita
- d. The average daily flow rate shall be 150 gallons per capita per day;
- e. Maximum day flow rate shall be calculated as 2.5 times the average daily flow rate;
- f. Peak Hour flow rate shall be calculated as 3.5 times the average daily flow rate;
- g. Where a separate system supplying non-potable water for irrigation use exists, the potable water LOS on a per capita per day basis may be reduced subject to approval by the County or Cities. The potable water system shall maintain a maximum daily flow 2.5 times the average daily flow and a peak hour rate of 3.5 times the average daily flow; and
- h. No development orders 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.

**Policy 3.1.1.3 Well Field Review**

Well fields under consideration for rezoning shall be reviewed in accordance with the well field criteria set forth in the potable water policies, contained herein, and with the best available hydrologic information in order to minimize adverse environmental impacts.

**Policy 3.1.1.4 Mandatory Potable Water System Connection**

The County and Cities shall require mandatory connection to public water supply systems within established potable water service areas and the service is available.

**Policy 3.1.1.5 Extension of Municipal Potable Water Services into Unincorporated Areas**

The County and Cities shall cooperate in the extension of municipal water systems into the unincorporated areas of the county utilizing Chapter 180, Florida Statutes, and consistent with the conditions of the Interlocal Service Boundary and Joint Planning Agreements (ISBA), as described in Objective 7.2 and its related policies of the Intergovernmental Coordination Element.

**Policy 3.1.1.6 Potable Water Supplies Coordination with Regional Water Supply Plans**

The County and Cities shall continue to coordinate with the Southwest Florida Water Management District (SWFWMD) for the implementation of the 2010 Regional Water Supply Plan and with the Withlacoochee Regional Water Supply Authority (WRWSA) for the implementation of the Withlacoochee Regional Water Supply Authority Master Regional Water Supply Planning and Implementation Project. The following potable water supply projects are identified by SWFWMD and the WRWSA for future enhancement of the potable water supply:

- a. Continental Country Club Reclaimed Wastewater Project;
- b. Reuse Expansion of the Bushnell Wastewater Treatment Plant;
- c. Reuse Expansion of the Little Sumter Wastewater Treatment Plant;
- d. Reuse Expansion of the North Sumter Wastewater Treatment Plant;
- e. Reuse Expansion of the Sumter Correctional Wastewater Treatment Plant;
- f. Reuse Expansion of the Wildwood Wastewater Treatment Plan;
- g. Sumter County Upper Floridian Aquifer Regional Well field (general area north of S.R. 44 and west of I-75);

**Policy 3.1.1.7 Potable Water Conservation Coordination**

The County and Cities shall continue to cooperate with the SWFWMD, WRWSA, and the University of Florida Institute of Food and Agricultural Sciences Sumter County Extension Office (IFAS) to conduct water conservation programs. These potable water conservation programs may include those identified within SWFWMD's 2010 Regional Water Supply Plan.

**Policy 3.1.1.8 Potable Water Conservation Strategies**

At a minimum, the following potable water conservation strategies and techniques shall be implemented:

- a. Require water-saving plumbing fixtures in accordance with the Florida Building Code;
- b. Encourage the use of treated wastewater for irrigation and other non-potable purposes;
- c. Encourage the use of Florida Friendly landscaping;
- d. Conduct educational programs in cooperation with SWFWMD, WRWSA, and IFAS on potable water conservation strategies and practices;
- e. Maintain potable water construction standards to minimize leaks in potable water systems;
- f. Require new development that are a Planned Unit Development (PUD) or Development of Regional Impact (DRI) to incorporate potable water conservation features and programs to assure effective potable water conservation and provide information to the residents and businesses within the new development; and

**Policy 3.1.1.9 Consideration of Wastewater Reuse for New Development**

The County and Cities shall require all new developments with proposed central sewer systems to analyze and present the feasibility of wastewater reuse, to minimize the use of potable water for non-potable needs, concurrent with other development approvals.

**Sewer/Wastewater**

**Goal 3.2 Sewer/Wastewater**

Assure that adequate wastewater disposal services are provided to present and future residents and businesses in an economic and environmentally sound manner.

**Objective 3.2.1 Sewer/Wastewater**

Continually monitor the need for sanitary sewer facilities and upon determination of need for expansion or increase in capacity, shall plan, develop and institute corrective measures.

**Policy 3.2.1.1 Support of Studies of Effects of Septic Systems on Potable Water Supply and Surface Water**

The County and Cities shall support the efforts of any federal, state, regional, or local agency to study the effects of septic systems on the potable water supply and surface waters.

**Policy 3.2.1.2 Extension of Municipal Sewer Services into Unincorporated Areas**

The County and Cities shall coordinate efforts of the Cities to extend sewer services into the unincorporated areas of the county consistent with the provisions of the ISBA and Objective 7.2 and its related policies of the Intergovernmental Coordination Element.

**Policy 3.2.1.3 Mandatory Sewer System Connection**

The County and Cities shall require mandatory hookups in any established sewer service districts and when the sewer service is available.

**Policy 3.2.1.4 Sewer/Wastewater Level of Service**

The County and Cities hereby adopt a level of service for wastewater treatment design capacity of 100 gallons per capita per day. For existing developments already providing central sanitary sewer service, and for new developments without an existing population base and no actual flow data for an existing system, the local governing board may approve a lower level of service if the following criteria are met:

- a. The developer provides historical flow data from an existing development of the same magnitude and composition as the proposed development, to support a reduced level of service;
- b. The Florida Department of Environmental Protection (FDEP) must review and approve an application for a sewer treatment plant utilizing the historical per capita flow rates provided by the developer;
- c. Additional expansions to approved sewer plants must update and submit historic flow data to either confirm or revise the per capita flow rates and establish the level of service for design of such additions; and
- d. Upon request of the local governing board, developments already approved for less than 100 gallons per capita per day shall provide updated historical flow data.

No development orders or permits shall be issued for a project if they are unable to meet the required sewer LOS or are unable to comply with the sewer/wastewater policies set forth herein.

**Policy 3.2.1.5 Municipal Service Taxing Units or Municipal Service Benefit Units for Sewer Services**

Where necessary, the County or Cities may establish Municipal Service Taxing Units (MSTU) or Municipal Service Benefit Units (MSBU) to provide sewer systems.

**Policy 3.2.1.6 Protection of 100-year Floodplain and Other Sensitive Areas from Septic Tanks**

Septic tank densities shall be kept low enough to assure the efficiency of pollutant removal in the soil underlying the drainfield system. In 100-year floodplain areas and areas with soils with severe limitations for septic tanks, densities shall be restricted as follows: in the Urban Development Area (UDA) and other urban use areas, no more than one residential unit per five acres shall be permitted without adequate site plan review and mitigation measures to overcome the development constraints; in areas designated as Agricultural, no more than one

unit per ten acres shall be permitted without adequate site plan review and mitigation measures to overcome the development constraints.

## **Solid Waste**

### **Goal 3.3 Solid Waste**

Provide appropriate solid waste disposal adequate to meet the needs of the residents and businesses.

#### **Objective 3.3.1 Solid Waste**

The County and Cities shall assure the appropriate provision of services to meet the needs of the residents and businesses in an efficient and economic manner.

##### **Policy 3.3.1.1 Solid Waste Level of Service**

The County and Cities hereby adopt an average of 5 pounds of solid waste per capita per day as the level of service to be provided.

##### **Policy 3.3.1.2 Hazardous Waste Amnesty Days**

The County shall continue to hold bi-annual Amnesty Day programs for collection of miscellaneous hazardous wastes. The County shall advertise fully to assure public awareness of the date and location. The Cities shall continue to advise the residents and businesses of the County's Amnesty Days and encourage participation.

## **Stormwater Drainage**

### **Goal 3.4 Stormwater Drainage**

Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

#### **Objective 3.4.1 Stormwater Drainage**

The County and Cities will assure that site development activities are consistent with the level of service standards for stormwater drainage.

##### **Policy 3.4.1.1 Stormwater Drainage System Design Standards**

The County and Cities shall retain in its land development regulations recognized standards in the design and construction of stormwater drainage systems.

##### **Policy 3.4.1.2 Stormwater Drainage Level of Service**

The County and Cities hereby adopt the following level of service for stormwater drainage quantity and quality for all new development and redevelopment: All stormwater treatment and disposal facilities shall be required, as a minimum, to meet the design and performance

standards established by the Southwest Florida Water Management District and Florida Department of Environmental Protection.

**Policy 3.4.1.3 Site Plan Review for Natural Drainage Features**

During the site plan review process, site plans will be reviewed for effect on natural drainage features and, if affected, compensating capacities and functions shall be required consistent with the requirements of SWFWMD.

**Policy 3.4.1.4 100-Year Floodplain Densities**

The County and Cities shall retain its land development regulations requirements to reduce allowable densities in 100-year floodplain areas to no more than one residential unit per ten acres unless adequate mitigation measures are provided, such as:

- a. No net loss of on-site 100-year flood storage capacity;
- b. Clustering of dwelling units outside of floodplain areas; and
- c. Set aside of open space.

**Policy 3.4.1.5 100-Year Floodplain Filling Compensation**

The County and Cities shall retain in its land development regulations the requirement that any filling activity within the 100-year floodplain must be mitigated by compensating storage consistent with the permitting requirements of SWFWMD.

**Policy 3.4.1.6 Prioritization of Stormwater Drainage Needs**

Stormwater drainage facility needs shall be prioritized in the formulation and implementation of the County's and Cities' annual work programs as follows:

- a. Existing needs which place public health and safety at risk;
- b. Existing needs which place values of improved property at risk; and
- c. Future needs created by new development.

**Policy 3.4.1.7 Stormwater System Management System**

The County shall develop and maintain a stormwater system management system.

**Natural Groundwater Aquifer Recharge Areas**

**Goal 3.5 Natural Groundwater Aquifer Recharge Areas**

The functions of the natural groundwater aquifer recharge areas within the County and Cities shall be protected and maintained.

**Objective 3.5.1 Natural Groundwater Aquifer Recharge Area Protection**

The County and Cities shall protect the quantity of aquifer recharge.

**Policy 3.5.1.1 Historic Rates of Aquifer Recharge**

Stormwater management systems shall be designed to maintain historic rates of aquifer recharge.

**Policy 3.5.1.2 Impervious Surface Restrictions**

Impervious surface restrictions in the land development regulations shall be consistent with maintaining historical aquifer recharge rates while providing, design flexibility in developments that utilize regional stormwater management facilities.

**Policy 3.5.1.3 SWFWMD Drainage Facility Design Standards**

To maintain historic aquifer recharge, the County and Cities shall utilize the drainage facility design standards utilized by the SWFWMD.

**Policy 3.5.1.4 Protection of Existing and Proposed Public Well Field Locations**

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law.

**Unincorporated Area Specific Goals, Objectives and Policies**

**Goal 3.1 Potable Water (Restated)**

Assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and future residents and businesses in an economically and environmentally sound manner.

**Objective 3.1.1 Potable Water (Restated)**

Assure that potable water systems are designed and constructed consistent with sound potable water management practices by facilitating coordination of potable water management and supply planning, potable water quality and land use planning.

**Policy 3.1.1.1U Extension of Municipal Potable Water Services into Unincorporated Areas**

The County shall cooperate with the cities of Bushnell, Coleman, and Wildwood in the extension of municipal water systems into the unincorporated areas of the county utilizing Chapter 180, Florida Statutes, and consistent with the conditions of the Interlocal Service Boundary and Joint Planning Agreements (ISBA), as described in Objective 7.2, Objective 7.1U, and Objective 7.2U and their related policies of the Intergovernmental Coordination Element.

**Goal 3.2 Sewer/Wastewater (Restated)**

Assure that adequate wastewater disposal services are provided to present and future residents and businesses in an economic and environmentally sound manner.

**Objective 3.2.1 Sewer/Wastewater (Restated)**

Continually monitor the need for sanitary sewer facilities and upon determination of need for expansion or increase in capacity, shall plan, develop and institute corrective measures.

**Policy 3.2.1.1U Extension of Municipal Sewer Services into Unincorporated Areas**

The County shall cooperate with the cities of Bushnell and Wildwood in the extension of sewer/wastewater systems into the unincorporated areas of the county consistent with the conditions of the Interlocal Service Boundary and Joint Planning Agreements (ISBA), as described in Objective 7.2, Objective 7.1U, and Objective 7.2U and their related policies of the Intergovernmental Coordination Element.

**Goal 3.3 Solid Waste (Restated)**

Provide appropriate solid waste disposal adequate to meet the needs of the residents and businesses.

**Objective 3.3.1 Solid Waste (Restated)**

The County and Cities shall assure the appropriate provision of services to meet the needs of the residents and businesses in an efficient and economic manner.

**Policy 3.3.1.1U Provision of Disposal Facility**

The County shall assure the provision of a facility to provide for the disposal of solid waste and recycling for the citizens of the county. The facility may be provided either directly by the County or the County may choose to contract with a private entity to provide the required solid waste disposal and recycling services.

**Policy 3.3.1.2U Solid Waste Funding Priorities**

Priorities for solid waste funding by the County shall be as follows:

- a. Repair or replacement of broken facilities, as appropriate;
- b. Replacement of deficient facilities with more efficient ones, including privatization; and
- c. Expansion of facilities, including privatization.

**Policy 3.3.1.4U Monitoring of Capacity**

The County shall annually update the amount of capacity at the solid waste transfer station or any future facility utilized by the County. If, at any time, this update indicates that the capacity will be insufficient prior to 2035, the County shall examine methods to increase the ability to increase resource recovery and the storage and loading capacities of the facility.

# Chapter 4

## Conservation Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

## Chapter 4 – Conservation Element Goals, Objectives and Policies

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## **Universal Goals, Objectives and Policies**

### **Goal 4 Conservation**

Conserve, protect and appropriately use the natural resources so as to maintain the integrity of the natural systems and ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

#### **Objective 4.1 Air Quality**

Through October 2035, the County and Cities shall continue to meet or exceed applicable state and federal air quality standards.

##### **Policy 4.1.1 Support State and Federal Air Quality Standards**

The County and Cities shall continue to support state and federal guidelines to improve and protect air quality to ensure that the county and cities meet or exceed all applicable air quality standards

##### **Policy 4.1.2 Impact of Air Quality Standards on Industrial Development**

The County and Cities recognize air pollution potential as a significant factor in evaluating industry being attracted to the county and cities. Compliance with air quality standards shall be addressed through the required permitting process by the applicable state or federal agency.

#### **Objective 4.2 Flood Hazard Areas**

Through October 2035, all development occurring within the 100-year flood hazard area, as determined by the effective Flood Insurance Rate Maps published by the Federal Emergency Management Agency, shall provide for appropriate mitigation and loss avoidance.

##### **Policy 4.2.1 Protection of Flood Storage and Conveyance Functions**

The County and Cities shall retain in its land development regulations requirements to control loss of life and property in flood hazard areas. The County and Cities shall protect flood storage and conveyance functions of the 100-year floodplain and flood storage areas by limiting development and fill activities consistent with the policies and standards in the Future Land Use Element.

##### **Policy 4.2.2 Acquisition of Flood Prone Properties**

The County and Cities shall continue to pursue programs and opportunities which allow acquisition of flood prone properties for use as open space, conservation or flood retention.

##### **Policy 4.2.3 Filling of 100-year Floodplain**

The County and Cities shall discourage filling activity within the 100-year floodplain through appropriate standards in its land development regulations.

##### **Policy 4.2.4 Densities within the 100-year Floodplain**

The County and Cities shall retain in its land development regulations provisions to control allowable densities in the 100-year floodplain. No development shall be approved for parcels in

the 100-year floodplain, unless the development complies with the density and siting policies for floodplain areas in the Future Land Use Element.

**Policy 4.2.5 National Flood Insurance Program**

The County and Cities shall enforce at least the minimum land management flood prevention criteria of the National Flood Insurance Program.

**Objective 4.3 Surface Water.**

Through October 2035, the County and Cities shall continue to maintain land development regulations to protect the water quality of lakes, streams and rivers within the county and cities.

**Policy 4.3.1 Stormwater Run-Off and Detention/Retention**

The County and Cities shall maintain standards in its land development regulations to minimize negative effects of development on surface water quality. Standards shall include at a minimum, requirements for:

- a. Vegetated setbacks from major water bodies to minimize the adverse affects of runoff;
- b. Standards encouraging clustering away from surface water bodies; and
- c. Best management practices consistent with state and federal recommended standards, to reduce pesticide and fertilizer run-off and soil erosion.

**Policy 4.3.2 Consistency with SWFWMD and Applicable State Stormwater Requirements**

It is the express intent of the County and Cities for the requirements and standards for the on-site management of stormwater run-off to be fully consistent with the requirements and standards of the Southwest Florida Water Management District (SWFWMD) and other applicable state stormwater standards and shall not impose additional standards beyond those of SWFWMD or other applicable state stormwater standards.

**Policy 4.3.3 Watersheds**

The County and Cities shall continue to coordinate with the appropriate federal and state agencies to identify and address significant and adverse impacts of development within the watersheds of the county. In addition, specific attention shall be given to the Withlacoochee River, Lake Panasoffkee, South County Canal System, and Jumper Creek watersheds.

**Objective 4.4 Wetlands**

Through October 2035, the County and Cities shall maintain land use regulations that conserves, appropriately uses, and protects wetland functions.

**Policy 4.4.1 Wetlands Classification**

The County and Cities shall classify wetlands into the following categories:

- a. Category I wetlands refers to any wetland located in the area designated Conservation on the Future Land Use Map;

- b. Category II wetlands are those wetland areas, which are not Category I and which meet at least one of the following criteria:
  - 1. Any wetland that has a direct hydrological connection to a natural surface water body greater than 500 acres in size or to the Floridan Aquifer; or
  - 2. Any isolated wetland 100 acres or larger in size; or
  - 3. Any wetland of any size that contains nesting federal and/or state listed wildlife species.
- c. Category III wetlands are those isolated wetland areas which are less than 100 acres in size and do not otherwise qualify as a Category I or II wetland; and
- d. Category IV wetlands are those isolated wetlands less than 0.5 acres in size or otherwise exempt from SWFWMD or Florida Department of Environmental Protection (FDEP) regulation, and do not otherwise qualify as a Category I or II wetland.

**Policy 4.4.2 Removal, Alteration or Encroachment within Category I Wetlands**

Removal or encroachment within Category I wetlands shall not be permitted. Alteration to Category I wetlands shall be permitted only for purposes of correcting past damage, improving the quality of a wetland, enhancing an important wetland function, or fulfilling the requirements of a required management plan or permit.

**Policy 4.4.3 Removal, Alteration, or Encroachment within Category II Wetlands**

Removal, alteration and encroachment within Category II wetlands shall require an avoidance and minimization analysis to document that the applicant reviewed alternatives to the wetland encroachment and they were deemed to not be feasible. The continuing viability of Category II wetlands shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. The analysis and mitigation for any impacts to Category II wetlands shall be required pursuant to the requirements of the Army Corps of Engineers (ACOE), SWFWMD or FDEP, according to which agency has jurisdiction over the specific wetland. Removal, alteration, or encroachment into a Category II wetland shall be consistent with the following:

- a. Such activity complies with requirements of all federal, state, and regional agencies claiming jurisdiction over wetland alteration; and
- b. The following activities are permitted in wetland areas provided they are consistent with a permit obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland: construction of boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement; and clearing and/or construction of walking trails.

**Policy 4.4.4 Removal, Alteration, or Encroachment within Category III Wetlands**

Removal, encroachment and alteration of Category III wetlands are presumed to be allowed pursuant to any requirement of ACOE, SWFWMD, or FDEP and:

- a. Such activity complies with requirements of all federal, state, and regional agencies claiming jurisdiction over the wetland; and
- b. The following activities are permitted in wetland setback areas provided they are consistent with a permit obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland: construction of boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement; and clearing and/or construction of walking trails.

**Policy 4.4.5 Removal, Alteration, or Encroachment within Category IV Wetlands**

Removal, encroachment and alteration are allowed in Category IV wetlands. However, this allowance does not absolve any other permitting requirement by that may be required by any other federal, state, or regional agency.

**Policy 4.4.6 Identification and Classification of Wetlands for Development Orders**

All wetlands on any proposed development site must be identified and classified as part of the application for and prior to the issuance of development orders which permit site alteration. Wetland areas shall be delineated and classified in accordance with Section 373.421, Florida Statutes. The identification and classification of wetlands shall be coordinated with the ACOE, SWFWMD, and FDEP.

**Policy 4.4.7 Development of Single-Family Dwelling Unit within Wetland Area**

Any lot containing a wetland area, regardless of its size or extent, may be developed with one single-family dwelling unit providing necessary permits are obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland area. Any parcel created by subdivision, either exempt or non-exempt as defined by the land development regulations, after the adoption date of this Comprehensive Plan must provide adequate uplands to accommodate reasonable use and may not make use of this policy to develop in wetlands.

**Policy 4.4.8 Consistency with Federal and State Wetland Requirements and Standards**

It is the express intent of the County and Cities for the requirements and standards for the protection of wetlands to be fully consistent with the requirements and standards of the ACOE, SWFWMD, FDEP and other applicable federal or state wetland standards and shall not impose additional standards beyond those of all applicable federal and state wetland requirements and standards.

**Objective 4.5 Groundwater**

Through October 2035, maintain the quality and quantity of groundwater resources by protecting potable water resources including aquifer recharge areas.

**Policy 4.5.1 Groundwater Protection and Aquifer Recharge Study Coordination**

The County and Cities shall coordinate with other local governments, the Withlacoochee Regional Water Supply Authority (WRWSA), and SWFWMD to plan the reasonable use and management of regional water resources. Topics may include:

- a. Alternative water supply sources;
- b. Potential well field areas;
- c. Opportunities to increase utility efficiency;
- d. Areas of high development potential, where obtaining baseline data will be useful in monitoring; and
- e. Water conservation strategies.

**Policy 4.5.2 Community Water Supply Wellhead Protection Zone**

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law.

**Objective 4.6 Water Conservation**

Through October 2035, water conservation shall be promoted to maintain adopted level of services for potable water and to reduce the per capita reliance on groundwater for potable use.

**Policy 4.6.1 Continued Implementation of Water Conservation Requirements**

The County and Cities shall continue to require conservation of the water resources of the county and cities. The County and Cities will not issue any development permits which are inconsistent with the water conservation provisions of this comprehensive plan.

**Policy 4.6.2 Cooperate with the Regional Observation and Monitor Well Program**

The County and Cities shall cooperate with the SWFWMD to locate and implement additional regional observation and monitor wells in the county and cities so as to provide a grid of monitoring wells covering the whole county.

**Policy 4.6.3 Emergency Water Conservation Programs**

The County and Cities shall adopt and implement emergency water conservation programs in accordance with the policies and requirements of SWFWMD.

**Policy 4.6.4 Water Conservation Approaches**

To conserve potable ground water sources and to accomplish reasonable reductions in potable water consumption, the County and Cities shall:

- a. Implement or require, where feasible, water reuse or reclamation systems for commercial or industrial operations which utilize large quantities of non-potable water;
- b. Consistent with the Florida Building Code, require the installation of water conservation devices in all new construction including, but not limited to, low-volume flush toilets and urinals, low-flow faucets and spouts, state mandated rain sensors for irrigation systems;
- c. Encourage the use of Florida Friendly landscape designs and a mix of appropriate rain-maintained low maintenance native and non-native plants;
- d. Adhere to the residential per capita potable water use of 150 gallons/per day as required by SWFWMD; and
- e. Maintain consistency and coordination with SWFWMD Regional Water Supply Plan and the WRWSA Regional Water Supply Plan.

**Objective 4.7 Soil Erosion**

Soil erosion resulting from development activities shall be reduced by incorporating use of best management practices (BMP).

**Policy 4.7.1 Soil Erosion and BMPs**

The County and Cities shall not issue any development orders that do not incorporate best management practices (BMP) for the control of soil erosion or BMPs to control fugitive dust for development activities with the potential to generate excessive dust or erosion.

**Objective 4.8 Native Vegetated Communities and Endangered and Threatened Species Protection**

The County and Cities shall continue to manage development activities to avoid adverse impacts to the viability of native vegetated communities and the survival of endangered and threatened wildlife species.

**Policy 4.8.1 Protection of Areas of Native Vegetative Communities**

The County and Cities shall retain in its land development regulations requirements to conserve native vegetative communities. No development order will be issued which results in the destruction of unique or extensive areas of native vegetative communities without attempts to determine alternatives or suitable mitigation, including, but not limited to:

- a. Maintain one unit per ten acres residential density in identified areas of native vegetative communities; or
- b. Utilization of the buffer and cluster requirements contained in the Future Land Use Element; or

- c. Adhere to the percentages of open space required of the Future Land Use Element.

**Policy 4.8.2 Coordination to Protect Shared Unique Native Vegetative Communities**

The County and Cities shall cooperate with adjacent local governments to protect shared unique native vegetative communities. The County and Cities shall participate in the cooperation by identifying shared unique native vegetative communities and commenting on development proposals that would potentially impact said unique vegetative communities.

**Policy 4.8.3 Land Development Regulations to Conserve Endangered and Threatened Wildlife**

The County and Cities shall retain in its land development regulations the restriction of activities known to adversely affect the survival of endangered and threatened wildlife. The following methods will be used to regulate development:

- a. Utilize master planned development, cluster development and other flexible regulatory techniques to work with private developers in conserving habitat and species; and
- b. The presence of endangered and threatened species shall be indicated on applications for Planned Unit Developments (PUD) and other major development projects.

**Policy 4.8.4 Protection of Environmentally Sensitive Lands**

Map 4-1 identifies environmentally sensitive lands to be protected. These environmentally sensitive lands include existing conservation lands and the watersheds of endangered fish species. These environmentally sensitive lands and other areas of environmental concern not covered by other policies of this element shall be protected by the County and Cities according to the following guidelines:

- a. Development within these areas shall be regulated to reduce or eliminate adverse impacts to the existing native vegetative communities and water resources as follows:
  - 1. Residential development shall be permitted at a density of one unit per ten acres and encouraged to cluster in accordance with the provisions of the Future Land Use element;
  - 2. All clustered development must occur in an area with the least negative impact on environmentally sensitive resources, avoiding the 100-year floodplain when possible and must be developed in strict accordance with a site plan approved by the County or Cities after careful review to assure protection of native vegetative communities from adverse impacts; and
- b. Existing lots of record that are vested pursuant to the Future Land Use Element that do not meet the density requirements in a. above shall be exempt from this density restriction.

**Objective 4.9 Publicly Managed Lands and Natural Reservations**

Through October 2035, public conservation lands shall be protected from the adverse impacts of urbanization, and these conservation lands will be protected for appropriate public recreational use.

**Policy 4.9.1 Coordination with Federal and State Agencies**

The County and Cities shall coordinate with state and federal agencies to assure coordination of land use efforts and protection of valuable public natural resources through the following efforts:

- a. Recreation: Coordinate to maintain a network of resource based recreational opportunities that provide a variety of recreational opportunities that enhance local ecotourism efforts; and
- b. Adjacent Land Uses: Notify federal, state, and regional agencies to afford each the opportunity to comment on proposed land uses on adjacent properties requiring local governing board action. The purpose is to assure the opportunity to testify regarding the compatibility of the proposed use with the functions of the public lands.

**Policy 4.9.2 Subdivisions Adjacent to Publicly Managed Lands and Natural Reservation Areas**

The County and Cities shall maintain in its land development regulations a requirement that all subdivision of land of more than four lots, created after the adoption of this comprehensive plan, must cluster these parcels on suitable upland away from any publicly managed lands or natural reservation area. A minimum 100 foot buffer shall be provided plus an additional buffer up to 100 feet may be required by the local governing board to assure compatibility between the development and publicly managed lands or natural reservations. Buffers may be incorporated into the required open space for the subdivision.

**Objective 4.10 Hazardous Waste**

The County and Cities shall maintain programs to facilitate and encourage proper disposal of hazardous waste.

**Policy 4.10.1 Promote Proper Disposal of Hazardous Waste**

The County and Cities shall promote proper disposal of hazardous waste through collection of miscellaneous hazardous wastes from individuals. Also, the County and Cities, in coordination with FDEP, shall inform and educate the public on the definition of hazardous wastes and types of hazardous waste management practices through the use of posters, websites, and other educational programs

**Policy 4.10.2 Amnesty Day Program**

The County shall continue to participate in a bi-annual Amnesty Day program in which it collects miscellaneous hazardous wastes from residents residing in the unincorporated areas and cities.

## **Unincorporated Area Specific Goals, Objectives and Policies**

### **Goal 4 Conservation (Restated)**

Conserve, protect and properly manage the natural resources so as to maintain the integrity of the natural systems and ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

### **Objective 4.1U Mining**

Mining impacts shall be minimized through the application of appropriate standards for the extraction of minerals within the unincorporated area of the county.

#### **Policy 4.1.1U Areas and Standards for Mining Activity**

The County shall identify areas suitable for extraction of minerals within the unincorporated area of the county and maintain specific standards within its land development regulations to supplement the general standards contained herein.

#### **Policy 4.1.2U Requirements for Mining Compatibility**

The County shall assure compatibility of mining uses with adjacent land uses and protection of natural resources through the following requirements, which are further implemented within the land development regulations:

- a. Regulate mining activities to control buffer areas, maintenance of the mining area, groundwater withdrawals, unpermitted deposition of materials, soil stabilization, disturbance of wetlands, noise, vibration, air quality, security and reclamation of mined lands;
- b. All mining lands permitted pursuant to these policies must be adjacent to existing legally permitted or vested mine sites.
- c. Enforcement of mining regulations shall be funded through operating permit fees levied against mining operators.

#### **Policy 4.1.3U Mining Impact on Groundwater**

The County shall enforce its mining regulations within the land development regulations with the objective of restricting mining water withdrawals to avoid significant localized reductions in the water table and to require the re-use of water in accordance with SWFWMD best management practices for re-use in mining operations.

#### **Policy 4.1.4U Approval Process for Mining Activity**

In order to ensure that mine operators are able to secure long term rights to mine available deposits without over allocation of mining lands, the County shall provide for a two-phase approval process for mining operations. The County shall require, through the zoning process, that proposed mining activities submit a conditional use permit for the entire proposed mine development site. Once the conditional use permit is approved for the entire mine site, the operator of the mine shall obtain zoning approval for an operating permit. The operating permit

shall include a mining site plan, operating plan that addresses potential negative impacts on surrounding land uses, water use plan, and reclamation plan.

**Objective 4.2U Lake, Stream and River Water Quality**

The water quality of lakes, streams, and rivers shall be protected to prevent degradation below the appropriate water quality standards established by federal or state agencies.

**Policy 4.2.1U Withlacoochee River**

As an Outstanding Florida Water, the Withlacoochee River shall be protected according to the following requirements:

- a. Development within the riverine floodplain shall be regulated by to reduce or eliminate adverse impacts to the existing water quality of the river as follows:
  - 1. Residential development shall be permitted at a density of one (1) unit per 10 acres and allowed to cluster in accordance with the provisions of the Future Land Use Element;
  - 2. All clustered development shall occur outside of the 100-year riverine floodplain. Development utilizing 10 acre tracts may develop within the 100-year riverine floodplain subject to no net loss of floodplain storage area and all provisions for flood-proofing utility systems must be carried out by the landowner; and
- b. Existing lots of record that are vested pursuant to the Future Land Use Element that do not meet the density requirements of section a. above shall be exempt from this density restriction.

**Policy 4.2.2U Lake Panasoffkee**

As an Outstanding Florida Water, Lake Panasoffkee shall be protected according to the following requirements:

- a. The County shall continue to support the efforts of SWFWMD and FDEP, as well as any other state or federal agency, in the maintenance of the lake to improve water quality and fisheries populations;
- b. The County shall maintain public boat access to the lake;
- c. The County shall investigate methods to identify and restrict inappropriate development to enhance the natural systems and recreational opportunities on the southwest side of the lake;

**Policy 4.2.3U Other Lakes**

Areas within 200 feet of Lakes Miona, Deaton, or Okahumpka shall be protected according to the following requirement:

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- a. The County shall encourage development to cluster development away from the wetlands and water bodies using PUD process;
- b. Development intensity may be transferred from wetland areas and adjacent 100-year floodplain areas to upland areas; and
- c. The County shall require stormwater systems demonstrate consistency with SWFWMD standards prior to development activity.

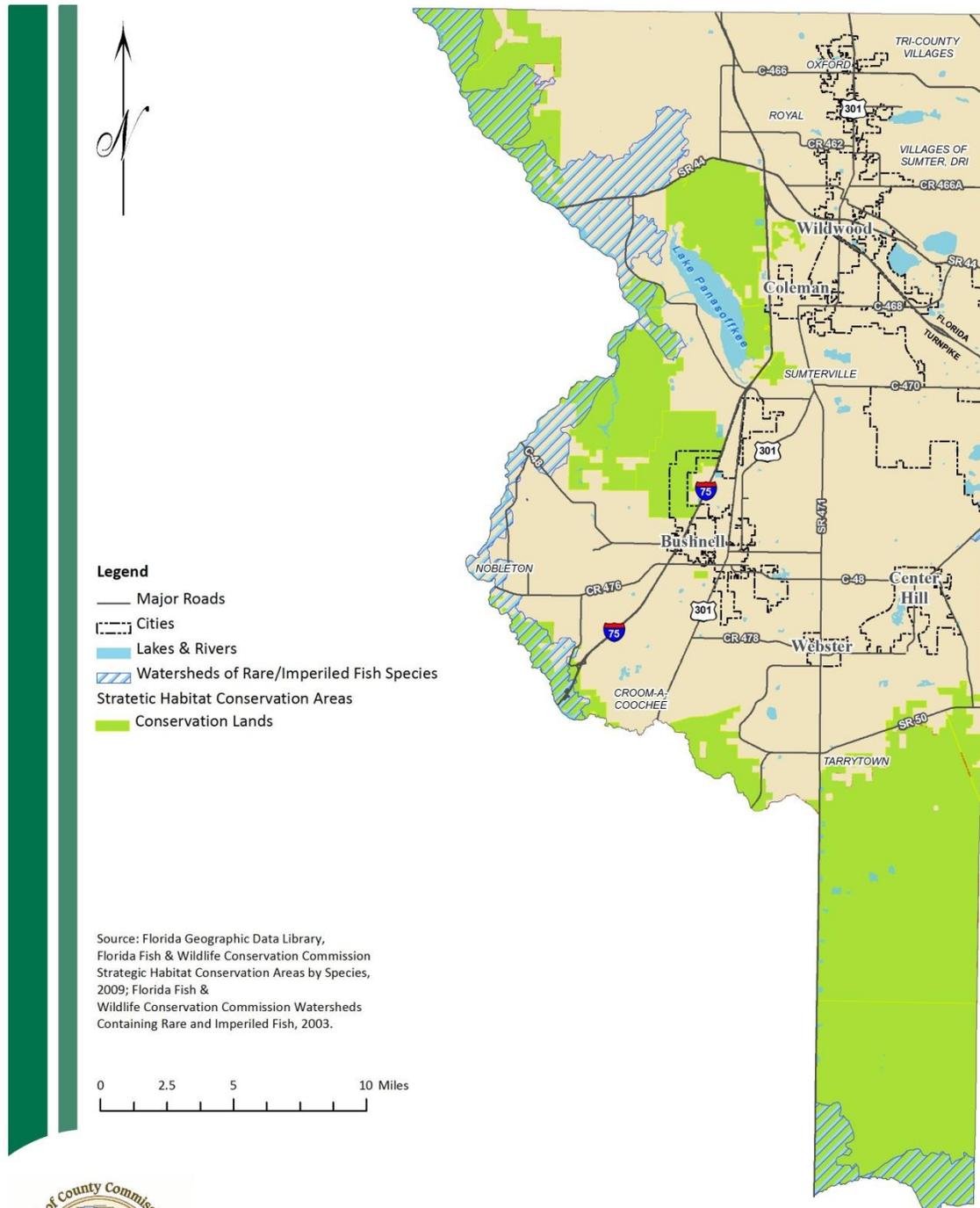
**Objective 4.3U Monarch Industrial Park Wetlands**

Assure the appropriate protection of wetlands and perpetual preservation of the Monarch Protection Area within the Monarch Industrial Park.

**Policy 4.3.1U Monarch Industrial Park Wetlands and Monarch Protection Area**

Consistent with the Stipulated Settlement Agreement between the Florida Department of Economic Opportunity (fka Department of Community Affairs), Sumter County, and property owner, George Sola et al., (DOAH Case #10-10931GM) specific regulations and limitations for wetlands and an area identified as the Monarch Protection Area are adopted within Policy 1.1.5U of the Future Land Use Element.

### Map 4-1—Environmentally Sensitive Lands for Protection



*Environmentally Sensitive Lands for Protection* **Map 4-1**

# Chapter 5

## Recreation and Open Space Element

### Goals, Objectives and Policies

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## **Universal Goals, Objectives and Policies**

### **Goal 5 Recreation and Open Space**

Provide, manage, and maintain recreation and open space opportunities to create a satisfying and stimulating living environment for residents.

#### **Objective 5.1 Coordination of Parks and Recreation**

Provide a comprehensive system of public and private park and recreational opportunities for all of the residents of the county through coordinated efforts with the private and public sector

##### **Policy 5.1.1 Coordination with Private Developments**

Private developments shall be encouraged to provide recreational and open space amenities that complement and enhance the living and working environment.

##### **Policy 5.1.2 Coordination with Public Agencies**

The County and Cities shall support and coordinate with other public agencies in providing and managing lands for parks and recreation:

- a. The County and Cities shall support state and regional efforts in securing and managing lands for open space and recreational use in in the county;
- b. The County and Cities shall coordinate the provision of parks and recreational amenities to provide an efficient means of maintaining a variety of desirable recreational facilities. The mechanism for coordination is through the implementation of Interlocal Service Boundary and Joint Planning Agreements, pursuant to Chapter 171, Part II, Florida Statutes, as described in Objective 7.2, Objective 7.1U, and Objective 7.2U and their related policies of the Intergovernmental Coordination Element, or other interlocal agreements mutually beneficial to the County and Cities. The primary focus of County parks and recreation services shall be on passive park and recreational opportunities. The primary focus of City parks and recreation services shall be on active park and recreational opportunities; and
- c. The County and Cities shall coordinate with the Sumter County School District to identify opportunities for the co-location of parks with public school sites and facilities.

##### **Policy 5.1.3 Funding**

The County and Cities shall continually investigate and pursue, as applicable, funding opportunities from local, state, federal, or private sources to maintain and enhance the recreation and open space system.

#### **Objective 5.2 Recreation**

Appropriate passive and recreational opportunities shall be provided to all residents of the county.

**Policy 5.2.1 Parks and Recreation Level of Service**

Park and recreation facilities shall be provided to meet current and projected demands based on the following adopted level of service standards:

- a. The Cities shall develop, promote, and maintain a continuous program to provide for the existing and projected recreation needs of the cities through activity-based parks. The Cities shall use the park and recreation level of service (LOS) standards, set forth below, as the official policy to assure the appropriate provision of park and recreation facilities:

**Table 5-1- Parks and Recreation LOS Minimum Standards**

<b>Facility</b>	<b>Center Hill</b>	<b>Webster</b>
Baseball/Softball Fields	1 per 5,000	1 per 5,000
Basketball Courts	1 per 5,000	1 per 5,000
Handball/Racquet Courts	1 per 20,000	1 per 20,000
Multi-Use Rooms	1 per 4,000	1 per 4,000
Neighborhood/Community Centers	1 per 25,000	1 per 25,000
Playgrounds (ages 14 and under)	1 per 500	1 per 500
Shuffleboard Courts(ages 60 and over)	1 per 1,000	N/A
Football/Soccer Fields	1 per 5,000	1 per 5,000
Tennis Courts	1 per 2,000	N/A
Volleyball Courts	1 per 10,000	N/A

- b. Within the unincorporated areas of the County, the County is exempt from the level of service standards for parks and recreation.

**Policy 5.2.2 Water Access**

The County and Cities shall continue to strive to provide public access to the Withlacoochee River, Lake Panasoffkee, and other large water bodies by means of boat ramps and other water access facilities.

**Objective 5.3 Open Space**

Scenic open space within the rural areas shall be preserved to protect the rural agricultural heritage of the county for all residents.

**Policy 5.3.1 Open Space Protection**

The County and Cities shall continue to protect and maintain open space within the rural areas through the implementation of the open space standards contained within the Future Land Use Element and the land development regulations.

**Policy 5.3.2 Scenic Byway**

The County and Cities shall support the state certification of a scenic byway that highlights the rural and historic beauty of the County and Cities.

## **Unincorporated Area Specific Goals, Objectives and Policies**

### **Goal 5 Recreation and Open Space (Restated)**

Provide, manage, and maintain recreation and open space opportunities to create a satisfying and stimulating living environment for residents.

### **Objective 5.3 Open Space (Restated)**

Scenic open space within the rural areas shall be preserved to protect the rural agricultural heritage of the county for all county residents.

#### **Policy 5.3.1U Open Space in Master Planned Developments**

In rural areas, Sumter County shall provide for open space through the reservation of open space as a condition of development approval through the use of the Planned Unit Development and Conservation Subdivision process within the Future Land Use Element.

# Chapter 6

## Housing Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
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## Universal Goals, Objectives and Policies

### Goal 6 Housing

Encourage and promote the availability of adequate and affordable housing opportunities for all residents of the county.

#### Objective 6.1 Housing Opportunities

Provide adequate housing opportunities for elderly, very low-income, low-income, and moderate-income families by allowing varied types of housing including, but not limited to, single-family, multi-family, mobile homes, group home facilities, and foster care facilities.

##### Policy 6.1.1 Affordable Housing Program

The County and Cities shall encourage and support an effective on-going housing program to ensure current and future residents receive the opportunity of affordable housing. The County shall be the primary provider of the housing program for the cities (Bushnell, Center Hill, Webster, and Wildwood), consistent with the adopted Interlocal Service Boundary and Joint Planning Agreements, pursuant to Chapter 171, Part II, Florida Statutes.

##### Policy 6.1.2 Funding Programs

The County and Cities shall pursue state, federal, and private sector funding programs and sources to provide purchase assistance, structural improvements to existing housing, and construction of new housing within the community.

##### Policy 6.1.3 Allocation of Mixture of Housing Densities and Types

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

##### Policy 6.1.4 Public-Private Partnerships

The County and Cities shall further housing opportunities for elderly, extremely-low, very-low, low and moderate income families by pursuing and supporting private and public partnerships with lenders, builders, developers, real estate professionals, advocates for low-income and special needs persons, and community groups.

##### Policy 6.1.5 Regulation Flexibility Review

The County and Cities shall review and consider the opportunities to provide the allowance of flexibility in densities, parking, setback requirements, and lot configurations for affordable housing. This review and consideration shall occur as part of the required review by the Affordable Housing Advisory Committee (See Policy 6.1.10).

##### Policy 6.1.6 Family Accessory Cottages and Lineal Transfers

The County shall continue to provide the opportunity for family accessory cottages as well as lineal transfer provisions within its land development regulations for the allowance of affordable accessory residential units. The Cities shall consider amendments to their land development regulations to allow similar opportunities.

**Policy 6.1.7 Inventory of Publicly Owned Lands for Affordable Housing**

The County and Cities shall maintain an inventory of locally owned public lands suitable for affordable housing.

**Policy 6.1.8 Housing for All Socio-Economic Backgrounds**

The County and Cities shall encourage opportunities for providing workforce housing and affordable housing options in order to ensure that individuals from all socio-economic backgrounds have housing opportunities.

**Policy 6.1.9 Federal Fair Housing and Equal Opportunity Requirements**

The County and Cities shall maintain consistency with Federal Fair Housing and Equal Opportunity requirements.

**Policy 6.1.10 Affordable Housing Advisory Committee**

The County shall maintain an Affordable Housing Advisory Committee to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plans and their impact on the provision of affordable and workforce housing in the county and cities. The Affordable Housing Advisory Committee shall recommend to the local governing boards of the County and Cities specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate value.

**Policy 6.1.11 Consolidated Affordable Housing Strategy**

By October 2017, the County and Cities shall prepare and adopt a consolidated affordable housing strategy, consistent with the terms of the Interlocal Service Boundary and Joint Planning Agreement adopted pursuant to Chapter 171, Part II, Florida Statutes.

**Policy 6.1.12 Infrastructure to Support Housing**

The County and Cities shall continue to seek state and federal funding where infrastructure improvements are needed to support existing and future residential development.

**Objective 6.2 Special Needs Housing**

Provide adequate and appropriate special needs housing including rural and farm worker housing as well as sites for elderly housing, group homes, foster care facilities and extremely-low, very-low, low and moderate income families.

**Policy 6.2.1 Sufficient Sites for Special Needs Housing**

The County and Cities shall assure there are sufficient sites of residential land at a variety of density ranges on the Future Land Use Map available for special needs, distribution of housing for a range of income and types (including mobile and manufactured homes), and the creation of affordable housing for current and future residents.

**Policy 6.2.2 Special Needs Population Support Resources**

The County and Cities shall continue to refer housing for special needs populations to the appropriate resources within the county, region, and state.

**Objective 6.3 Elimination of Substandard Housing**

By October 2035, the percentage of substandard housing units, compared to the total housing units, shall be reduced by at least 10 percentage points from the 2012 percentage.

**Policy 6.3.1 Florida Building Code and Florida Accessibility Code**

The County and Cities shall continue to implement the Florida Building Code and Florida Accessibility Code to protect the public health, welfare, and safety.

**Policy 6.3.2 Code Enforcement**

The County and Cities shall continue to implement code enforcement actions to correct substandard housing issues and continue with efforts to identify substandard housing within the community.

**Policy 6.3.3 Public-Private Partnerships for Housing Rehabilitation**

The County and Cities shall partner with the private and non-profit sector to aid in rehabilitating and improving the existing substandard housing stock.

**Objective 6.4 Affordable Housing Costs**

By October 2035, the percentage of extremely-low, very-low, low and moderate income families with housing costs exceeding 30% of their gross income shall be reduced by at least 10 percentage points from the 2012 percentage.

**Policy 6.4.1 Housing Types**

The County and Cities shall encourage housing opportunities, which include but are not limited to, rural development apartment complexes, group homes, foster care facilities, and tax credit residential complexes.

**Policy 6.4.2 Special Needs Housing**

The County and Cities shall allow special needs facilities, group homes, and foster care residences in all residential zoning within their land development regulations subject to the requirements and limitations of Section 419.001, Florida Statutes.

**Policy 6.4.3 Combination of Public and Private Resources to Reduce Cost of Housing**

The County and Cities shall increase the availability of affordable residential units by combining local resources and cost saving measures into local housing partnerships and using public and private funds to reduce the cost of housing.

**Policy 6.4.4 Expedited Permitting for Affordable Housing**

The County and Cities shall continue to provide expedited permitting for affordable housing projects.

**Policy 6.4.5 Building Permit Fee Waivers for Affordable Housing**

The County and Cities shall continue to provide building permit fee waiver for affordable housing in which the County or Cities are the lead entity in the process and project.

**Policy 6.4.6 Clear and Concise Land Development Regulations**

The County and Cities shall review and update, as needed, land development regulations to assure clear and concise land development regulations that minimize uncertainty and undue delay in approval of development projects.

**Objective 6.5 Neighborhood Stabilization**

By October 2035, the number of communities, neighborhoods, or areas that exhibit slum and blight conditions, as defined by Florida Statutes, shall decline by at least 25%.

**Policy 6.5.1 Funding and Partnership Opportunities for Neighborhood Stabilization**

The County and Cities shall pursue a variety of funding and partnership opportunities including, but not limited to, state and federal grants or loans and private funding or partnerships to provide restoration and preservation of neighborhoods and communities.

**Policy 6.5.2 Reduction of Long Term Maintenance, Utility, and Insurance Costs**

The County and Cities shall encourage innovative design and building principles, storm resistant construction, or other elements that reduce long term costs related to maintenance, utilities or insurance.

**Policy 6.5.3 Neighborhood Meetings and Workshops**

The County and Cities shall encourage meetings and workshops with housing providers, social service providers, local lenders, and neighborhood associations or groups to receive public input regarding neighborhood or community needs and opportunities.

**Policy 6.5.4 Housing Relocation**

The County and Cities shall maintain and implement, as needed, housing relocation programs in response to the public acquisition of existing homes or impacts of neighborhood revitalization programs.

**Policy 6.5.5 Neighborhood Compatibility**

The County and Cities shall maintain and implement regulations within their land development regulations that protect existing residential areas from adjacent and conflicting land uses. The use of buffering, screening and other site design considerations shall be deemed appropriate to maintain neighborhood compatibility.

**Objective 6.6 Historic Structures**

The County and Cities shall encourage the restoration and adaptive reuse of historic structures

**Policy 6.6.1 Review of Florida Master Site File**

The County and Cities shall periodically review the State of Florida's Division of Historic Resources Master Site File information to help identify historic structures.

**Policy 6.6.2 Assistance to Property Owners**

The County and Cities shall assist property owners with the process of registering a historic property with the National Register of Historic Places or with the Florida Master Site.

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Unincorporated Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

# Chapter 7

## Intergovernmental Coordination Element

### Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
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## Universal Goals, Objectives and Policies

### **Goal 7 Intergovernmental Coordination**

Establish and maintain viable mechanisms and processes among the governmental, public, and private entities to assure awareness and coordination of development activities and provide for the effective and efficient provision and utilization of public infrastructure, resources, and services to enhance the quality of life for present and future populations.

#### **Objective 7.1 Coordination with Surrounding Local Governments and Federal, State, and Regional Agencies**

The County and Cities shall continue to coordinate its comprehensive plan with each other and the plans of the Sumter County School Board; the comprehensive plans of the cities of Bushnell, Coleman, and Wildwood; the adjacent counties of Citrus, Hernando, Lake, Marion, Pasco and Polk; the adjacent Lake County towns of Lady Lake, Fruitland Park, and Leesburg, applicable federal and state agencies, Southwest Florida Water Management District (SWFWMD), Withlacoochee Regional Water Supply Authority (WRWSA), Lake-Sumter Metropolitan Planning Organization (LSMPO), and Withlacoochee Regional Planning Council (WRPC). This is accomplished through ongoing communication, joint planning efforts, and special subject committees.

##### **Policy 7.1.1 Role of Intergovernmental Coordination Element**

The County and Cities shall utilize the Intergovernmental Coordination Element of this comprehensive plan as the basis of an intergovernmental coordination program. The County and Cities shall coordinate the planning activities mandated by its comprehensive plan with other units of federal, state, regional, and local government providing infrastructure, resources, or services.

##### **Policy 7.1.2 Staff Dissemination of Information**

The County and Cities shall assign responsibility within the county and city staff to ensure the widest possible dissemination of information concerning development proposed in its comprehensive plan and to encourage public discussion of all proposed plans and programs.

##### **Policy 7.1.3 Coordination with Entities Providing Services without Regulatory Authority**

The County and Cities shall continue to ensure an intergovernmental coordination process between the County and Cities and other entities providing services but not having regulatory authority over the use of the land. This process will include developing interlocal agreements concerning land use and development decisions.

##### **Policy 7.1.4 Coordination for Water Quality, Potable Water Supply, and Stormwater**

The County and Cities shall continue to coordinate with SWFWMD, WRWSA, Florida Department of Environmental Protection (FDEP), and other state and federal agencies that have permitting authority or planning authority to assure water quality, potable water supply, and stormwater drainage are consistent with agency requirements and plans. The County and Cities shall continue coordination meetings, as necessary, between county and city staff and agencies that have permitting or planning responsibility.

**Policy 7.1.5 Coordination with Withlacoochee Regional Planning Council**

The County and Cities shall continue to coordinate with WRPC in the implementation of those policies included in the Strategic Regional Policy Plan that require intergovernmental coordination and related to regionally significant resources, as identified by the WRPC, the 2010 Comprehensive Economic Development Strategy for the Withlacoochee Region, and other plans or programs to enhance the economic competitiveness of the region and maintain the quality of life.

**Policy 7.1.6 Consideration of Impacts on Other Jurisdictions**

The County and Cities shall maintain interlocal agreements with the municipalities within the county and establish agreements with adjacent counties and other jurisdictions by which each government will review the relationship between developments proposed within its jurisdiction and its impact on other jurisdictions.

**Policy 7.1.7 Review of County or City Projects**

The County and Cities shall review all projects being proposed by county or city government for potential impact on other jurisdictions or agencies.

**Policy 7.1.8 Affordable Housing**

The County and Cities shall continue to use the County's Affordable Housing Advisory Committee in cooperation with the private sector to identify opportunities to increase the opportunity for affordable housing.

**Policy 7.1.9 Public Conservation Lands**

The County and Cities shall provide input to the appropriate state agencies related to the public use of lands under their control or maintenance responsibility.

**Policy 7.1.10 Expansion of Water and Sewer**

The County and Cities shall provide an efficient and unified approach to public water and sewer service that facilitates the expansion of needed water and sewer facilities to serve appropriate areas. The County will support the expansion of water and sewer service within each municipality's utility service area and consistent with Interlocal Service Boundary and Joint Planning Agreement referenced in Objective 7.2 and its related policies.

**Policy 7.1.11 Community Water Systems**

It shall be the policy of the County and Cities to adopt, implement, and enforce uniform standards for all community water systems in conformance with the plans, rules and regulations of WRWSA, SWFWMD and FDEP.

**Policy 7.1.12 Potable Water Supplies Coordination with Regional Water Supply Plans**

The County and Cities shall continue to coordinate with SWFWMD for the implementation of the 2010 Regional Water Supply Plan and with WRWSA for the implementation of the Withlacoochee Regional Water Supply Authority Master Regional Water Supply Planning and Implementation Project.

**Policy 7.1.13 Transportation Coordination with the Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation**

The County and Cities shall continue to coordinate transportation plans and opportunities for transportation system improvements with the LSMPO and shall monitor the Florida Department of Transportation's (FDOT) 5-year work program regarding projects within or affecting the county or cities. Particular attention will be paid to projects to relieve capacity deficiencies on I-75. The County and Cities shall continue to maintain open discussions and coordination with the LSMPO and FDOT to assure the efficient operation of all state and federal roadways within or affecting the county and cities.

**Policy 7.1.14 Review of Plans and Programs Proposed by Other Government Entities**

The County and Cities shall request copies of and review all plans and programs being proposed by other government entities, with suspected or potential impacts on the county or cities.

**Policy 7.1.15 Level of Service**

In each instance where level of service standards are established for public facilities, the County and Cities shall coordinate with any state, regional or local entity having operational and maintenance responsibility for such facilities to establish appropriate level of service.

**Policy 7.1.16 Interlocal Agreements for Future Publicly Operated Airports**

If the County or Cities develop and operate a future public airport, then the County or Cities shall enter into an interlocal agreement, pursuant to Section 333.03(1) (b), Florida Statutes, with other impacted jurisdictions wherein the airport hazard area is located.

**Policy 7.1.17 Coordination of Population Projections**

The County and Cities shall coordinate with each other and the cities of Bushnell, Coleman, and Wildwood in the preparation of population projections.

**Policy 7.1.18 Conflict Resolution**

The County and Cities shall continue to coordinate with all surrounding local governments pertaining to land use, development, level of service, and other projects or programs in order to avoid potential conflicts. Consistent with Section 186.509, Florida Statutes, the WRPC shall serve as mediator for conflicts when a resolution is not reached between local governments.

**Objective 7.2 Interlocal Service Boundary and Joint Planning Agreements**

The County and Cities shall continue to coordinate regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes, and adopted by each of the Cities and the County. In general, the ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;

- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

**Policy 7.2.1 Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference**

The Interlocal Service Boundary and Joint Planning Area Agreements (ISBA), adopted by the Sumter County Board of County Commissioners by Ordinance 2009-19, as amended, and Ordinance 2009-21, as amended, with the City of Center Hill and the City of Webster are hereby adopted within the comprehensive plan by reference.

**Policy 7.2.2 Joint Planning Area and Municipal Services Area**

A Joint Planning Area and Municipal Services Area is hereby established between the County and the Cities 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 shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

**Policy 7.2.3 Annexation within the Joint Planning Area**

The Cities may annex any property within their respective Joint Planning Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
- d. All other municipal services are available to the site.

**Policy 7.2.4 Municipal Overlays - Proposed Future Land Use Map Designations**

Consistent with Objective 7.2 and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) shall be established around the Cities and reflected on the Future Land Use Map as having a Municipal Overlay. Maps 1-5 and 1-6 specifically show the MSA areas for the Cities. 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 MSAs. After development of the proposed future land use designations, the County's and Cities' comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County's and Cities' comprehensive plans, upon annexation into the Cities, the Cities shall

amend their Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The Cities may continue to proceed through the applicable comprehensive plan amendment process for properties that may be annexed prior to the adoption of the proposed future land uses, consistent with terms of the ISBA. The proposed future land uses are not effective until such time as the property is annexed into the Cities and the Cities' Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Policy 7.2.5 Amendments to the Joint Planning Area Boundary**

The Joint Planning Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the respective City and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City and County will resolve through the dispute resolution process identified in the ISBA. The expanded Joint Planning Area shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.2.6 Amendments to Proposed Future Land Use on the Joint Planning Area Maps**

Amendments to the proposed future land use on the Joint Planning Area Map shall require joint approval by the respective City and County. The amendment to the Joint Planning Area Map shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.2.7 Issuance of Development Orders**

The Cities shall have the sole authority to issue development orders within its respective municipal limits. The County shall have the sole authority to issue development orders with unincorporated areas. However, the County, pursuant to the ISBA, shall provide the Cities the professional staff support for the processing, review, and recommendation of proposed development orders.

**Policy 7.2.8 Land Development Regulations**

The Cities' land development regulations shall apply for development within its municipal limits. The County's land development regulations shall apply for development within unincorporated areas. However, the Cities and County may develop unified land development regulations.

**Objective 7.3 Coordination with Private and Non-Profit Sector**

The County and Cities shall assure effective coordination with private and non-profit agencies by providing mechanisms that will enhance development within the county and cities.

**Policy 7.3.1 Identification of Historic Resources and Areas for Community Revitalization**

The County and Cities shall solicit recommendations from various public and private organizations to assist in the identification of areas for historical informational purposes and areas to be recommended for future community revitalization actions.

**Policy 7.3.2 Economic Development Coordination**

The County and Cities shall continue to work with private or non-profit groups, including volunteers, to further economic development programs that will promote the pursuit of and retention of businesses and industries that will diversify and strengthen the economic base of the county and cities.

**Objective 7.4 Coordination with Sumter County School Board**

The County and Cities shall maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

**Policy 7.4.1 School Capital Facilities Plan**

On an annual basis, the County and Cities shall ask the School Board to provide information from their 5-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board’s capital improvement plan, including planned facilities with funding representing the district’s unmet needs.

**CALENDAR OF KEY ANNUAL DEADLINES**

February 1	Cities’ and County’s growth reports provided to School Board
April 15	Staff working group meeting regarding enrollment projections and any proposed amendments to the public school-related policies of the comprehensive plan.
August 15	School Board provides Tentative Educational Facilities Plan to County and Cities for review
September 1	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
October 1	School Board’s adoption of Educational Facilities Plan
November 1	Update County’s and Cities’ CIP to coordinate with improved facilities identified in School’s_ Five-Year Capital Facilities Plan

**Policy 7.4.2 Siting of Schools**

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the county and cities, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of

Bushnell City Council, Center Hill City Council, City Coleman City Council, City of Webster City Commission and City of Wildwood City Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of Sumter County and Cities, the annual educational facilities report and Five Year School Plant Survey of the Sumter County School Board;
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development;
- d. Use of a unified data base including population (forecasts of student population), land use and facilities; and
- e. Coordinated review of siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the comprehensive plan, land development regulations, and other appropriate mechanisms as deemed necessary.

**Policy 7.4.3 Interlocal Agreement for Public School Facility Planning**

The County and Cities shall maintain an Interlocal Agreement for Public School Facility Planning with the Sumter County School Board, including procedures for:

- a. Joint meetings;
- b. Student enrollment and population projections;
- c. Coordinating and sharing of information;
- d. School site analysis;
- e. Supporting infrastructure;
- f. Comprehensive plan amendments, rezonings, and development approvals;
- g. Education Plan Survey and Five-Year District Facilities Work program;
- h. Co-location and shared use;
- i. Oversight process; and
- j. Resolution of Disputes.

**Policy 7.4.4 School Board Representation on Local Planning Agency**

The County and Cities shall include a representative from the school district, appointed by the School Board, as an ex-officio member of its local planning agency, as required by Section 163.3174, Florida Statutes.

**Policy 7.4.5 Location of Proposed Public School Facilities**

The County and Cities will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the Future Land Use Element policies, future land use map categories, and other applicable policies of this comprehensive plan.

**Policy 7.4.6 Bicycle/Pedestrian Access to Public Schools**

All public schools shall provide bicycle/pedestrian access consistent with the requirements of Florida Statutes.

**Policy 7.4.7 Need Determination for On-Site and Off-Site Improvements**

The County and Cities and School Board shall jointly determine the need for and timing of on-site and off-site improvements necessary to support each new public school, renovation or expansion of an existing public school, or closure of an existing public school. A written agreement shall be executed between the County or Cities and School Board to detail the type, timing, and responsibility for the required on-site and off-site improvements.

**Policy 7.4.8 Coordination of School Bus and Transit Services**

The County and Cities shall coordinate with the School Board to identify opportunities to collaborate on school bus routes and transit routes to better serve students and residents.

**Policy 7.4.9 Shared Use of Public School Facilities**

The County and Cities shall continue to coordinate with the School Board to provide for the shared use or co-location of public school sites and with related or complementary county or city facilities.

**Policy 7.4.10 Use of Public Schools as Emergency Shelters**

The County and Cities shall continue to coordinate with the School Board to design new public schools or renovate existing public schools to serve as emergency shelters.

**Unincorporated Area Specific Goals, Objectives and Policies**

**Goal 7U Intergovernmental Coordination**

Establish and maintain viable mechanisms and processes among the governmental, public, and private entities to assure awareness and coordination of development activities and provide for the effective and efficient provision and utilization of public infrastructure, resources, and services to enhance the quality of life for present and future populations.

**Objective 7.1U Interlocal Service Boundary and Joint Planning Agreement - City of Wildwood**

The County shall continue to coordinate with the City of Wildwood regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic

information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

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

**Policy 7.1.1U Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference – City of Wildwood**

The Interlocal Service Boundary and Joint Planning Area Agreements adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. 02009-10, as amended, is hereby adopted within the comprehensive plan by reference.

**Policy 7.1.2U Joint Planning Area and Municipal Services Area – City of Wildwood**

A Joint Planning Area and Municipal Services Area is hereby established between the County and the City of Wildwood 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 shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

**Policy 7.1.3U Annexation within the Joint Planning Area – City of Wildwood**

The City of Wildwood may annex any property within their respective Joint Planning Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
- d. All other municipal services are available to the site.

**Policy 7.1.4U Municipal Overlays - Proposed Future Land Use Map Designations – City of Wildwood**

The proposed future land use designations for properties within the City of Wildwood’s Joint Planning Area shall be depicted as a Municipal Overlay on Map 1-7. Upon annexation into the City of Wildwood, the City of Wildwood shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area Map 1-7, then the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-7 are not effective until such time as the property is annexed into the City of Wildwood and the City’s Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Policy 7.1.5U Amendments to the Joint Planning Area Boundary – City of Wildwood**

The Joint Planning Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the City of Wildwood and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City of Wildwood and County will resolve through the dispute resolution process identified as part of the ISBA. The expanded Joint Planning Area shall not take effect until the City’s and County’s Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.1.6U Amendments to Proposed Future Land Use on the Joint Planning Area Maps – City of Wildwood**

Amendments to the proposed future land use on the Joint Planning Area Map shall require joint approval by the City of Wildwood and County. The amendment to the Joint Planning Area Map shall not take effect until the City’s and County’s Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.1.7U Issuance of Development Orders – City of Wildwood**

The City of Wildwood shall have the sole authority to issue development orders within its municipal limits. The County shall have the sole authority to issue development orders within unincorporated areas. However, the County, pursuant to the ISBA, shall provide the City the professional staff support for the processing, review, and approval of building permits and other building inspection services.

**Policy 7.1.8U Land Development Regulations – City of Wildwood**

The City of Wildwood’s land development regulations shall apply for development within its municipal limits. The County’s land development regulations shall apply for development within unincorporated areas. However, the City’s Design District Standards, as amended, shall apply to properties within the Joint Planning Area, as further described in the ISBA.

**Objective 7.2U Interlocal Service Boundary and Joint Planning Agreement - City of Bushnell**

The County shall continue to coordinate with the City of Bushnell regarding planning, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing,

solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

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

**Policy 7.2.1U Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference – City of Bushnell**

The Interlocal Service Boundary and Joint Planning Area Agreements adopted by the Sumter County Board of County Commissioners by Ordinance 2010-21, as amended, and the City of Bushnell City Council by Ordinance No. 2010-21, as amended, is hereby adopted within the comprehensive plan by reference.

**Policy 7.2.2U Joint Planning Area and Municipal Services Area – City of Bushnell**

A Joint Planning Area and Municipal Services Area is hereby established between the County and the City of Bushnell 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.

**Policy 7.2.3U Annexation within the Joint Planning Area – City of Bushnell**

The City of Bushnell may annex any property within their Municipal Service Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
- d. All other municipal services are available to the site.

**Policy 7.2.4U Proposed Future Land Use Map Designations within the Joint Planning Area and Municipal Service Area – City of Bushnell**

Within one (1) year of the effective date of this comprehensive plan, the County shall develop jointly with the City of Bushnell the proposed future land use designations for properties within the City of Bushnell's Joint Planning Area and Municipal Service Area, shown on Map 1-4. After development of the proposed future land use designations, the County's and City's comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County's and City's comprehensive plans, upon annexation into the City of Bushnell, the City of Bushnell shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area and Municipal Service Area proposed future land use map, then the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on the Joint Planning Area and Future Land Use Map shall not become effective until such time as the property is annexed into the City of Bushnell and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Policy 7.2.5U Amendments to the Joint Planning Area and Municipal Service Area Boundary – City of Bushnell**

The Joint Planning Area and Municipal Service Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the City of Bushnell and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City of Bushnell and County will resolve through the dispute resolution process identified in the ISBA. The expanded Joint Planning Area and Municipal Planning Area shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.2.6U Amendments to Proposed Future Land Use on the Joint Planning Area and Municipal Service Area Map – City of Bushnell**

Amendments to the proposed future land use on the Joint Planning Area and Municipal Service Area Map shall require joint approval by the City of Bushnell and County. The amendment to the Joint Planning Area and Municipal Service Area Map shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.2.7U Issuance of Development Orders – City of Bushnell**

The City of Bushnell shall have the sole authority to issue development orders within its municipal limits. The County shall have the sole authority to issue development orders within unincorporated areas.

September 14, 2012

**Policy 7.2.8U Land Development Regulations – City of Bushnell**

The City of Bushnell’s land development regulations shall apply for development within its municipal limits. The County’s land development regulations shall apply for development within unincorporated areas.

Chapter 8  
Economic  
Development Element  
Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

## Chapter 8 – Economic Development Element Goals, Objectives and Policies

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## Universal Goals, Objectives and Policies

### Goal 8 Economic Development

Provide a desirable business environment which will attract new employers and encourage the retention and expansion of existing businesses to expand and diversify the tax base of the county and cities.

#### Objective 8.1 Provide Quality Locations

Provide attractive and desirable locations for Industry and businesses with sites that meet the full range of opportunities.

##### Policy 8.1.1 Economic Activity Centers

Map 8-1 provides for generalized Economic Activity Centers where future economic growth will be promoted. Four types of Economic Activity Centers shall include:

- a. Primary Economic Activity Centers: Located near roadways within Florida's Strategic Intermodal System and close to relative large population bases. Primary Activity Centers will focus on large scale employment concentrations that fulfill regional needs;
- b. Secondary Economic Activity Centers: Located on arterial roads near major intersections. Uses shall focus on smaller scale employment concentrations that serve a local or regional need;
- c. Interchange Economic Activity Centers: Located around interstate and turnpike interchanges. Uses shall focus on the needs of the traveling public; and
- d. Municipal Commercial and Industrial Districts: Treated as economic activity centers and utilized as a focus for economic development.

The Future Land Use Element and Map 1-8 shall specifically identify Primary Economic Activity Centers and those parcels that are included.

##### Policy 8.1.2 Expand Economic Development Activities While Protecting Quality of Life

Economic development activities shall be encouraged in areas appropriate for development where public services and utilities are available or planned to be provided. Economic development activities shall compliment the surrounding community and support a vibrant local economy.

##### Policy 8.1.3 Municipal Service Overlays and Joint Planning Areas

Municipal Service Overlays and Joint Planning Areas, identified within the Future Land Use Element and on the Future Land Use Map shall provide a mixture of future land use districts that encourage high value growth consistent with the community. The County and Cities shall encourage economic development consistent with the adopted Municipal Service Overlay and Joint Planning Area.

**Policy 8.1.4 Adaptive Reuse and Redevelopment**

Land development regulations shall facilitate the redevelopment or adaptive reuse of commercial and industrial structures.

**Policy 8.1.5 Future Intermodal Logistics Centers**

The pursuit of the future development of an intermodal logistics center near the convergence of I-75, SR 44, Florida Turnpike, and the CSX S-railroad, identified as the Central Florida Mixing center/Monarch ILC on the Florida Department of Transportation's (FDOT) "Draft Intermodal Logistics Center Tool", dated February 2, 2012, shall be supported by the County and Cities.

**Objective 8.2 Economic Diversity**

Achieve a diversified economic base to minimize the vulnerability of the local economy and to provide economic opportunity for all segments of the population.

**Policy 8.2.1 Strategic Economic Development Plan**

The County and Cities adopt by reference the 2010 Strategic Development Plan, approved by the Sumter County Board of County Commissioners on October 26, 2010 (EDS). The EDS shall provide guidance to support strategic economic development activities that encourages a diverse economic base and identifies economic assets.

**Policy 8.2.2 Comprehensive Economic Development Strategy for the Withlacoochee Region**

The County and Cities adopt by reference the 2010 Comprehensive Economic Development Strategy for the Withlacoochee Region, prepared and adopted by the Withlacoochee Regional Planning Council (CEDS) on September 16, 2010. The CEDS shall provide guidance to support strategic economic development activities to diversify and expand the economic base within the county and cities, as well as within the region and state. Specifically, the County and Cities shall continue to support projects identified within the CEDS located within the county or cities.

**Policy 8.2.3 Tourism Plan**

The County and Cities adopt by reference the 2011 Sumter County Tourism Plan (TP), approved by the Sumter County Board of County Commissioners on June 14, 2011. The TP shall provide guidance to support the growth of tourism within the county and cities to provide enhanced economic opportunities for existing and future businesses.

**Policy 8.2.4 Complementary Economic Development**

Economic development efforts shall be encouraged that build on, and complement existing commercial, industrial and agricultural assets.

**Policy 8.2.5 Encourage Entrepreneurship**

The County and the Cities shall promote expansion of entrepreneurship by creating an environment which encourages partnerships with Service Corps of Retired Executives (SCORE), Lake-Sumter Community College, and other appropriate private or non-profit organizations or post-secondary education institutions.

**Policy 8.2.6 Home Occupations**

The County and Cities shall maintain land development regulations to encourage and allow flexibility in the development of home occupations consistent with public health, safety, and community compatibility concerns. The land development regulations shall include thresholds to allow for approval of home occupations through administrative review and other mechanisms appropriate to the size, intensity, and impacts of such businesses.

**Objective 8.3 Encourage High Value Economic Growth**

Attract new businesses and encourage growth of existing businesses with an emphasis on living wage jobs.

**Policy 8.3.1 Targeted Industries**

The County and the Cities shall promote the recruitment and expansion of targeted industries that are either growing, high-skill, high wage areas, or contribute to economic diversification and consistent with the Future Land Use Element. These targeted industries include, but are not limited to: healthcare and medical services; medical research and development; logistics and distribution; manufacturing, electronics and electronic equipment; regional or corporate headquarters; agribusiness; ecotourism and agritourism.

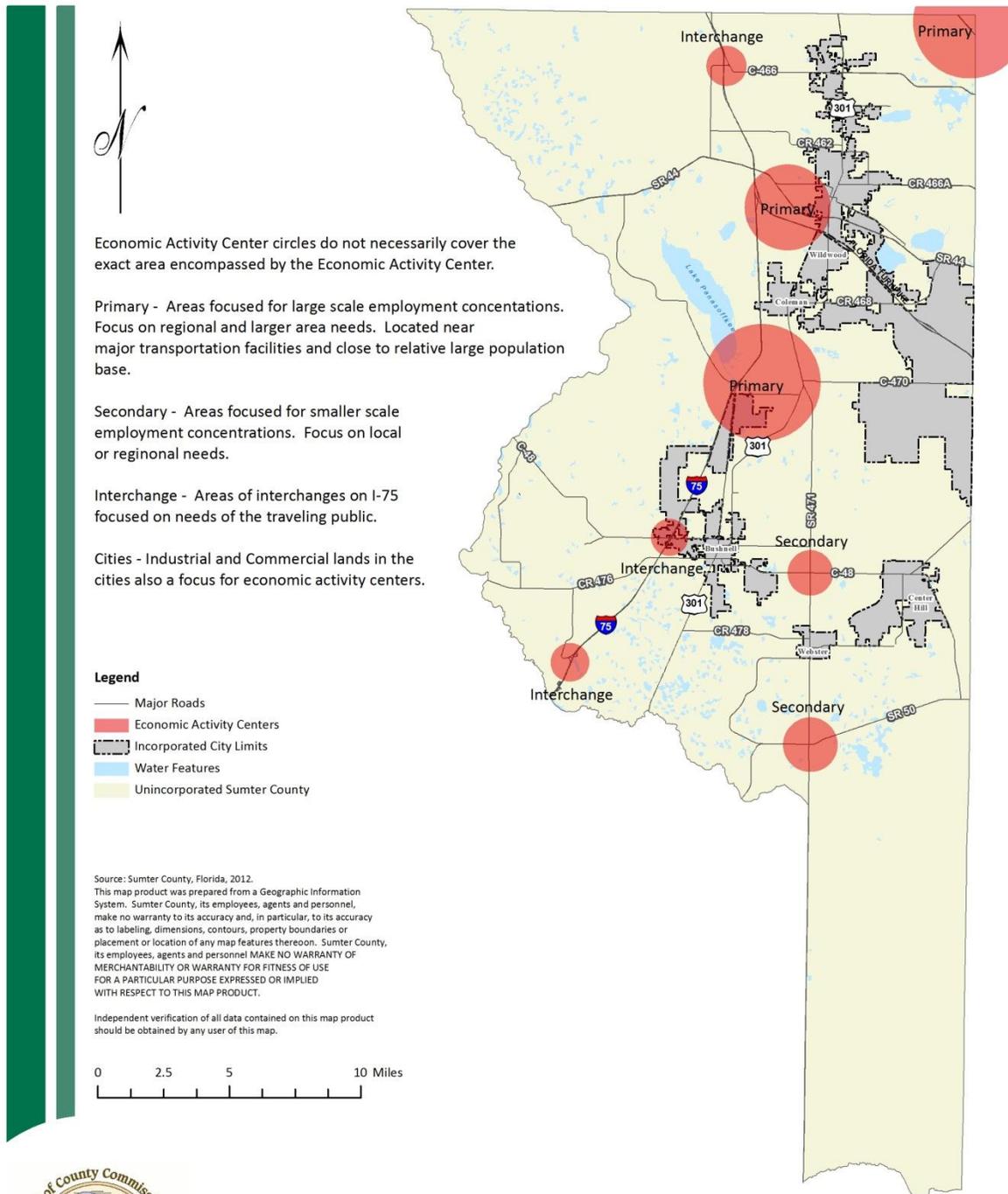
**Policy 8.3.2 Create a Regional and National Business Identity**

Sumter County shall strive to create and maintain a positive regional and national business identity.

**Unincorporated Area Specific Goals, Objectives and Policies**

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

Map 8-1 – Economic Activity Centers



**ECONOMIC ACTIVITY CENTERS**

**Map 8-1**

# Chapter 9

## Capital Improvements Element Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

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Transportation: None for concurrency purposes

**Policy 9.1.2 Prioritization of Public Facilities and Services Provision**

The County and Cities shall establish relative priorities among types of public facilities and services as follows:

- a. All capital improvements necessary to achieve and maintain adopted level of service standards shall be included in the Schedule of Capital Improvements in this Capital Improvements Element.
- b. Capital improvements shall be evaluated and prioritized based on the following prioritization criteria (ranked from highest to lowest priority):
  - 1. Repair, remodeling, renovation or replacement of obsolete or worn out public facilities contributing to achieving or maintaining adopted level of service;
  - 2. New or expanded facilities that reduce or eliminate deficiencies in adopted level of service for existing demand;
  - 3. New public facilities and improvements to existing public facilities that eliminate public hazards not otherwise eliminated by higher prioritized improvements;
  - 4. New or expanded public facilities that provide the adopted level of service for new development or redevelopment during the next five (5) years;
  - 5. Improvements to existing public facilities and new facilities that significantly reduce the operating cost of providing a public facility or service or otherwise mitigate impacts of public facilities and services on future operating budgets;
  - 6. New facilities that exceed the adopted level of service for new growth during the next five (5) years by either providing excess public facility or service capacity that is needed by future growth over the next five (5) years, or by providing higher quality public facilities or services than are contemplated in the normal design criteria for such facilities or services.

**Policy 9.1.3 Prioritization if Lack of Capacity**

In the event that existing and planned capacity of public facilities or services are insufficient to serve all applicants for development orders, capital improvements shall be scheduled to serve the following priority order (ranked from highest to lowest priority):

- a. Previously approved development orders permitting redevelopment;
- b. Previously approved development orders permitting new development;

- c. New development orders permitting redevelopment; and
- d. New development orders permitting new development.

**Policy 9.1.4 Consistency of Capital Improvements with Other Plans**

The County and Cities shall assure consistency of capital improvements to public facilities or services with the plans of other local governments, regional, state, and federal agencies.

**Objective 9.2 Funding of Capital Improvements**

Funding for capital improvements shall be provided in a cost efficient manner to minimize the financial impacts on the residents of the county and cities.

**Policy 9.2.1 Pursuit of Grants and Private Funding**

The County and Cities shall continue to make efforts to secure grants and private funding opportunities whenever available to fund capital improvements.

**Policy 9.2.2 Existing and Future Development Payment of Share of Costs**

Existing and future development shall pay for their share of the costs of needed public facilities and services as follows:

- a. Existing development shall pay their share of the costs of capital improvements to reduce or eliminate existing deficiencies and for capital improvements needed for future development, based on the benefit received by the existing development. Existing development's payments may be based on, but not limited to, taxes, fees, or special assessments;
- b. Future development shall pay their share of the costs of capital improvements to mitigate impact on affected public facilities and services. Upon completion of the construction, the future development becomes existing development and shall contribute as described for existing development above. Future development's payments may be based on, but not limited to, voluntary contributions for the benefit of any public facility or service, impact fees, capacity fees, dedication of land or buildings and facilities, and future payments of special assessments, fees, and taxes; and
- c. Existing and future development may have part or all of their costs paid by grants, entitlements, or donations or contributions from other government agencies or special districts.

**Policy 9.2.3 Financing of Capital Improvements**

If needed, capital improvements may be financed with the following guidelines:

- a. Determine the best means of financing the capital improvement, including the repayment of debt, by examining the current operating budget and short-term and long-term financing options;

- b. The County and Cities shall not provide a public facility or accept a provision of a public facility by others, if the County or Cities or other provider cannot pay for the subsequent annual operating and maintenance costs of the facility;
- c. All development orders issued by the County or Cities that require public facilities or services that will be financed by sources of revenue that have not been approved or implemented (i.e. future debt or referenda) shall be conditioned on the approval and implementation of the indicated revenue source(s), or the substitution of a comparable amount of revenue from existing sources.

**Objective 9.3 Capital Improvements Schedule**

A five (5) year schedule of capital improvements shall be maintained and updated to reflect required capital improvement to maintain adopted level of service standards.

**Policy 9.3.1 Five (5) Year Schedule of Capital Improvements**

The County and Cities shall maintain a five (5) year schedule of capital improvements that, at a minimum, reflect capital improvement projects required to maintain the adopted level of service standards. See Table 9-2.

**Policy 9.3.2 Update to Five (5) Year Schedule of Capital Improvements**

The five (5) year schedule of capital improvements shall be updated each year consistent with the requirements of Chapter 163, Part II, Florida Statutes.

**Policy 9.3.3 Coordination with Annual Budget**

If feasible, based on anticipated revenues and expenditures, the County and Cities shall include capital improvement projects within the five (5) year capital improvement schedule, scheduled within the appropriate fiscal year, within the capital appropriation section of the annual budget for the appropriate fiscal year. If the funding of the capital improvement is not feasible within the applicable fiscal year annual budget, then the capital improvement shall be carried over to future fiscal year annual budgets as a high priority project. The carry over shall continue until the capital improvement project can be funded or the deficiency addressed by the capital improvement is resolved through other means.

**Policy 9.3.4 Consistency with All Elements of the Comprehensive Plan**

All public facility and service improvements shall be consistent with the goals, objectives, and policies of the appropriate elements of the comprehensive plan.

**Objective 9.4 Concurrency System**

A concurrency system, for applicable public facilities and services, shall be maintained to assure the maintenance of adopted level of service standards.

**Policy 9.4.1 Exempt Concurrency Provisions**

Pursuant to Chapter 163, Part II, Florida Statutes, local governments may voluntarily decide not to enforce concurrency for transportation, parks and recreation, and public schools. The County

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shall exempt and not enforce concurrency for transportation, parks and recreation, and public schools. The Cities shall exempt and not enforce concurrency for transportation and public schools.

**Policy 9.4.2 Sufficient Capacity**

The County and Cities shall determine, prior to the issuance of development orders, whether there is sufficient capacity of public facilities, subject to concurrency, to meet the adopted level of service standards. This determination shall be made pursuant to the concurrency management system that is adopted as Appendix A to this comprehensive plan.

**Policy 9.4.3 Concurrency Vesting**

The County and Cities shall maintain land development regulations that establish the criteria for determining the vested rights of previously issued development orders and its vesting related to concurrency.

**Unincorporated Area Specific Goals, Objectives and Policies**

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

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Table 9-2 – Consolidated 5-year Capital Improvement Plan for Unincorporated County, City of Center Hill, and City of Webster





Appendix A  
Concurrency  
Management System  
Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

**Appendix A – Concurrency Management System - Goals, Objectives and Policies**

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## Requirement and Purpose

Chapter 163, Part II, Florida Statutes, requires that all local government comprehensive plans require that public facilities and services needed to support development be available concurrent with the impacts of such development. However, the 2011 Growth Management Act, Chapter 2011-139, Laws of Florida, significantly revised the concurrency mandate. The 2011 legislation removed the mandate and allows for the local option for the implementation of transportation, parks and recreation, and public school concurrency. Mandatory concurrency for all local governments remain for potable water, sewer, solid waste, and drainage.

Pursuant to this mandate, policies through this comprehensive plan require that the issuance of development permits be contingent upon the availability of public facilities and services at the levels of service adopted into this comprehensive plan. To successfully implement this requirement, the following general review and monitoring standards and procedures are established as the required Concurrency Management System.

## Public Facilities and Services for Which Concurrency is Required

A concurrency test will be made for the following public facilities and services, for which level of service standards have been adopted in this comprehensive plan:

1. Potable Water
2. Sewer/Wastewater
3. Solid Waste
4. Stormwater Drainage
5. Parks and Recreation (Applies within the cities of Center Hill and Webster and exempt in unincorporated areas of the County)

## Concurrency Standards

To be determined concurrent, a project shall not lower the existing levels of service of public facilities and services below the adopted levels of service within this comprehensive plan. A project will be deemed concurrent if one of the following standards is met:

1. The necessary public facilities and services are in place, or under construction, at the time a development permit is issued;
2. The development permit is issued subject to the condition that all necessary public facilities and services will be in place concurrent with the impacts of the development;

3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development;
4. The necessary public facilities and services are included in the adopted five-year capital improvement program (CIP), subject to the following:
  - a. The CIP includes those improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and planned development; and
  - b. The CIP identifies the year in which actual construction or provision of public facilities or services will occur. The actual construction or provision of the necessary public facilities or services must be within the first three years of the CIP to be utilized for concurrency determination; and

### Concurrency Determination

The County and Cities shall provide level of service information for all required public facilities and services as set forth within this comprehensive plan.

In general, the concurrency test for public facilities and services will compare the public facility capacity needs of a proposed development to the available capacity of public facilities. The following capacity accounting sequence shall be used:

Step A: Current Capacity + Programmed Capacity (within first three years of CIP) = Total Capacity

Step B: Total Capacity – Current Demand – Capacity Reserved = Available Capacity

Step C: Available Capacity – Capacity Required for Proposed Development = Surplus (Concurrent) or Deficit (Not Concurrent)

If the concurrency test indicates the proposed development results in a surplus, then the proposed development meets the concurrency requirement.

If the concurrency test indicates the proposed development results in a deficit, then the proposed development fails the concurrency required and must provide appropriate mitigation to resolve the deficit.

## Concurrency Management Procedures

To ensure concurrency, the County and Cities shall take the following actions:

1. The County's Division of Planning and Development (Division), for the County and the Cities, shall maintain systems and procedures for monitoring capacity and levels of service for all required public facilities and services and to provide the review for all proposed development for concurrency;
2. All required public facilities and services shall be annually monitored, as part of the required annual update to the CIP, for current capacity, demand, and level of service;
3. By request to the Division, a developer may request an informal non-binding concurrency determination for his project. If requested, the Division shall make an informal non-binding concurrency determination. This informal non-binding concurrency determination is for general information only. The Division's informal non-binding concurrency determination shall not be relied on and does not exclude the formal binding concurrency determination through the development review process;
4. During the development review process, the Division shall make a formal binding determination of concurrency. All formal binding determinations of concurrency in which the development is found to fail the concurrency test, the Division shall provide the failing concurrency determination in writing to the development with the details of the concurrency failures and opportunities to resolve the finding of failing of concurrency; and
5. The County's and Cities' land development regulations shall maintain regulations to implement this Concurrency Management System and to further ensure that development permits will only be issued when public facilities and services are available at adopted level of service standards or better concurrent with the impacts of the development.

## Constraints and Adjustments to Facility Capacities

1. No proposed development project shall be allowed more than 50% of the existing excess capacity of a public facility or service with an adopted level of service.
2. Capacities for vested developments may be reserved at less than 100% but not less than 75%.

### Exceptions to Concurrency Requirement

Those developments having statutory or common law vested rights at the time of the adoption of the comprehensive plan shall be exempt from concurrency requirements for issuance of development permits.