

efforts on attracting and developing industrial/employment centers and maintaining the rural character of the county in those areas not within the cities or the cities' future annexation areas. Future calculations of residential need in unincorporated areas of the county will be based on the remaining projected population in 2035 after subtracting out the projected population for the five cities and the population within The Villages Development of Regional Impact.

It is important to understand that the population projections used to allocate the 25% of population to the City of Wildwood will change over time. Population projections are not stagnant and are updated at least once every 5 to 7 years. As the population projections change – the allocations change – and the planning needs change. This proposed agreement assures that the City of Wildwood and the County continue to work cooperatively in planning for the future of our community.

For information, attached is a table that provides the current population estimates and projections from 2000 to 2035.

Adoption of this proposed agreement requires two (2) public hearings. The Zoning & Adjustment Board (ZAB), serving as the Local Planning Agency, is the first public hearing. The second public hearing is with the Board of County Commissioners.

On February 1, 2010, the ZAB, serving as the County's Land Planning Agency, held a public hearing to consider the Population Allocation Agreement between the County, City of Wildwood, and Florida Department of Community Affairs. The ZAB recommended approval of the agreement by a vote of 11-0.

On February 3, 2010, the City of Bushnell provided staff their current population projections. These projections from the City of Bushnell call for a 2035 population, within the city limits, of 7,775. The projections also call for a total population in 2035 of 50,742 within the current city limits and within an area they are considering as their joint planning area. The current total county projection in 2035 with 25% allocation to the City of Wildwood and the allocations to The Villages and the cities of Center Hill, Coleman, and Webster still provides sufficient remaining population to allocate to the City of Bushnell. It is important to note that unlike the population projections for the City of Wildwood, the projections from the City of Bushnell have not yet been approved by the Florida Department of Community Affairs. In addition, the County and City of Bushnell have not yet executed the Interlocal Service Boundary/Joint Planning Agreement to define the future joint planning area.

Sumter County Population Estimates and Projections to 2035

	U.S. Census		BEBR Actual ⁽¹⁾		Projections ⁽²⁾					
	2000	2008	2009	2010	2015	2020	2025	2030	2035	
Total County Population	53,345	93,024	95,304	97,700	109,537	135,736	166,381	201,398	240,746	
Less Inmates		8,810	9,275	9,275	9,275	9,275	9,275	9,275	9,275	
Net Total County Population	NA	84,214	86,029	88,425	100,262	126,461	157,106	192,123	231,471	
Population in Cities	8,336	9,579	9,516	13,926	22,261	34,380	50,599	61,318	73,112	
Bushnell	2,050	2,344	2,364	2,685	3,123	4,060	5,278	6,597	7,775	
Center Hill	910	921	921	1,046	1,173	1,453	1,781	2,156	2,577	
Coleman	647	643	644	596	536	483	429	380	380	
Webster	805	786	784	890	998	1,237	1,516	1,835	2,194	
Wildwood	3,924	4,885	4,825	8,709	16,431	27,147	41,595	50,350	60,186	
Unincorporated Population	45,009	74,635	76,513	74,499	78,001	92,081	106,507	130,805	158,359	
Population in The Villages ⁽³⁾	NA	38,307	43,038	47,769	69,320	69,320	69,320	69,320	69,320	
Unincorporated Outside The Villages	NA	36,328	33,475	26,730	8,681	22,761	37,187	61,485	89,039	

(1) BEBR Actual is the official Bureau of Economic and Business Research at the University of Florida (BEBR) Population Estimate for Revenue Sharing.

(2) Projections of Total County Population and City of Wildwood Population from " City of Wildwood Residential Needs Analysis for 2008 Comprehensive Plan Rewrite; August 26, 2008; Fishkind & Associates. Other Cities Population Projections based on Constant Share of Net County Population Based on 2009 Population. City of Coleman population from City's 2009 CIP Update. City of Bushnell population from City's 2009 Potable Water Plan.

(3) Villages Population Assumes 17% Vacancy (Seasonal & Vacant Units).

**POPULATION ALLOCATION AGREEMENT BETWEEN
SUMTER COUNTY, THE CITY OF WILDWOOD AND
THE DEPARTMENT OF COMMUNITY AFFAIRS**

THIS POPULATION ALLOCATION AGREEMENT (“Agreement”) is entered into by and between the State of Florida, Department of Community Affairs (“DCA”), the City of Wildwood (“Wildwood”), and Sumter County pursuant to the authority of section 163.3171(4), Florida Statutes.

WHEREAS, as authorized by section 163.3171(4), Florida Statutes, DCA, Wildwood and Sumter County have the power to enter into agreements with each other as may be necessary or desirable to effectuate the provisions and purposes of ss. 163.3177(6)(h) and (11)(a) and (b); and

WHEREAS, section 163.3177(6)(h) provides for intergovernmental coordination between counties and municipalities, including joint processes for collaborative planning and decisionmaking on population projections; and

WHEREAS, this Agreement will implement collaborative planning and decisionmaking on population projections between Wildwood and Sumter County; and

WHEREAS, section 163.3177(11)(a) provides that,

The Legislature recognizes the need for innovative planning and development strategies which will address the anticipated demands of continued urbanization of Florida's coastal and other environmentally sensitive areas, and which will accommodate the development of less populated regions of the state which seek economic development and which have suitable land and water resources to accommodate growth in an environmentally acceptable manner. The Legislature further recognizes the substantial advantages of innovative approaches to development which may better serve to protect environmentally sensitive areas, maintain the economic viability of agricultural and other predominantly rural land uses, and provide for the cost-efficient delivery of public facilities and services; and

WHEREAS, this Agreement addresses the anticipated demands of continued urbanization of environmentally sensitive areas, accommodates economic development in an environmentally

acceptable manner, maintains the economic viability of agricultural and rural land uses, provides for the cost-effective delivery of public facilities and services, and protects environmentally sensitive areas; and

WHEREAS, section 163.3177(11)(b) provides in pertinent part that,

(b) It is the intent of the Legislature that the local government comprehensive plans and plan amendments adopted pursuant to the provisions of this part provide for a planning process which allows ... for the conversion of rural lands to other uses, where appropriate and consistent with the other provisions of this part and the affected local comprehensive plans, through the application of innovative and flexible planning and development strategies and creative land use planning techniques....; and

WHEREAS, this Agreement is a planning strategy which identifies the presently existing boundaries of Wildwood as the appropriate area within Sumter County for the conversion of rural lands to other uses; and

WHEREAS, Wildwood adopted Comprehensive Plan Amendment 09-1 by Ordinance No. 615 on May 4, 2009 (the "Plan Amendment") that increases the potential for development within Wildwood; and

WHEREAS, DCA has determined that the Plan Amendment is not supported by data and analysis demonstrating that the additional land designated for residential and nonresidential uses is needed to accommodate the population growth for the 2035 planning timeframe; and

WHEREAS, the population of Wildwood is presently 5.6 % of the population of Sumter County; and

WHEREAS, the Wildwood plan amendments are based on the premise that twenty-five percent (25%) of the population of Sumter County will be located within the presently existing boundaries of Wildwood by 2035; and

WHEREAS, Sumter County supports the Wildwood Plan Amendment, supports Wildwood's contention that twenty-five percent (25%) of the population of Sumter County will be within the jurisdiction of the City by 2035, and is willing to commit in this Agreement to allocate future population growth to the City of Wildwood; and

WHEREAS, this Agreement will serve as data and analysis to demonstrate that the additional land designated by Wildwood Plan Amendment 09-1 for residential and nonresidential uses is needed to accommodate the population growth in Wildwood and Sumter County for the 2035 planning timeframe; and

WHEREAS, on April 14, 2009, Wildwood and Sumter County entered into a Master Interlocal Service Boundary and Joint Planning Agreement ("ISBJPA") which includes a Planning Services Service Delivery Sub-Agreement authorized by sections 163.01 and 163.3171 and Part II of Chapter 171, Florida Statutes; and

WHEREAS, this Agreement is necessary and desirable to effectuate the provisions and purposes of ss. 163.3177(6)(h), (11)(a) and (11)(b).

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinbelow set forth, and in consideration of the benefits to accrue to each of the parties, the receipt and sufficiency of which are hereby acknowledged, and recognizing the above recitals as true and incorporating same as if stated herein, the parties to the Agreement hereby represent and agree as follows:

1. Allocation of Population Growth. The parties agree that the future population growth of Sumter County shall be directed to the City of Wildwood, so that 25% of the population of Sumter County will be located in the presently existing boundaries (but not including lands designated for Agriculture) of Wildwood by 2035. Sumter County

acknowledges that the development potential in the presently effective Wildwood Comprehensive Plan, as amended by the Plan Amendment if the Plan Amendment becomes effective (but not including those lands designated for Agriculture), is intended to accommodate 25% of the population of Sumter County by 2035.

2. Methodology. Sumter County and Wildwood shall coordinate to use the same methodology for population projections, based upon the medium range population projections from the University of Florida, Bureau of Economic and Business Research or another professionally acceptable methodology, for Wildwood and County comprehensive plan amendments proposed or adopted after the execution of this Agreement.

3. Data and Analysis. Sumter County agrees that when considering the need for any future land use plan amendment in the unincorporated area of the County to accommodate projected growth, the County will first allocate 25% of the total projected population of the County (both incorporated and unincorporated) to the City of Wildwood, and then allocate the appropriate percentage of population to the remaining incorporated municipalities. Sumter County will rely on the remaining population not allocated to the municipalities in determining the need for additional land use capacity in the unincorporated area.

4. Incorporation into ISBJPA and Comprehensive Plans. Within three months after the execution of this Agreement, Sumter County and Wildwood shall amend the Master Interlocal Service Boundary and Joint Planning Agreement to incorporate this Population Allocation Agreement into the Master Interlocal Service Boundary and Joint Planning Agreement. Sumter County and Wildwood shall also incorporate the provisions of this Agreement into their Comprehensive Plans in the next proposed large-scale plan amendment.

5. Changes in Law. Nothing in this Agreement shall be construed to relieve any party from adhering to the law, and in the event of a change in any statute or administrative regulation inconsistent with this agreement, the statute or regulation shall take precedence and shall be deemed incorporated in this Agreement by reference.

6. Attorney Fees and Costs. Each party shall bear its own costs, including attorney fees, incurred in connection with this Agreement.

7. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.

8. Entire Agreement. This is the entire agreement between the parties and no verbal or written assurance or promise is effective or binding unless included in this document.

9. Approval by Governing Body. This Agreement has been approved by each local government's governing body in the manner provided for development agreements in s. 163.3225, Florida Statutes. This Agreement has been executed by the appropriate officer as provided in the local government's charter or other regulations.

10. Multiple Originals. This Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which need be produced for any purpose.

11. Captions. The captions inserted in this Agreement are for the purpose of convenience only and shall not be utilized to construe or interpret any provision of this Agreement.

12. Effective Date. This Agreement shall become effective immediately upon execution by all the parties to this Agreement.

In witness whereof, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

DEPARTMENT OF COMMUNITY AFFAIRS

By: _____
Thomas Pelham, Secretary
Division of Community Planning

Date

Approved as to form and legality:

Assistant General Counsel

Date

CITY OF WILDWOOD

By: _____
Ed Wolf, Mayor

Date

Approved as to form and legality:

Jerri A. Blair, City Attorney

Date

SUMTER COUNTY

By: _____
Doug Gilpin, Chairman

Date

Approved as to form and legality:

County Attorney

Date