



**Sumter County Planning and Zoning Special Master
March 01, 2021, 7 P.M.
Everglades Recreation Center, 5497 Marsh Bend Trail, The
Villages, FL**

Any person requiring reasonable accommodation at this meeting because of, disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

New Business

CP2021-0002 Sumter County, Applicant

Requested Action: Recommendation to the BOCC on amending the Coleman Joint Planning Area Map of the Sumter County Unified Comprehensive Plan Future Land Use Element.

General Location: Coleman

Documents:

[CP2021-0002- City of Coleman JPA - staff report.pdf](#)

**LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
CITY OF COLEMAN JOINT PLANNING AREA AND
FUTURE LAND USE MAP**

CASE NO.: CP2021-0002

OWNER: N/A

APPLICANT: Sumter County

REQUESTED ACTION(s): Amend the Coleman Joint Planning Area Map, Map 1-4 of the Land Use Element of the Sumter County Unified Comprehensive Plan.

PARCEL NO.: F36-086 and F36-061

LEGAL DESCRIPTIONS: See Attachment

EXISTING USE: Pasture

AREA: 88 acres MOL

GENERAL LOCATION: Coleman Area

CASE SUMMARY:

The Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local governments to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements on matters such as annexation and joint planning. In 2016, Sumter County and the City of Coleman entered into an Interlocal Service Boundary Agreement and Joint Planning Area Agreement. The Joint Planning Area (JPA) Map was adopted into the Sumter County Unified Comprehensive Plan in 2018.

The City of Coleman is requesting adjustment of the JPA boundaries (Map 1) to exclude two parcels totaling 88 acres MOL. In 2018, the City of Coleman approved the contraction of its JPA where the properties were owned by The Villages® development. The subject properties are owned by The Villages® development and are adjacent to the 2018 contraction area. Removing them from the Coleman JPA will provide the maximum flexibility for the developer to determine how they want to proceed (i.e., which jurisdiction will work best for their plans, such as unincorporated Sumter County (BOCC), City of Coleman, or the City of Wildwood).

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the requirements of the Sumter County Unified Comprehensive Plan and the Sumter County Land Development Code and recommends Approval.

**Attachment
Legal Description**

SE1/4 OF NW1/4 & W1/2 OF THE NE1/4 OF THE SW1/4

and

**W1/2 OF THE SE1/4 OF THE SW1/4 LESS THE SOUTH 150 FT THEREOF AND
THE W1/2 OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4, ALL LYING AND
BEING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER
COUNTY, FLORIDA.**

Map 1

