

**LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
FUTURE LAND USE MAP**

CASE NO.: CP2019-0001

APPLICANT: Greg Beliveau, LPG Urban & Regional Planners, Inc.

LANDOWNER: Sumter LLC

REQUESTED ACTION: Amend the future land use category from Agricultural and Industrial to Mixed Use on 449 acres +/-

PARCEL NUMBER: F02-004, F02-021, F02-023, F02-024, F02-036, F02-038, F03-006, F04-011 and F10-002

LEGAL DESCRIPTION: See Attachment A

EXISTING ZONING: IP (Planned Industrial) and AG (Agricultural)

EXISTING USE: Vacant

GENERAL LOCATION: Wildwood (See Attachment B)

SURROUNDING FUTURE LAND USE:

SURROUNDING ZONING:

NORTH: Commercial, Industrial
SOUTH: Agriculture
EAST: Commercial, Agricultural & Industrial
WEST: Conservation & Interstate

NORTH: A10C, IP
SOUTH: A10C
EAST: RVPUD, CL, IP, A10C
WEST: A10C

CASE SUMMARY:

The subject property is located between I-75/ Florida Turnpike interchange, and SR 44. The project site borders Three Flags RV Resort on the east and I-75/Florida Turnpike on the west. Other surrounding current land uses are largely agricultural and conservation. There is a utility corridor extending through the project site. The subject property's current Future Land Use designation is Industrial and Agricultural (Attachment C). The property lies within the Urban Development Area and an economic activity center.

The project site includes a 175-acre site known as Sumter LLC Industrial Park. In 2009, the Board of County Commissioners (BOCC) approved a land use amendment to Industrial for Sumter LLC (CPA-2009-0001).

The applicant is requesting a land use change to Mixed Use (Attachment D). The Mixed Use future land use designation will allow for a mixture of land uses within a master planned development. The conceptual master plan (Attachment E) includes single-family residential, multifamily, industrial, open space, and conservation uses.

This comprehensive plan amendment is accompanied by a rezoning request (R2019-0011). The proposed zoning is Master Planned Development (MPD).

CASE ANALYSIS:

The property is located west of Wildwood near the I-75/SR 44 interchange. The City of Wildwood serves the area with municipal water and sewer. The developer has reached an agreement with Wildwood to build a sanitary water system that will interconnect and support the Wildwood water utility. The

This large-scale comprehensive plan amendment request would result in a maximum of 1,320 single family units, 750 multi-family units and 1,350,000 square feet of industrial development. The applicant has provided an executive summary with a thorough evaluation of their proposed project that includes a water and sewer analysis, trip generation analysis, and environmental assessment.

This request does not demonstrate any of the characteristics of urban sprawl (Attachment F). The proposed amendment furthers the following policies of the Sumter County Unified Comprehensive Plan.

Future Land Use 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; **The project site is within the UDA.**
- b. Central water and sewer must be available; **The project will utilize city of Wildwood sanitary sewer services. An on-site water system will have an interconnection with the City of Wildwood’s water system.**
- 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. **The project site is provides a mixture of single-family residential, multifamily residential, industrial, and open space uses. the project site is located within an Economic Activity Center and is not required to demonstrate a mix of land uses.**

- 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.

Proposed density/intensity and land uses meet PUD requirements.

Future Land Use 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. The County intends and has determined that the UDA meets the definition of and serves as the County's urban service area as defined in s.163.3164(50), F.S.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
The subject property is located within the UDA and is part of a project that will include a mixture of residential, industrial and conservation uses. Urban infrastructure is adjacent to the subject property.

Future Land Use 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
The applicant has provided an analysis of the maximum impacts of the proposed project.
- 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.

The proposed PUD clusters development on the upland portions of the property with the most intense density on the interior of the project.

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.

Notices Sent: 27 (No Objection) 3 (Objection) 0

Attachment A

Legal Description

A parcel of land lying in Secs 2, 3, 10 and 11, TWP 19 South, Rng 22 East, Sumter County, Florida, being more particularly described as follows:

BEGIN at the West $\frac{1}{4}$ corner of Sec 2; thence South $89^{\circ}59'12''$ East along the North line of the SW $\frac{1}{4}$ of said Sec 2 for 1310.74 ft to the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec 2; thence North $00^{\circ}15'09''$ East along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 2 for 1326.86 ft to the NW corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 2; thence North $89^{\circ}56'38''$ East along the North line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 2 for 121.64 ft to the Westerly ROW of SR 44; thence along said Westerly ROW the following three courses: S $37^{\circ}37'01''$ East for 169.55 ft; thence North $52^{\circ}22'59''$ East for 8.00 ft; thence South $37^{\circ}37'01''$ East for 2850.00 ft, to the North boundary of those lands described in Bk 581, Pg 488, Public Records of Sumter County, FL; thence along said lands: S $52^{\circ}22'59''$ West 480.00 ft; thence South $37^{\circ}37'01''$ East 304.00 ft; thence North $52^{\circ}22'59''$ East 143.05 ft to the West line of the lands described in Bk 377, Pg 517, Public Records of Sumter County, Florida; thence along the boundaries thereof: South $00^{\circ}06'14''$ East 196.95 ft; thence North $89^{\circ}49'30''$ East 210.03 ft; thence North $00^{\circ}10'30''$ West 357.59 ft to the SE'ly line of those lands described in Bk 581, Pg 488, Public Records of Sumter County, FL; thence North $52^{\circ}22'59''$ East for 74.73 ft to said Westerly ROW line; Thence South $37^{\circ}37'01''$ East along said Westerly ROW line for 649.06 ft to the NE'ly line of that parcel of land as described in Bk 1572, Pg 254, Public Records of Sumter County, FL; thence along the boundary of said lands the following; departing said Westerly ROW line South $38^{\circ}01'30''$ West for 1055.34 ft to the South line of the SE $\frac{1}{4}$ of said Sec 2; thence South $89^{\circ}40'10''$ West along said South line for 617.87 ft to the North $\frac{1}{4}$ corner of Sec 11; thence South $00^{\circ}14'32''$ West along the East line of the NW $\frac{1}{4}$ of said Sec 11 for 1026.02 ft to the South line of the South 300.00 ft of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec 11; thence along the boundaries thereof: North $89^{\circ}44'07''$ East 658.60 ft; thence South $00^{\circ}12'08''$ West 300.00 ft to the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec 11; thence South $89^{\circ}44'07''$ West along said South line for 657.78 ft to the North-South center Sec line of said Sec 11; thence South $00^{\circ}11'52''$ West along said North-South line for 2299.68 ft to the NE'ly ROW line of the Sunshine State Parkway (Florida Turnpike) (said point being on a curve concave NE'ly and having a radius of 5579.58 ft); thence NW'ly, from a radial line which bears North $23^{\circ}22'56''$ East along the arc of said curve and NE'ly ROW line through a central angle of $48^{\circ}40'36''$ for a distance of 4740.22 ft to a point of tangency; thence North $17^{\circ}56'28''$ West along said NE'ly ROW line for 2994.09 ft to the North line of the SE $\frac{1}{4}$ of Sec 3; thence North $89^{\circ}02'28''$ East along said North line for 1426.31 ft to the POB.

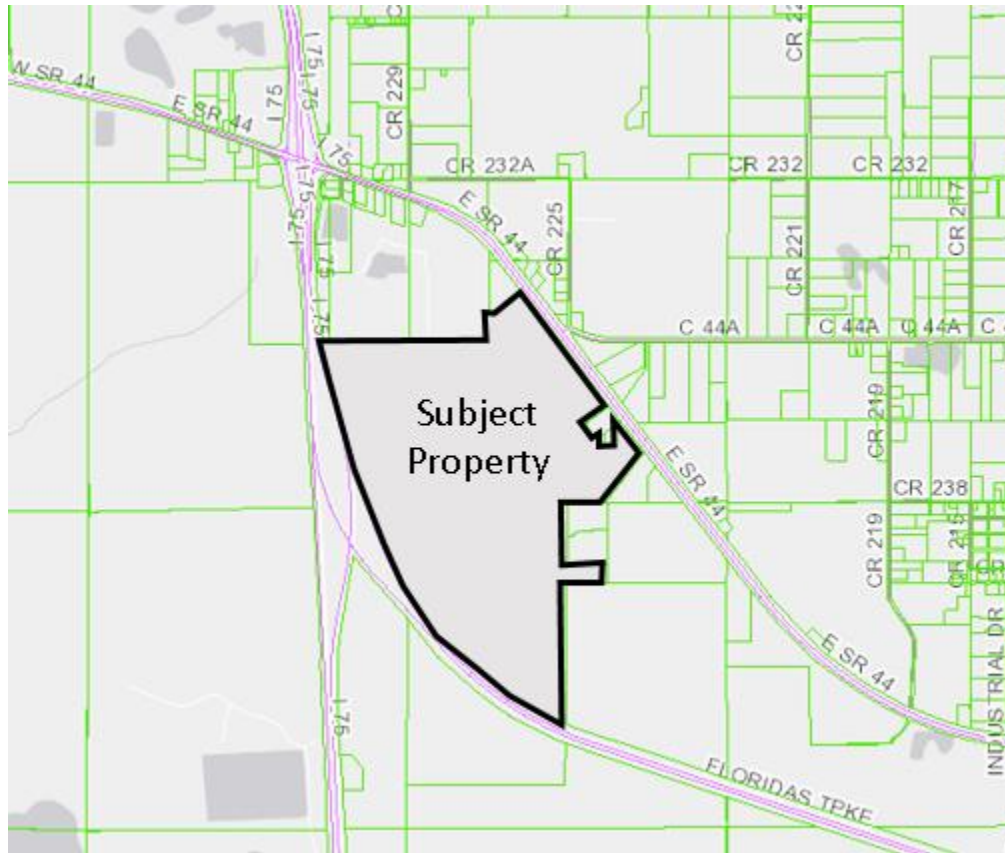
LESS the following parcel:

A portion of land lying in Sec 2, TWP 19 South, Rng 22 East, Sumter County, FL, being more particularly described as follows:

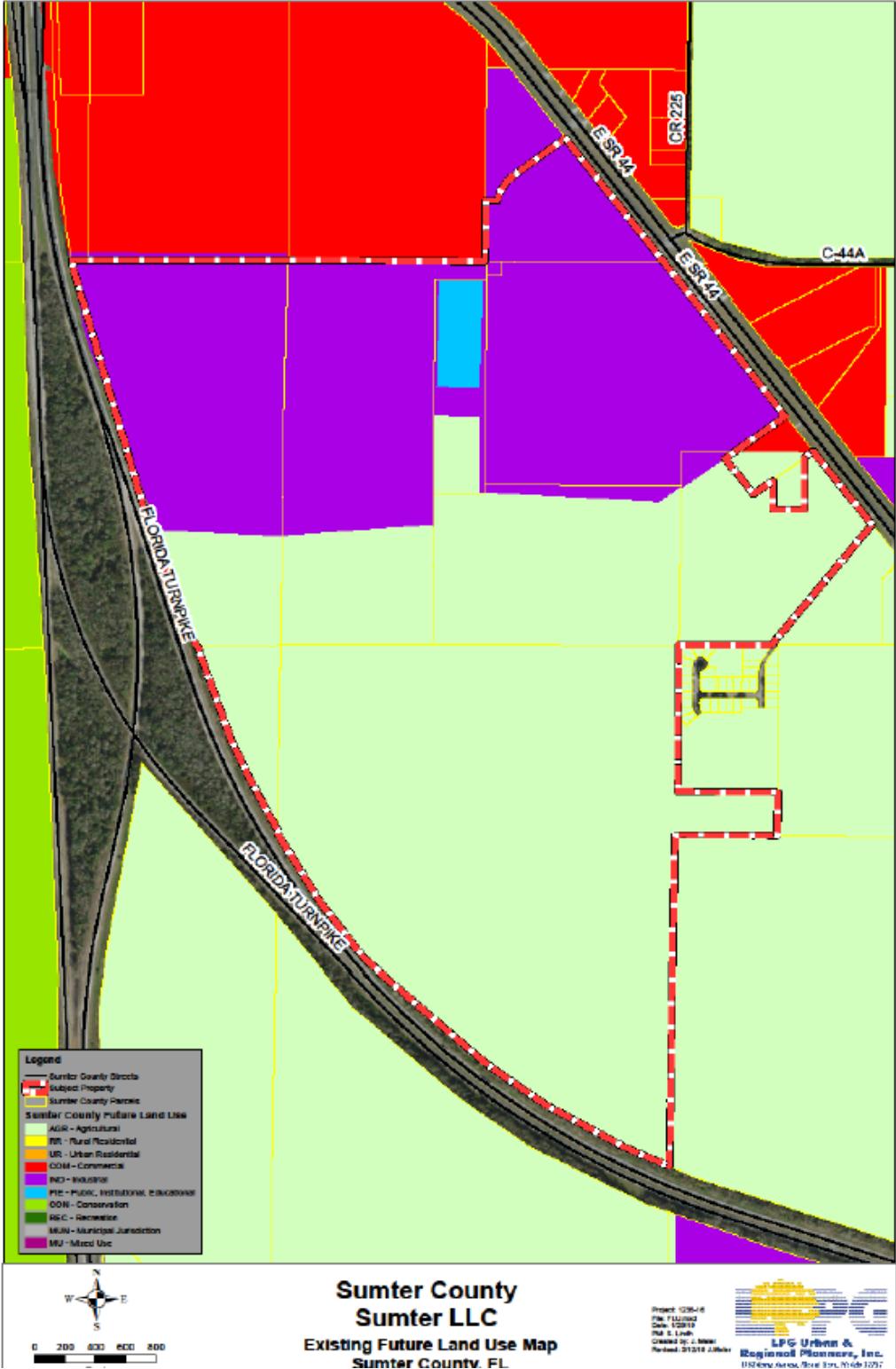
Commencing at the West ¼ corner of said Sec 2; thence along the North line of the SW ¼ of said Sec 2, S 89°59'12" East, 1310.74 ft to the SW corner of the SE ¼ of the NW ¼ of said Sec 2; thence departing said North boundary along the West line of the SE ¼ of the NW ¼ of said Sec 2, N 00°15'09" East, 423.51 ft to the PoB. Thence continue along said West boundary, N 00°15'09" East, 903.35 ft to the NW corner of the SE ¼ of the NW ¼ of said Sec 2; thence departing said West boundary, along the North boundary of the SE ¼ of the NW ¼ of said Sec 2, N 89°56'38" E, 121.64 ft to the Westerly ROW line of SR 44; thence departing said North boundary, along said Westerly ROW line; S 37°37'01" E, 169.55 ft; thence N 52°22'59" E, 8.00 ft; thence S 37°37'01" E, 443.24 ft; thence departing said westerly ROW line, S 52°22'59" W, 418.65 ft to a point of curvature of a curve concave SE'ly, having a radius of 250.00 ft, a central angle of 45°17'38", and a chord bearing and distance of S 29°44'10" W, 192.53 ft; thence Southerly along the arc of said curve, a distance of 197.63 to the end of said curve; thence S 89°49'57" W, 78.88 ft to the PoB.

Attachment B

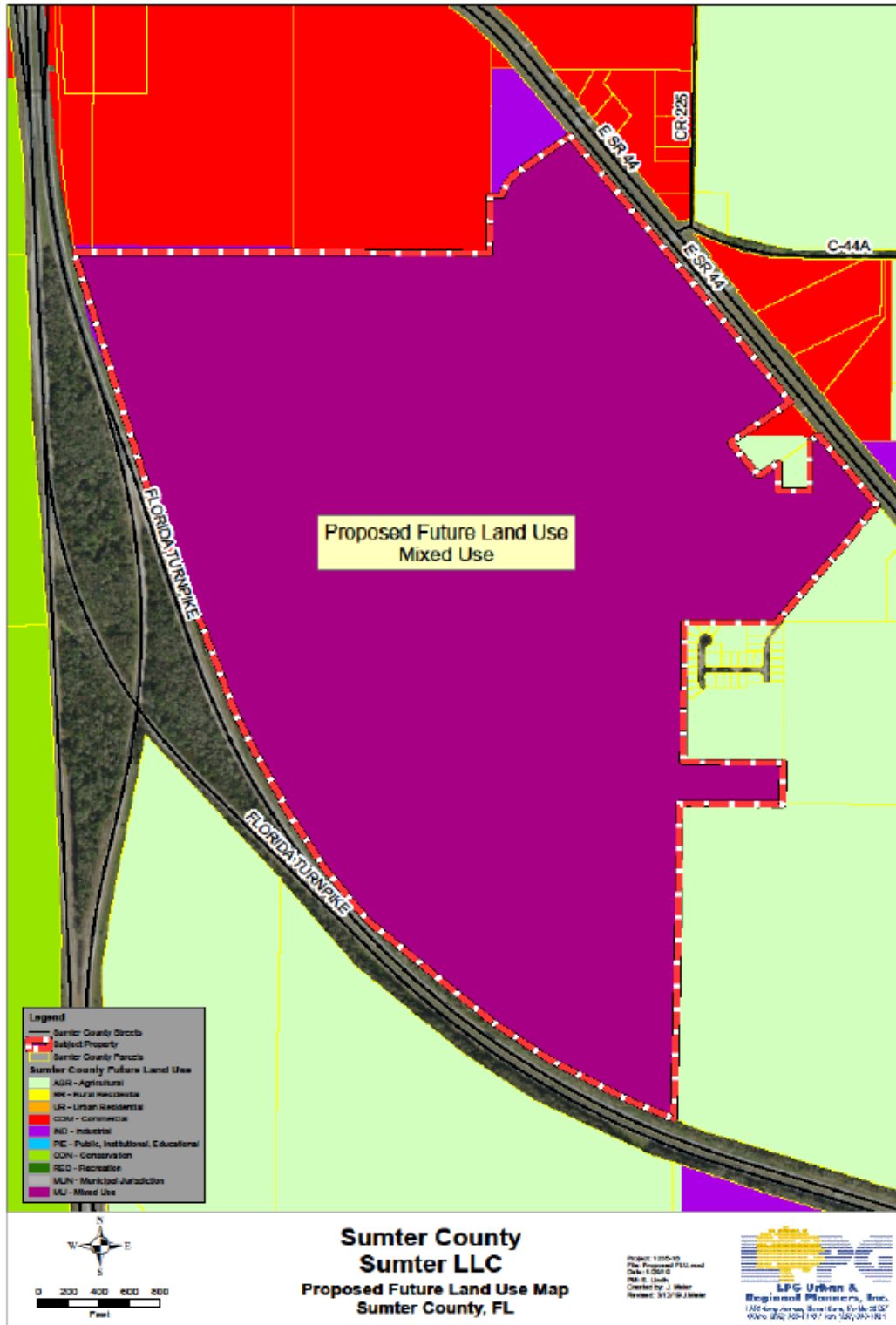
Location Map



Attachment C Existing Future Land Use



Attachment D Proposed Future Land Use



Attachment F

Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.as listed below.

- I. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- II. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- IV. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- V. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- VI. *Fails to maximize use of existing public facilities and services.*
- VII. *Fails to maximize use of future public facilities and services.*
- VIII. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- IX. *Fails to provide a clear separation between rural and urban land uses.*
- X. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- XI. *Fails to encourage a functional mix of uses.*
- XII. *Results in poor accessibility among linked or related land uses.*
- XIII. *Results in the loss of significant amounts of functional open space.*

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems.*
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit.*
- IV. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes. The subject property is near a Primary Economic Activity Center as defined by the Sumter County Unified Comprehensive Plan.