

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT FUTURE LAND USE MAP

CASE NO.: CP-22-16490

APPLICANT: Sumter County

REPRESENTATIVE: Patricia Burgos, Planner

REQUESTED ACTION(s): Amend the Future Land Use Map to re-designate 395 acres MOL from Agriculture to Rural Residential.

LEGAL DESCRIPTIONS: See attached maps

EXISTING ZONINGS: Various agricultural and rural residential zonings

EXISTING USE: Residential, rural residential, and agricultural uses

PARCEL SIZE: Average property size for this area is 6.6 acres

GENERAL LOCATION: Properties bounded by CR 102, CR101, CR 104, and CR 103, west of N US 301. (Map 1)

CASE SUMMARY:

Sumter County has clusters of Rural Residential zoning in proximity to higher densities (i.e. The Villages® Residential Planned Unit Developments (RPUD), City of Wildwood) that are no longer isolated among larger tracks of agriculturally zoned areas. The properties that are the subject of this large-scale amendment are rural residential in nature, but designated Agricultural on the Future Land Use Map (Map 2). This is problematic when the property owner seeks to develop or redevelop their property. This map amendment identifies an area of 60 parcels of smaller residential lots and reassigns them from Agricultural to Rural Residential Future Land Use (Attachment A). The average lot size in this area bounded by CR 102, CR 101, CR 104, and CR 103 is 6.6 acres (Attachment B). The Rural Residential land use requires a minimum of one acre for new lots so the potential increase in residential intensity in the subject area of the county is minor. Potentially 358 new lots could be created because of this application. Of the 395 acres MOL, which are the subject of this application, 16 properties or 155 MOL acres are currently designated with a FLU of Rural Residential and only 18% of the properties are zoned Agriculture or unknown. The other 82% of the properties, which are the subject of this application are already zoned Rural Residential (Map 2).

CASE ANALYSIS:

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 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 it's 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.

The proposed amendment will reduce the degree of nonconformity for 45 undersized lots out of 60 total parcels in the subject area. These lots are currently designated Agricultural (1 unit per 10 acres). The proposed Rural Residential land use allows one unit per acre. This amendment will better align the size and use of the properties with their future land use assignments.

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.

The subject properties are currently designed for Agriculture although their primary use is residential in nature. 75% of the properties are less than 10 acres in size. They do not conform to Policy 1.2.4.'s definition.

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

The subject properties are primarily used for residential purposes and are clustered in rural communities. The use and size of the properties is consistent with the Rural Residential land use category. The majority of properties are less than 10 acres in size. The subject area is just across CR 104 from the Quail Point Platted subdivision to the south, .25 miles from the Wildwood city limits to the south and just across CR 101 from The Villages® to the east.

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.*

The subject properties are rural residential in nature. The properties are in proximity to residential planned unit developments and the City of Wildwood. The Rural Residential Land Use Designation is compatible with adjacent land uses. Due to the small size of the properties, there will be a minimal potential increase in residential density.

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.a and listed below.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed amendment recognizes existing rural residential areas, proximity to the Urban Development Area, to The Villages, and to the City of Wildwood. Additional low density development will be minimal compared to current surrounding 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. **The proposed amendment recognizes that the subject area is located in an area of the County that is increasing in density and surrounded by The Villages® PUD to the east, City of Wildwood to the south and the Urban Development Area designation to the west (Map 3). This area has existing rural residential use.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed amendment recognizes the existing higher density residential developments to the south and east, as well as future urban development to the west. This proposed amendment will not promote strip, isolated or ribbon development.**
- 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. **The majority of the properties are vested lots of record. This amendment does not fail to protect and conserve natural resources.**
- 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. **The majority of the properties are vested lots of record under splintered ownership. Rural residential uses are compatible with adjacent agricultural resources.**

- VI. Fails to maximize use of existing public facilities and services. **The majority of the properties are vested lots of record. This amendment will not significantly increase the demand on existing public facilities and services and in particular, road facilities will not be impacted as per communication with the Public Works Director (email attached).**
- VII. Fails to maximize use of future public facilities and services. **The majority of the properties are vested lots of record. This amendment will not significantly increase the demand on future public facilities and services and in particular, road facilities will not be impacted as per communication with the Public Works Director (email attached).**
- 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. **Over 50% of the properties are already in residential use. Continued residential use will not substantially increase the demand for public services.**
- IX. Fails to provide a clear separation between rural and urban land uses. **The amendment recognizes existing residential lots and does not constitute a new urban land use.**
- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The proposed amendment will not discourage infill or redevelopment of existing residences or neighborhoods. The subject properties are existing vested lots of record.**
- XI. Fails to encourage a functional mix of uses. **The proposed project will encourage a functional mix of uses by allowing the continued use of platted residential neighborhoods.**
- XII. Results in poor accessibility among linked or related land uses. **The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XIII. Results in the loss of significant amounts of functional open space. **The proposed land use amendment will not affect the amount 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:

- XIV. (1) 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. **The proposed amendment will not affect the location of land development since the subject properties are existing vested lots of record.**
- XV. (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed amendment will not affect the extension of public infrastructure since the subject properties are existing vested lots of record.**

- XVI. (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. **The proposed project will promote compact development by allowing the continued use of platted residential neighborhoods.**
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The proposed project will have no significant impact on the nonresidential needs of the area.**

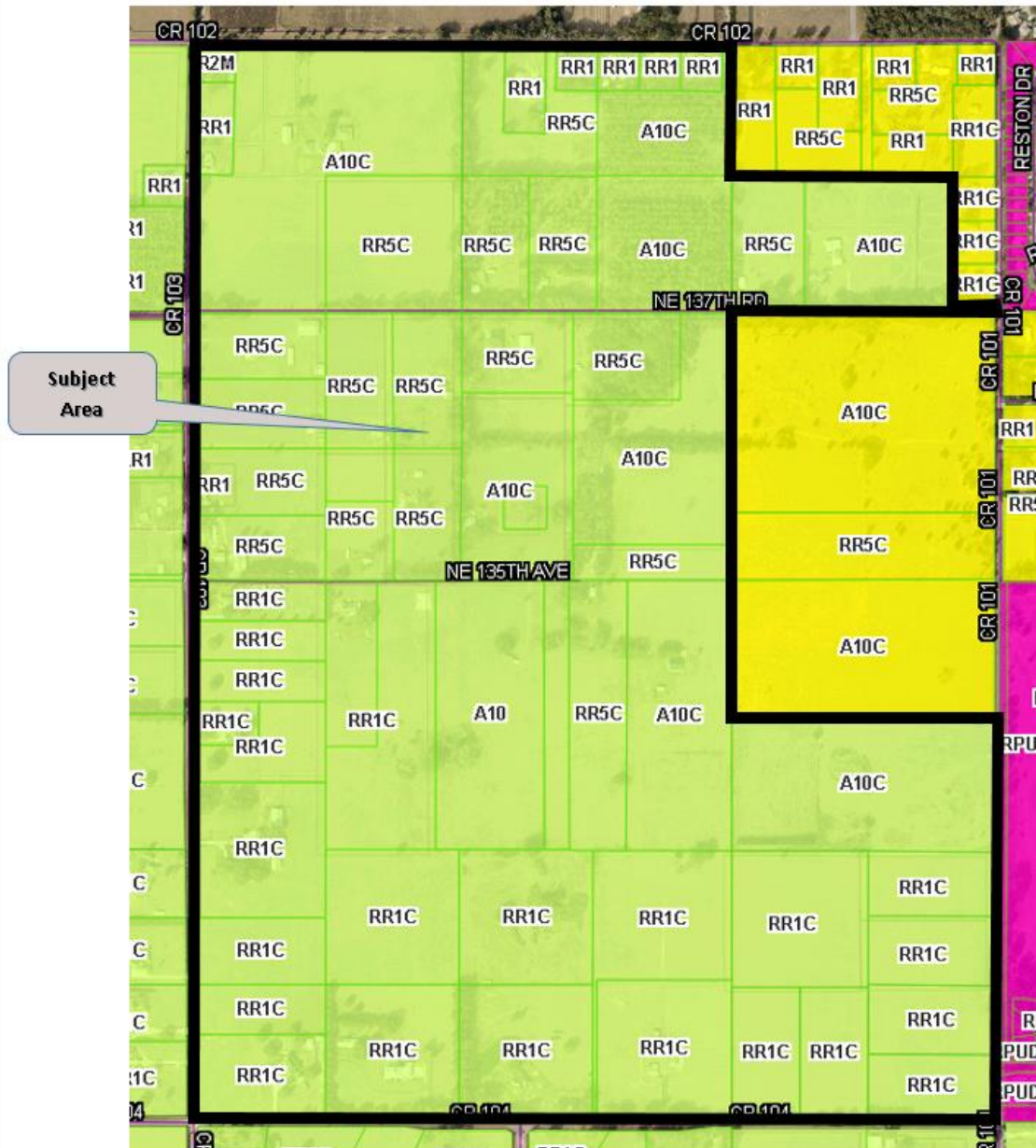
DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

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**.

Map 1 General Location



Map 2 Future Land Use and Zoning Designations



Attachment 1

Burgos, Patricia

From: Snyder, Deborah
Sent: Wednesday, December 07, 2022 1:35 PM
To: Burgos, Patricia
Cc: Cohoon, Steven; Arnold, Bradley
Subject: Follow up: Assistance Requested
Attachments: 395 Dwelling Unit Single Family Combined.pdf

Patricia,

First and foremost it is not just dumping one car per acre per day? (or per hour?) on the roadways. Also trip distribution needs to be considered. I have attached PDFs of the Daily, AM, and PM peak hours of traffic assuming 395 units, to be conservative, per the ITE Trip Generation Manual. Depending on how the traffic is distributed and the existing traffic volumes, shown in the scree shot below, you should be fine. The areas circled below are two way traffic volumes for the AM and PM peak hours and the Level of Service (LOS) D two way hourly service volume is roughly 1350 vehicles per hour. So the road segments appear to have good capacity remaining. As far as the State requiring a traffic study or not, I don't know the answer to that one. But if you need help with a traffic study we would be happy to help using one of our general consultants.

ID	Location	Direction	Date	Time	AM	PM	LOS	Notes
89	CR 100	150' S of E C 466	01/13/22	24-HR	1575	1874	2080	2478
90	CR 101	100' S of Woodridge Dr	01/13/22	24-HR	7814	7448	7772	8107
91	CR 101	600' N of Woodridge Dr	01/13/22	24-HR	4282	3861	4198	4656
92	CR 102	W of CR 103	01/13/22	24-HR	1166	1076	1324	1440
93	CR 103	200' N of Woodridge Dr	01/13/22	24-HR	3516	3422	3720	3873
94	CR 104	W of CR 103	01/13/22	24-HR	2655	2437	2928	3387
95	CR 147	100' South of C 173	01/13/22	24-HR				

Sincerely,



Deborah Snyder

Director
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 Board of Sumter County Commissioners
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