

SUMTER COUNTY ORDINANCE 2023-

AN ORDINANCE OF SUMTER COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE SUMTER COUNTY UNIFIED COMPREHENSIVE PLAN IN ACCORDANCE WITH APPLICATION CP-22-16490; SETTING FORTH THE AUTHORITY FOR AMENDMENT OF THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENTS; PROVIDING FOR INTERPRETATION; PROVIDING FOR SEVERABILITY AND APPLICABILITY, FILING WITH THE DEPARTMENT OF ECONOMIC OPPORTUNITY, EFFECTIVE DATE AND ADOPTION.

WHEREAS, Section 163.3161 et. seq., Florida Statutes established the Community Planning Act; and

WHEREAS, Section 163.3184, Florida Statutes, allows land use amendments to be made to the adopted Comprehensive Plan Future Land Use Map; 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 Future Land Use Map are needed; 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 amendment 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, Ordinance No. 96-23 adopted by the Board of County Commissioners of Sumter County, Florida on December 16, 1996, and Ordinance No. 2019-10

adopted by the Board of County Commissioners on May 28, 2019, designated the Sumter County Planning and Zoning Special Master 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 Future Land Use Map amendment on January 9, 2023, and considered the findings and advice of all interested parties submitting comments at the public hearing, and recommended approval of the amendment to the Board of County Commissioners of Sumter County; and

WHEREAS, the Board of County Commissioners of Sumter County, Florida conducted a public hearing on January 24, 2023, as required by statute and transmitted the proposed amendment to the Florida Department of Economic Opportunity and other state and regional agencies for review and said agencies have stated no concerns or objections to the proposed amendment; and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has determined that adoption of the proposed amendment 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 in compliance with, and pursuant to the Community Planning Act, Section 163.3161, *et. seq.*, Florida Statutes and is authorized for transmission to the Florida Department of Economic Opportunity and other reviewing agencies.

Section 2. Purpose and Intent.

It is hereby declared that the purpose and intent of the amendment 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. Specifically, the amendment changes a land use designation on the Future Land Use Map to Rural Residential. The nature of this change is to provide land use to provide development consistent and complementary with the character of development within the surrounding properties and local area. The change allows the Future Land Use Map to depict land use designations capable of rural residential development.

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

The Future Land Use Element and the Future Land Use Map of the Sumter County Comprehensive Plan are hereby amended as per the amendments 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., Florida Statutes. Definitions provided in Section 163.3161, et. seq., Florida Statutes 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 code shall continue in full force and effect.

Section 6. Effective Date.

This ordinance shall become effective as provided by law.

PASSED AND ADOPTED BY THE SUMTER COUNTY BOARD
OF COUNTY COMMISSIONERS, SUMTER COUNTY, FLORIDA,
THIS 28th DAY OF MARCH 2023.

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS

CRAIG A. ESTEP, CHAIRMAN

ATTEST:

GLORIA HAYWARD,
SUMTER COUNTY CLERK OF COURT

ATTACHMENT A

PROPOSED SUMTER COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

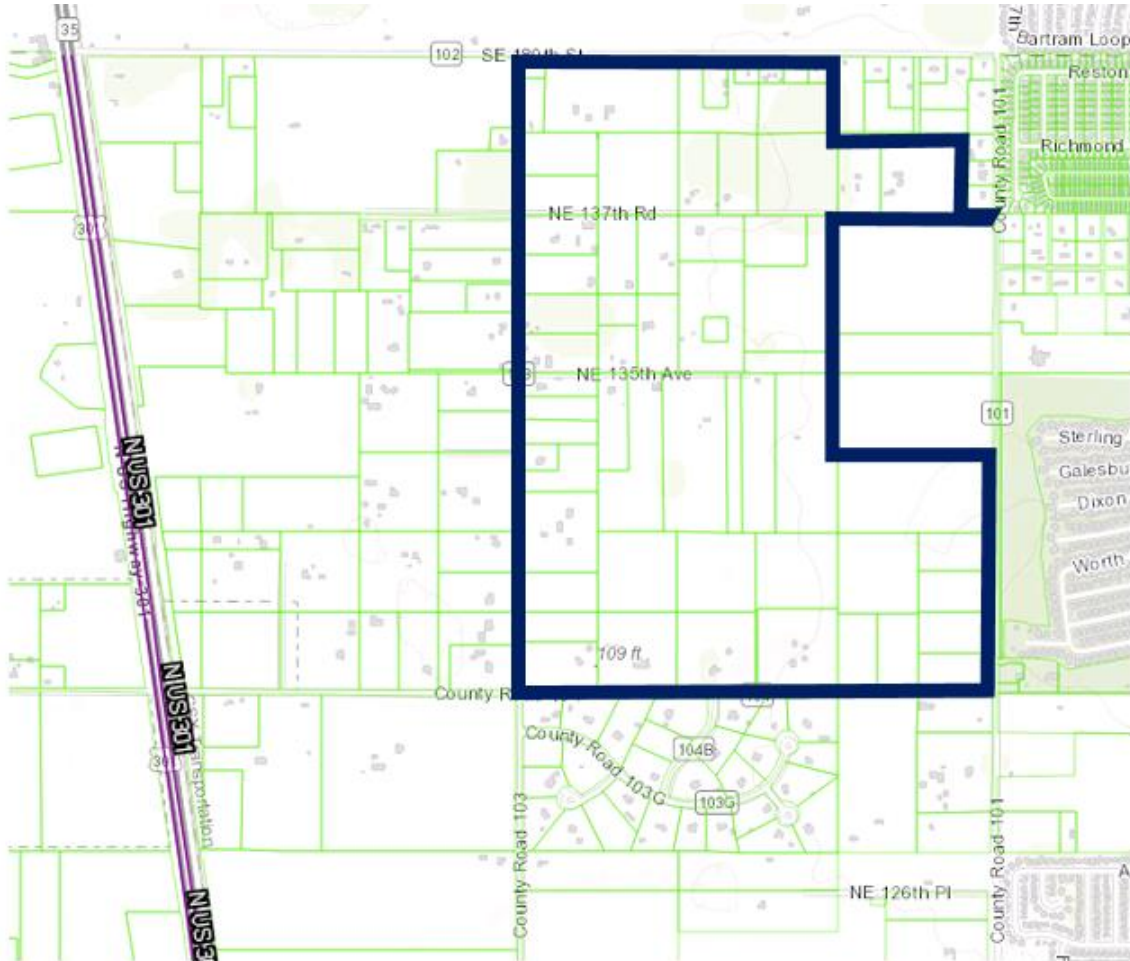
FUTURE LAND USE AMENDMENT: Application CP-22-16490

The Future Land Use Map (FLUM) shall be amended to reflect a change in land use designation for the subject parcel. The subject parcel's current future land use designation, Agriculture, shall be changed to Rural Residential future land use designation on the FLUM.

The general location of the property is as shown in Map 1. The existing and proposed Future Land Use assignments are as shown in Map 2.

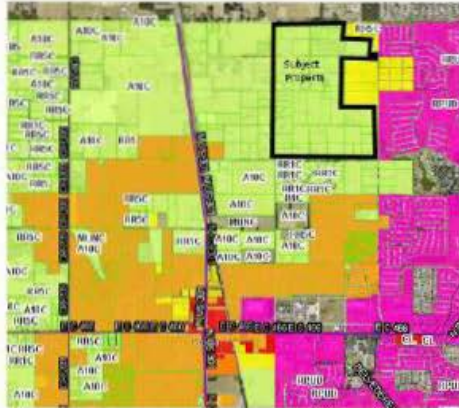
Map 1

General Location of Subject Properties outlined in blue



Map 2

Existing and Proposed Future Land Uses



Existing Future Land Use Designations



Proposed Future Land Use Designations

- Agriculture
- Conservation
- Recreation
- Commercial
- Industrial
- Public/ Institutional
- Municipality
- Mixed Use
- High Density Residential
- City of Wildwood
- Rural Residential