

Chapter 1

Future Land Use Element

Goals, Objectives and Policies

Unified Sumter County/Center Hill/Webster
Comprehensive Plan

Chapter 1 – Future Land Use Element Goals, Objectives and Policies

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Universal Goals, Objectives and Policies

Goal 1 Future Land Use

Protect and enhance the quality of life by encouraging the most appropriate use of land and resources consistent with the public interest by directing development to those areas with the capacity to accommodate growth in an economic and environmentally acceptable manner.

Objective 1.1 Land Development Regulations

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with the standards contained in Section 163.3202, Florida Statutes.

Policy 1.1.1 Zoning Districts

The County and Cities shall regulate land use activities within the future land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity standards set forth on the Future Land Use Map for the associated future land use category.

- a. Future land use categories encourage secondary land uses that directly support and enhance the primary land uses. Land development regulations shall contain specific provisions that facilitate compatible land uses that enhance the social and economic viability of the community;
- b. Land development regulations may divide the allowable land uses identified in any future land use category into two or more zoning districts. Zoning districts may be allowable within two or more future land use categories when consistent with the standards and descriptions of the future land use category;
- c. Land development regulations shall describe for each zoning district which land uses are allowed, prohibited, or conditional with specified constraints, including level of review and approval process; and
- d. Land uses shall be permitted in accordance with the zoning and future land use designations and the policies of this comprehensive plan.

Policy 1.1.2 Development Pattern

Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:

- a. Focus urban development to areas with appropriate existing or planned infrastructure;
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;

- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;
- d. Preserve the scenic character of rural roads by specifying setbacks and buffers along rural collector and arterial roads;
- e. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses;
- f. Require that allowable development be located on the least sensitive portion of the site, considering natural resources and areas of special flood hazard;
- g. Require minimum open space for subdivisions in agricultural and rural residential land use areas; and
- h. Protect natural resources such as wetlands, 100-year floodplains, lakes, environmentally sensitive areas, natural aquifer recharge areas, and other significant natural systems.

Policy 1.1.3 Right to Farm

Land development regulations shall contain provisions consistent with the Florida Right to Farm Act, Section 823.14, Florida Statutes, and assure compatibility between existing agricultural operations in the Agriculture future land use district and adjacent non-agricultural uses. Such measures may include:

- a. Protect agricultural operations from nuisance complaints by requiring new adjacent developments to provide setbacks and buffers sufficient to mitigate the spaying, odor, dust and noise of the agricultural operation; and
- b. Provide development and review standards that allow for intensive agricultural operations, agricultural processing facilities, and commercial and industrial uses that directly support agriculture within the Agricultural future land use district.

Policy 1.1.4 Compatibility

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term “compatible” shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term “compatible” does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;

- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and
- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

Policy 1.1.5 100-Year Flood Plain Protection

Land development regulations shall encourage development to locate outside the areas of special flood hazard (100-year flood zone) as identified by the Federal Emergency Management Agency (FEMA) in its effective Flood Insurance Rate Maps (FRIM) and provide standards to minimize public and private losses due to flood conditions in areas of special flood hazard. Land development regulations shall include:

- a. To the extent possible, new lots created or modified within the 100-year floodplain must provide a building site that is on natural high ground, out of the 100-year floodplain;
- b. If a lot does not have a buildable site out of the 100-year flood plain, all new structures and development shall be sited on the highest land on the lot; and
- c. Site development standards that encourage cluster development or use of PUD to minimize floodplain impacts.

Policy 1.1.6 Subdivision of Land

New subdivisions and new lots shall be designed to assure highly useable parcels, a safe public environment, and efficient maintenance of public infrastructure. Land development regulations shall provide standards to assure the following:

- a. Each new lot contains adequate stable and dry space sufficient in size to accommodate reasonable use;
- b. Subdivisions shall be designed to include a safe and efficient system of internal circulation, including the provision of collector streets and frontage roads to feed traffic onto arterial roads and highways;
- c. Individual residential lots shall access internal streets when possible; and
- d. Non-residential lots shall share access to arterial roads and highways using frontage roads and share driveways when possible.

Policy 1.1.7 Encourage Appropriate Redevelopment

Land development regulations shall contain specific criteria to encourage the redevelopment of blighted areas, adaptive reuse of existing structures, and reduction of uses inconsistent with the desired character of the community:

- a. Proposed redevelopment of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility so long as the proposed redevelopment is an improvement over the existing nonconforming land uses;
- b. Flexible standards shall allow the redevelopment and adaptive reuse of individual structures when it is infeasible to adhere to current site development standards;
- c. Proposed rezonings and future land use map amendments of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility; and
- d. Areas identified as blighted will be targeted for improvement through federal, state, local, and private sector assistance.

Objective 1.2 Future Land Use Categories

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural, historic, and agricultural resources with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2035.

Policy 1.2.1 Density and Intensity

The Future Land Use Maps for the County and the Cities (Map 1-1, Map 1-2, and Map 1-3) shall designate areas for the uses listed in Table 1.1 and shall not exceed the maximum development potential contained in the table. The maximum density or intensity shown in the table is subject to limitations of the other policies of this comprehensive plan, land development regulations, and availability of central water and sewer services.

Policy 1.2.2 Gross Land Area for Density and Intensity Calculations

Unless otherwise specified in a specific policy of this comprehensive plan, gross land area shall be construed to represent all land under common ownership proposed for development and shall be used to calculate densities and intensities.

Table 1.1 - Future Land Uses Maximum Density or Intensity

Future Land Use Category	Maximum Density or Intensity	Special Requirements
Agriculture	1 dwelling unit/10 acres	Outside Urban Development Area (UDA) or within UDA consistent with Policy 1.3.4
	1 dwelling unit/5 acres	Outside UDA or within UDA consistent with Policy 1.3.4 and consistent with Density Bonus Point System in Policy 1.1.1U
	1 dwelling unit/3 acres	Outside UDA or within UDA consistent with Policy 1.3.4 and consistent with Conservation Subdivision standards in Policy 1.1.2U
	1 dwelling unit/2 acres	Only applicable within the City of Center Hill consistent with Agriculture Point Density Rating System in Policy 1.1.2C
	1 dwelling unit/acre	Only applicable within the City of Center Hill consistent with Agriculture Point Density Rating System in Policy 1.1.2C
Rural Residential	1 dwelling unit/acre	Outside UDA or Inside UDA with no central water or sewer services or within the City of Center Hill
	2 dwelling units/acre	Inside UDA with central water or sewer services; Not applicable within the City of Center Hill
Low Density Residential	2.2 dwelling units/acre	Only applicable within the City of Center Hill
Medium Density Residential	3.6 dwelling units/acre	Only applicable within the City of Center Hill
Urban Residential	6 dwelling units/acre	Inside UDA with central water and sewer services; Not applicable within the City of Center Hill
Mixed Use	4 dwelling units/acre and 0.3 Floor Area Ratio	Outside UDA with central water and sewer services – Must be developed as a Planned Unit Development or Development of Regional Impact per Policy 1.2.7
	8 dwelling units/acre and 0.5 Floor Area Ratio	Inside UDA with central water and sewer services - Must be developed as a Planned Unit Development or Development of Regional Impact per Policy 1.2.7
General Commercial	0.7 Floor Area Ratio	Inside a Primary Economic Activity Center
	0.5 Floor Area Ratio	Inside UDA
	0.3 Floor Area Ratio	Outside UDA
Industrial	0.7 Floor Area Ratio	Inside a Primary Economic Activity Center
	0.5 Floor Area Ratio	Inside UDA
	0.3 Floor Area Ratio	Outside UDA
Public/Institutional	0.5 Floor Area Ratio	
Recreational	0.5 Floor Area Ratio	
Conservation	NA	Caretaker unit only for public conservation lands or private lands dedicated to and managed by a public agency through a conservation easement

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.

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. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pasture land, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities. Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands.

Secondary uses include, but are not limited to, small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, commercial and industrial uses that directly support agricultural uses, borrow pits, active and passive private recreational facilities, and mining.

- a. This land use category shall be located outside the UDA boundary or within the UDA where it serves as a holding area in anticipation of future annexation consistent with the Municipal Service Areas (MSA) approved between the County and the cities of Bushnell, Center Hill, Webster, and Wildwood, or the within the UDA if it is within the jurisdiction of the Cities;
- b. Maximum gross residential density shall be 1 dwelling unit per 10 acres with a minimum parcel size of 10 acres;
- c. Residential density bonuses may be utilized subject to the Density Bonus Point System in Policy 1.1.1U or Policy 1.1.1C or the Conservation Subdivision standards in Policy 1.1.2U; and
- d. Existing, platted subdivisions, which are vested pursuant to the policies of this comprehensive plan and land development regulations, shall continue to be recognized as

vested and available for infill development at the historic, platted density, but shall not be eligible for increased density except through a comprehensive plan amendment.

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.

Secondary uses include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, and agriculture.

- a. This land use category may be applied to lands within or outside the UDA;
- b. Maximum gross density is 2 dwelling units per acre when located inside the UDA, subject to use of central water or sewer services;
- c. Maximum gross density when located outside the UDA or inside the UDA with no central water or sewer service is 1 dwelling unit per acre; and

Policy 1.2.6 Urban Residential

The “Urban Residential” future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses may include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, and parks.

- a. This land use category may be applied only to lands within the UDA;
- b. Maximum gross density shall be 6 dwelling units per acre subject to the use of central water and sewer;
- c. Multifamily dwellings and attached single-family dwellings may be located in this land use area, subject to limitations adopted by individual municipalities as contained in this comprehensive plan; and
- d. Central water and sewer must be available for rural or agricultural land to be converted to this future land use category.

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;
- b. Central water and sewer must be available;
- 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.
- 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.

Policy 1.2.8 General Commercial

The “General Commercial” future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. All types of commercial uses are potentially permissible. Residential uses may be allowed secondarily use to a principle commercial use. Residential uses are limited to an owner/operator/manager unit or dwellings integrated into a mixed use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- d. The maximum floor area ratio when located outside the UDA is 0.3.

Policy 1.2.9 Industrial

The “Industrial” future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods. Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees; commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts; service industries, utilities, wholesale and internet businesses that do not cater to on-site customers, offices related to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;

- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
- c. The Industrial uses shall be located with access to an arterial or collector road;
- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7;
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.

Policy 1.2.10 Public/Institutional

The “Public/Institutional” future land use category is intended for activities and facilities of public or private schools licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a governmental or quasi-governmental entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, public airports (as defined in Section 330.27(6), Florida Statutes), charitable non-profit organizations, and government administration buildings; and systems or facilities for public transportation, communications, sewer, drainage, and potable water.

- a. Public/Institutional land uses may be applied to lands within or outside the UDA; and
- b. The maximum floor area ratio is 0.5.

Policy 1.2.11 Recreational

The “Recreational” future land use category is intended for lands devoted to public parks, playgrounds, and open spaces. Lands set aside for the private use of residents/owners in planned developments, mixed use areas, or other unified developments are not necessarily designated for recreational land use.

- a. Recreational land uses may be applied to lands within or outside the UDA;
- b. The maximum floor area ratio is 0.5; and
- c. Residential uses are limited to one dwelling for on-site management or security personnel.

Policy 1.2.12 Conservation

The “Conservation” future land use category shall be applied to public land areas that have been acquired for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to private lands when held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes.

- a. Conservation land uses may be applied within or outside the UDA; and

- b. Residential uses are limited to housing for on-site management and security personnel and residences specifically allowed under the terms of the management plan for the public lands or perpetual conservation easement.

Objective 1.3 Future Land Use Pattern

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

Policy 1.3.1 Interlocal Service Boundary and Joint Planning Area Agreements – Center Hill and Webster

The Interlocal Service Boundary and Joint Planning Area Agreements (ISBA), adopted by the Sumter County Board of County Commissioners by Ordinance 2009-19, as amended, and Ordinance 2009-21, as amended, with the City of Center Hill and the City of Webster are hereby adopted within the comprehensive plan by reference.

Policy 1.3.2 Implementation of ISBAs – Center Hill and Webster

The County and Cities shall implement the provisions of the ISBAs through Objective 7.2 and its related policies in the Intergovernmental Coordination Element.

Policy 1.3.3 Municipal Service Area Overlays - Center Hill and Webster

Consistent with Objective 7.2 and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) shall be established around the Cities and reflected on the Future Land Use Map as having a Municipal Overlay and shown on Maps 1-5 and 1-6. Within one year of the effective date of this comprehensive plan, the County shall develop jointly with the Cities the proposed future land use designations for properties within the Cities' respective MSAs. After development of the proposed future land use designations, the County's and Cities' comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County's and Cities' comprehensive plans, upon annexation into the Cities, the Cities shall amend their Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The Cities may continue to proceed through the applicable comprehensive plan amendment process for properties that may be annexed prior to the adoption of the proposed future land uses, consistent with terms of the ISBA. The proposed future land uses are not effective until such time as the property is annexed into the Cities and the Cities' Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

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.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
- b. The Urban Residential future land use category shall only be located within the UDA;
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Webster, and Wildwood, or the within the UDA if it is within the jurisdiction of the Cities;
- d. Other than Agriculture, as described in Policy 1.2.4, all other Future Land Use categories may be located inside or outside the UDA; and
- e. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.

Policy 1.3.5 Expansion of the UDA

Expansion of the UDA shall require demonstration of the following issues:

- a. Expansion of the UDA will promote a compact and efficient development pattern;
- b. The area of expansion is served, or will be served within five years, by appropriate public infrastructure, including central potable water and sewer; and
- c. The area of expansion is appropriate for urbanization with minimal impact on environmentally sensitive lands.

Policy 1.3.6 Protection of Rural Areas

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UDA. Areas shall be provided where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

- a. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within UDA, MSAs, and Economic Activity Centers (Map 8-1 – Economic Development Element);
- b. Small-scale agribusinesses (neighborhood commercial and industrial) shall be encouraged within rural and agricultural areas where there is direct access to a collector or arterial road. The agribusiness must directly support the surrounding agricultural uses; and

- c. Home occupations and cottage industries that complement the rural character of the agricultural area and promote self-sufficiency shall be encouraged when compatible with surrounding land uses.

Policy 1.3.7 Conversion of Agricultural Lands

Conversion of agricultural lands to a mixed use, industrial, commercial or residential future land use category shall demonstrate the following:

- a. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;
- b. Availability of public infrastructure, including public water and sewer, to serve a more dense or intense use, or will be available at the time of development and is secured under a Developers Agreement;
- c. The proposed use will complement the rural qualities of the community by supporting a diverse and efficient resource-based economy; and
- d. The relationship of the proposed amendment site to the UDA boundary and other more densely or intensely designated or developed lands.

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.

Policy 1.3.9 Project Specific Future Land Use Overlays

The adoption of comprehensive plan map amendments, when the application and approval thereof are based upon lower levels of development intensity than allowable for the future land use category or additional policies are required to appropriately manage the potential impacts, shall require approval of a master plan and memorandum of agreement between the developer and the local governing board. Upon adoption, an overlay shall be placed upon the Future Land Use Map to indicate that the subject parcel is limited in development potential and make referral to the comprehensive plan policies specific to that development.

Objective 1.4 Innovative Development

Promote flexible and innovative land development techniques through the use of Planned Unit Developments and Mixed-Use Developments.

Policy 1.4.1 Planned Unit Developments (PUD)

The County and Cities shall provide standards in their land development regulations for the development of land as a planned community using flexible concepts of site design and planning to preserve the natural amenities of the land and encouraging scenic and functional open areas to accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of conventional zoning districts.

Policy 1.4.2 PUD Flexible Standards

PUDs may incorporate flexible lot sizing and setback requirements, landscaping and design criteria, and roadway design. The types of uses, densities and intensities of development and open space requirements shall be set out in the land development regulations and consistent with Policy 1.2.7.

Policy 1.4.3 PUD Locations

PUDs may be allowed in any land use category inside the UDA. Outside the UDA, a planned unit development shall require a Mixed Use future land use designation.

Policy 1.4.4 PUD Clustering and Open Space

PUDs are required to cluster development in order to preserve open space area and to protect and enhance environmentally sensitive areas. Open space areas shall allow active and passive recreational facilities. Open space may include agricultural uses outside the UDA boundary. However, where limited access by humans is necessary for the conservation of listed species or preservation of regulated wetlands, that area may still be counted towards required open space acreage. Common open space versus privately held open space shall be conveyed to a public agency or to a non-profit organization, including homeowners associations, established for the purpose of owning and managing such lands. The following open space standards apply:

Table 1-2 - PUD Open Space Standards

PUD Location	Minimum Open Space (% of Gross Land Area)
PUD Inside the UDA	25%
PUD Outside the UDA – Industrial/Commercial	35%
PUD Outside the UDA – Mixed Use	50%

Policy 1.4.5 PUD Utility Standards

All PUDs shall provide for central potable water and sewer facilities at the developer’s expense and provide for fire hydrants and fire flow within the development in accordance with the National Fire Protection Association standards.

Policy 1.4.6 PUD Thresholds

The following developments shall be developed as a PUD:

- a. All projects within the Mixed Use future land use;
- b. Within the UDA - Residential projects of 150 or more dwelling units and industrial projects 50 acres or more; and

- c. Outside the UDA – Residential project of 100 or more dwelling units, industrial projects 50 acres or more, and recreational vehicle parks.

Policy 1.4.7 PUD and Relationship to DRI Approval

PUDs that are also DRIs shall only be subject to the square footage ratio and phasing as provided for in the approved DRI Development Order.

Policy 1.4.8 Cluster Development

Residential clustering is encouraged as a means to maintain the community character, protect natural resources, and promote high quality neighborhoods. PUDs and other cluster developments shall be designed along the following principles:

- a. Create a variety of active and passive recreational opportunities;
- b. Create a pedestrian friendly environment within the development by providing walking and cycling opportunities;
- c. Conservation of on-site wetlands and water bodies;
- d. Use of Florida-Friendly landscaping principles; and
- e. Provision of open space.

Objective 1.5 Residential Land Uses

Designate and promote sufficient areas for quality residential development by focusing residential densities to the urban areas and municipalities where public services are available, while protecting the rural character of the agricultural district.

Policy 1.5.1 Residential Adequate Lands

The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which provides a range of housing choices to support the demands necessitated by existing and future residents.

Policy 1.5.2 Residential Lineal Descent

Creation of individual parcels of land by sale, gift, testate or in testate succession, out of a lawful parcel of record at time of adoption of this plan, between the owner and his or her lineal descendants or ascendants shall be allowed without regard to density restrictions of this comprehensive plan, provided the following:

- a. Only one parcel may be created for each lineal descendent or ascendant of the property owner;
- b. Each parcel may be used for single family residential purposes only; and

- c. The maximum distance from the buildable area of all new and reconfigured lots does not exceed one thousand (1000) feet in length from a paved road dedicated to the public and maintained either by the adjoining property owners or a municipality, the county, or the state.
- d. Parcels not served by public potable water and sanitary sewer must contain a minimum of one (1) acre of usable land appropriate for siting of a residential structure, private well and septic system. Parcels served by public potable water but not sanitary sewer must contain a minimum of one half acre of usable land appropriate for siting a residential structure and septic system.

Objective 1.6 Nonresidential Land Uses

Allocate sufficient land area to accommodate a variety of non-residential uses including, commercial, industrial, institutional, service, and educational activities to support a diversified economy and economic development opportunities with consideration to fiscal impacts and compatibility with adjacent land uses.

Policy 1.6.1 Nonresidential Adequate Lands

The Future Land Use Map shall designate sufficient land area for commercial and industrial land uses according to a pattern which provides a range of commercial and industrial choices, complimentary to the nature of the surrounding community, and to support the demands necessitated by existing and future residents.

Policy 1.6.2 Economic Activity Centers

A network of Economic Activity Centers is identified in Policy 8.1.1.1 and Map 8-1 of the Economic Development Element. Primary Economic Activity Centers are identified on Map 1-8. These Primary Economic Activity Centers shall provide a mix of land uses to encourage a concentration of diverse employment opportunities. Primary Economic Activity Centers shall be located in areas of the county that are located to take advantage of the county's strong transportation network, access to existing or planned utilities, and able to be developed to minimize impacts on surrounding non-residential lands.

Policy 1.6.3 Commercial and Industrial Conversion

Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

- a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
- d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;

- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
- f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

Policy 1.6.4 Community Facilities

Essential utilities, public safety facilities, and supportive community facilities, such as houses of worship, private schools, community centers, and day-care centers shall be allowed in all future land use categories.

Policy 1.6.5 Public Schools Future Land Uses

Public schools shall be allowed as a permitted use in the following future land use categories:

- a. All residential categories;
- b. Public/Institutional/Educational and Mixed-Use;
- c. Agriculture, if located within one mile of an UDA; and
- d. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities.

Policy 1.6.6 New School Locations

The location of new public schools shall be based on the following criteria:

- a. Within one mile of residential areas, particularly for elementary schools;
- b. Within one half mile of existing or planned public facilities, such as parks, libraries and community centers;
- c. Location of middle (junior) and primary (elementary) schools along local or collector streets;
- d. Location of senior high schools near arterial streets;
- e. Avoidance of school siting in environmentally sensitive areas;
- f. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of the students or decrease the effective provision of education;
- g. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses; and
- h. Location on lands contiguous to existing school sites.

Policy 1.6.7 Recreational Vehicle Parks

Recreational Vehicle Parks (RVP) may be allowed in residential and commercial land use categories within the UDA. RVPs outside the UDA shall be permitted only in the Mixed Use future land use district and developed subject to PUD approval.

Policy 1.6.8 Neighborhood Commercial Uses

Neighborhood commercial uses may be applied to land suitable for small scale commercial activity and shall comply with the following development requirements:

- a. Neighborhood commercial uses may be permitted in residential and agricultural areas subject to standards established within this policy;
- b. Neighborhood commercial shall be defined as a shopping facility comprising no more than two stories, not exceeding 30 feet in height and no more than 15,000 square feet of gross leasable area;
- c. The commercial facility shall front on an arterial or collector road, or be no more than 1,000 feet from an arterial or collector road with only nonresidential uses between it and the arterial or collector road;
- d. Uses allowed shall be limited to retail uses which maintain and preserve the neighborhood character. Uses in the Agricultural category must directly support surrounding agricultural uses; and
- e. Neighborhood commercial uses outside the General Commercial Future Land Use district are subject to development standards, limitations, and level of review specified in the land development regulations.

Objective 1.7 Coordination of Infrastructure

Maintain a growth pattern coordinated with the availability of infrastructure and allowing for efficient maintenance of public infrastructure.

Policy 1.7.1 Coordination of Development with Public Facilities

The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting public facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 1.7.2 Congestion Management System

The County and Cities shall develop a Congestion Management System. The Congestion Management System will provide for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement.

Policy 1.7.3 Concurrency

Within the unincorporated area of the county, concurrency shall not be applied to transportation, parks and recreation, and public school facilities pursuant to Chapter 2011-139, Laws of Florida. Within the cities of Center Hill and Webster, concurrency shall not be applied to transportation and public school facilities pursuant to Chapter 2011-139, Laws of Florida. The cities of Center Hill and Webster

shall apply the optional concurrency provision for parks and recreation. The County and Cities shall continue to apply the mandatory concurrency requirements for solid waste, potable water, sewer, and stormwater.

Objective 1.8 Public Facilities and Services

Land use pattern shall maximize the use of existing public facilities and services. Expansion of public facility and services shall be efficient and orderly.

Policy 1.8.1 Utility Service Areas

The Cities and County shall maintain Interlocal Service Boundary Agreements, pursuant Chapter 171, Part II, Florida Statutes, addressing the following utility issues:

- a. Recognition of a Utility Service Areas (USA) as the area within which potable water, wastewater, and/or sewer services are provided or planned, consistent with Chapter 180, Florida Statutes; and
- b. Development shall be encouraged to locate inside the USAs to promote the efficient and cost-effective provision or extension of public infrastructure and services.

Policy 1.8.2 Protection of Potable Public Water Supply

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law.

Policy 1.8.3 Land Use Decisions on Potable Water Supply Wells

Because it is recognized that an uncontaminated potable water supply is a primary public concern and because of the uncertain nature of ground water flows, the County and Cities have the authority to consider the possible effects of other land use decisions on potable water supply wells. The County and Cities shall develop and adopt land development regulations requiring proposed developments to protect existing public potable water supply wells. Methods may include placement of facilities, construction practices, or use and placement of open space.

Objective 1.9 Natural and Cultural Resources

Assure the protection of natural and historical resources.

Policy 1.9.1 Natural and Cultural Resources Future Land Use Map

The Future Land Use Map shall direct economic growth and associate land development to areas that minimize the adverse impact on natural resources and ecosystems with special regard to topography, soil conditions, and natural and historical resources.

Policy 1.9.2 Natural Resources and Land Use Activities

The County and Cities shall promote the conservation of unique natural and cultural resources during the land development process through land development regulations that serve to protect the quality of natural and historical resources and through the objectives and policies of the Conservation Element.

Policy 1.9.3 Cultural Resources and Land Use Activities

All developments of more than 20 dwelling units or 15,000 square feet of non-residential space or mining uses shall provide a letter of clearance from the Florida Division of Historical Resources to determine the presence of known historical and/or archaeological resources. If known historical and/or archaeological resources are identified, then the developer shall provide for the appropriate mitigation or avoidance of impacts.

Objective 1.10 Non-Conforming and Vested Uses

Ensure that existing rights of property owners are preserved in accordance with the constitution of the United States and the State of Florida while encouraging the improvement and redevelopment of uses inconsistent with the character of the community.

Policy 1.10.1 Vested Rights

The following provisions shall guide the principles of statutory and common law vesting:

- a. Statutory vesting is defined in Section 163.3167(5), Florida Statutes, and gives the property owner the right to complete any development that has been authorized prior to comprehensive plan adoption date, as a Development of Regional Impact, pursuant to Chapter 380, Florida Statutes, or has been issued a final local Development Order and development has commenced and is continuing in good faith on the date of comprehensive plan adoption.
- b. Common law vesting may exist when an applicant proves that the owner of a project or parcel of land, acting in good faith upon some act or omission of the local government that occurred prior to the comprehensive plan adoption date, has made a substantial change of position or has incurred such extensive obligations or expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue development of the property.

Policy 1.10.2 Nonconforming Uses

Uses that are inconsistent with the Future Land Use Map and are vested pursuant to Policy 1.7.1 shall be considered nonconforming uses. Such uses may remain and be allowed to continue in their function in accordance with the following:

- a. Maintenance, such as painting, reroofing, wiring and internal repairs and remodeling shall be permitted in accordance with lawful permit requirements;
- b. Expansion of existing development onto adjoining property shall not be allowed;

- c. If fire or natural disaster destroy or render the structure unusable, the land use shall be allowed to rebuild to the size and intensity/density allowed under the vesting pursuant to Policy 1.7.1; and
- d. If a vested nonconforming use becomes vacant and remains continuously vacant for one year, the use shall lose its vesting. Future permitting for the property shall be in accordance with the Future Land Use Map. This provision will not apply, however, to a structure whose use is limited by its design. Those structures will remain vested for similar or less intensive uses for the useful life of the structure.

Objective 1.11 Community Planning Study Program

A community planning study program shall be designed to provide a comprehensive analysis of a specified area of the county or cities that can be used to guide the timing, location, type, and amount of future development. The community plan developed through the community planning study program is to serve as a bridge between the general nature of the comprehensive plan and specific nature of the land development regulations.

Policy 1.11.1 Mandatory Community Planning Study Program

The community planning study program shall be required for all Developments of Regional Impact (DRI), which include residential density above the established DRI threshold for Sumter County, and for other areas as designated by the local governing board. Such other areas may include, but are not limited to, highway corridors, interstate interchanges, areas of rapid urban growth or land use changes, and areas of sensitive environmental resources. Upon completion of the community plan and adoption of the community plan by the local governing board, development within the community planning area shall be pursuant to such adopted community plan and the comprehensive plan.

Policy 1.11.2 Components of a Community Planning Study Program

Community planning studies shall address the following issues, as applicable:

- a. Environmental systems. Native habitats, rare and endangered species, drainage, soils analysis, water quality, air quality, disaster preparedness, historic and archaeological resources;
- b. Community services. Potable water, sewer, solid waste, emergency services, education facilities, recreation facilities and open space, health care facilities;
- c. Transportation. Thoroughfare planning, impact areas, capital improvements, hurricane evacuation, access management, transit, bicycle and pedestrian movement;
- d. Land use. Generalized land uses, zoning, residential and non-residential development potential, affordable housing, mix and integration of land uses;
- e. The level of service for each facility to serve the needs for existing and future development, as applicable;

- f. Specific standards shall be established for the protection of natural resources, including listed species and natural habitat;
- g. The types of land uses, the gross densities and intensities of land use and the percentage distribution among the mix of land uses for the development shall be established;
- h. Specific measures of initiating development within each phase shall be established (i.e. 50% of a phase must be developed before proceeding to the next phase); and
- i. As the community plan is implemented by phases, interim land use activities for undeveloped land must be identified.

Policy 1.11.3 Level of Analysis for Community Planning Study Program

The level of analysis conducted in the community planning study program shall include the existing and projected conditions, major findings/recommendations, conditions to be imposed for approval of the community plan, and recommended Future Land Use Map and comprehensive plan amendments for implementation, and time frame for community plan implementation.

Policy 1.11.4 Initiation of Community Planning Study Program

The community planning study program may be initiated by a private interest or the County or Cities. If initiated by a private interest, then the lands included in the community plan shall only include those lands that the private entity maintains control, either through fee simple or other legal interest. If initiated by the County or Cities, then the lands included in the community plan shall only include those lands approved by the local governing board with a recommendation from its Local Planning Agency.

Policy 1.11.5 Community Plans that are also DRIs

Community plans that are also DRIs shall be processed and reviewed as a PUD. Unless otherwise specified by law, public hearings to consider the DRI/PUD shall be conducted simultaneously to reduce time and cost to the County and Cities and the developer.

Policy 1.11.6 Conditions of Approval for Community Plans

Approval of a community plan shall provide for the following conditions:

- a. Amendments to the comprehensive plan policies and future conditions maps to implement the community plan shall be incorporated into a comprehensive plan amendment. If the community plan is also a DRI, then the comprehensive plan amendments may be processed concurrently with the DRI application;
- b. If the community plan is also a DRI and processed as a PUD, then the community plan may provide for deviations from the PUD requirements in the land development regulations; and
- c. For community plans processed as a PUD, the comprehensive plan amendment to designate the development as a PUD on the Future Land Use Map must be accompanied by a text amendment that establishes the types of land uses, the percentage distribution of land uses and maximum residential densities and nonresidential intensities of land use for the PUD. The text amendment shall also

provide for specific measures for initiating development within each phase of the project, if appropriate, and identify interim land use activities for undeveloped land.

Policy 1.11.7 Community Plans Relationship to Sector Plans

The community planning study program described above is a separate process from the sector planning process provided for in Section 163.3245, Florida Statutes. If a project qualifies for the sector planning process, then the sector planning process may be utilized in place of the community planning study program.

Unincorporated Area Specific Goals, Objectives and Policies

Goal 1U Future Land Use

Protect and enhance the quality of life by encouraging the most appropriate use of land and resources consistent with the public interest by directing development to those areas with the capacity to accommodate growth in an economic and environmentally acceptable manner.

Objective 1.1U Future Land Use Categories

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural, historic, and agricultural resources with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2035.

Policy 1.1.1U Agricultural Density Bonus System

Development proposed in the Agriculture future land use may utilize a density bonus option of 1 dwelling unit per 5 acres subject to the following standards:

- a. Development is located within the Joint Planning Area; and
- b. The maximum distance from the buildable area of all new and reconfigured lots does not exceed one thousand (1000) feet in length from a paved road dedicated to the public but maintained either by the adjoining property owners or a municipality, the county, or the state.

Policy 1.1.2U Conservation Subdivisions

Densities of up to 1 dwelling unit per 3 acres may be achieved in the Agriculture future land use utilizing the following standards for conservation subdivisions:

- a. Wetland density transfers shall not exceed 50% of the total dwelling units allowed;
- b. Points cannot be used by locational or site enhancement/development standards alone. At least 5% of the points shall apply to locational standards and at least 25% of the points shall apply to site enhancement/development standards. A minimum of 20 points are required to achieve an increase in density;

- c. Dedication of public facilities (i.e. fire, schools, emergency medical services, etc.) will achieve points only where the dedication and proposed public facilities are approved and accepted by the appropriate government entity;
- d. The subject property proposed for the Conservation Subdivision shall be located on or no further than one quarter (1/4) mile from an arterial or collector road. Any proposed development shall be required to make any access and road improvements required to bring substandard roads to standard conditions and to assure the safe operation of the road. Any traffic study done by the County using consultants to verify needed road and access improvements shall be paid for by the developer;
- e. The following is the point system calculation:
 - 1. Pervious Driveways – 2 points
 - 2. Preservation of Native Vegetation in 100-year Floodplain – 2 points
 - 3. No Disturbance of 100-year Floodplain – 5 points
 - 4. Buffer between development to publicly owned conservation lands or waters of the state:
 - a. 150 feet or More – 5 points
 - b. 100 feet – 3 points
 - c. 50 feet – 2 points
 - d. Less than 50 feet – 0 points
 - 5. Only Florida Friendly Vegetation in Landscape – 2 points
 - 6. Buffer from Wetlands:
 - a. 75 feet or More – 5 points
 - b. 50 feet – 3 points
 - c. 35 feet – 2 points
 - d. Less than 35 feet – 0 points
 - 7. Wetland Enhancements:
 - a. 75% or more of wetlands – 5 points

- b. 50% of wetlands – 3 points
 - c. 25% of wetlands – 2 points
 - d. Less than 25% of wetlands – 0 points
8. Upland Natural Area Dedication
- a. 35% or more of uplands – 20 points
 - b. 25% of uplands – 15 points
 - c. 10% or uplands – 5 points
 - d. Less than 10% of uplands – 0 points
9. Preservation of Existing Hydrological Patterns – 5 points
10. Upland Habitat Preservation to Maintain Viable Population of Designated Species – 10 points
11. Contributes to the Expansion of an Existing Wildlife Corridor – 10 points
12. Enhanced Protection of Historic/Archeological Sites (including cemeteries) – 5 points
13. Proximity to or Creation of a Public Park
- a. One-half (1/2) mile or less from existing public park – 5 points
 - b. More than one-half (1/2) mile from existing public park – 0 points
 - c. Dedication of land or facilities for a public park – 5 points
 - d. Dedication of environmentally sensitive land suited for public passive recreation – 3 points
14. Provision of Affordable Housing – Dwelling Units for Moderate, Low, or Very Low Income
- a. At least 20% – 10 points
 - b. 15% to 19% - 7 points
 - c. 10% to 14% - 5 points
 - d. 5% to 9% - 2 points

- e. Less than 5% - 0 points
15. Access to Collector or Arterial Road
- a. Directly Adjacent – 10 points
 - b. One-quarter (1/4) mile or less – 5 points
 - c. More than one-quarter (1/4) mile – 0 points
16. Potable Water Supply
- a. Within existing public water supply franchise area or creation of new franchise area – 10 points
 - b. On-site central potable water system – 7 points
 - c. Private wells – 0 points
17. Sewer Service
- a. Available from an existing public or private utility or creation of a private utility – 10 points
 - b. On-site central sewer system – 7 points
 - c. Innovative septic systems – 5 points
 - d. Septic system – 0 points
18. Irrigation Water
- a. Grey water – 10 points
 - b. Surface water – 5 points
 - c. Surficial aquifer – 2 points
 - d. Potable water – 0 points
19. Fire Protection (may achieve points for each- ISO rating/location, dedication, and hydrants/well)
- a. Within a fire district with a ISO rating of 7 or better and within 5 miles from an existing fire station – 7 points

- b. Within a fire district with a ISO rating of 7 or better and greater than 5 miles from an existing fire station – 5 points
 - c. Within a fire district with a ISO rating of 8 or 9 and within 3 miles of a fire station – 4 points
 - d. Installation of fire hydrants or fire well meeting approval of the Fire Chief – 5 points
 - e. Dedication of land or facilities to meet requirements of the project – 6 points
20. Emergency Medical Services (EMS) Protection
- a. Within 5 miles of an EMS facility – 5 points
 - b. 5.01 to 8 miles from an EMS facility – 2 points
 - c. 8.01 to 10 miles from an EMS facility – 1 point
 - d. More than 10 miles from an EMS facility – 0 points
 - e. Dedication of land or facilities to meet requirements of the project – 3 points
21. Public School Proximity
- a. Within 1 mile of an existing public school – 5 points
 - b. 1.01 to 2 miles from an existing public school – 2 points
 - c. More than 2 miles from an existing public school – 0 points
 - d. Dedication of a site to satisfy the requirements of the Sumter County School Board – 3 points
22. Roads within Projects – Roads must meet County standards
- a. Roads privately maintained – 5 points
 - b. Roads publicly maintained – 0 points
23. Residential Options – Mobile Homes Prohibited
- 1. Single-family detached complying with Energy Star criteria – 5 points
 - 2. Single-family attached complying with Energy Star criteria – 3 points

3. Single-family detached – 2 points
24. Tree Preservation – Caliper of 24 inches or Greater
 - a. 100% preservation – 5 points
 - b. 50% to 99% preservation -3 points
 - c. 25% to 49% preservation – 2 points
 - d. Less than 25% preservation – 0 points

Policy 1.1.3U Sumter, LLC Commerce Park Overlay

The Sumter, LLC Commerce Park (SCP) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The SCP is a commerce park that includes a functional integration of industrial, warehousing, manufacturing, commercial, and office uses. The project shall utilize S.R> 44 as the access point and shall provide the necessary screening and buffering to ensure compatibility between adjacent uses;
- b. The maximum industrial square footage shall not exceed 1,240,800 square feet of industrial uses, 160,000 square feet of commercial and 180,000 square feet of office uses. The proposed development must be limited as such so that the SCP project as a whole does not exceed the DRI threshold described below;
- c. The SCP shall not exceed the DRI threshold as defined in Rule 28-24, Florida Administrative Code, and therefore will not require review under Chapter 380, Florida Statutes. The SCP shall proceed as a PUD, at which time the location of uses listed above shall be determined; and
- d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly mitigated for as required by the County and the Southwest Florida Water Management District, or other federal or state agency.

Policy 1.1.4U Lee Capital Limited Partnership Industrial Park Overlay

The Lee Capital Limited Partnership Industrial Park (LCLP) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The LCLP project is an industrial park that includes a functional integration of industrial, warehousing, manufacturing, and supporting commercial and office uses. The project shall utilize CR 219 and SR 44 as access points and shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses;
- b. The maximum industrial square footage within the project shall not exceed 2,500,000 square feet of industrial uses. The maximum amount of commercial and office support uses shall not exceed 300,000 square feet but must be limited as such so that the LCLP

project as a whole does not exceed the Development of Regional Impact (DRI) threshold described in section (c) below;

- c. The development shall not exceed the DRI thresholds as defined in Rule 28-24, Florida Administrative Code, and therefore will not require review under Chapter 380, Florida Statutes. The development shall proceed as a planned unit development (PUD) at which time the location of the uses listed in section (a) above shall be determined; and
- d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly mitigated as required by the County and the Southwest Florida Water Management District (SWFWMD). All mitigation shall be on-site.

Policy 1.1.5U Monarch Industrial Park Overlay

The Monarch Industrial Park (MIP) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The MIP project is an industrial park that includes a functional integration of industrial, warehousing, manufacturing, and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. The MIP shall be implemented through the PUD zoning process.
- b. The maximum industrial square footage within the project shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately 0.25 floor area ratio on the net buildable acreage of the property. For purposes of this policy, new buildable acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.
- c. Transportation
 - 1. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient, includes green development principles, and is financially feasible. The PUD process will identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and monitoring of transportation impacts. The Lake-Sumter Metropolitan Planning Organization (LSMPO) 2035 Long Range Transportation Plan (LRTP) includes the potential impact of the proposed MIP and includes potential transportation improvements, mitigation, and policy options to address the transportation impacts of the MIP. Before any development may occur on the MIP, the County shall adopt the portions of the LRTP into the comprehensive plan appropriate for the County's Transportation Element;
 - 2. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote

transportation efficiency, including reduced vehicle miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts; and

3. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement and the remainder of that improvement's cost is not programmed for funding in either the County's or FDOT's 5-year capital improvement plan, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipelining) on a priority basis as determined by the County, except as it relates to facilities within the Florida State Highway System (FSHS) with specific, but not exclusive, focus on the Strategic Intermodal System (SIS) wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and cities) regarding priorities on other than FSHS facilities. The development will be approved if an agreement is executed by on how the funds will be directed. The County reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of transportation impact fees and/or mobility fees actually generated by the development.

d. Wetlands

1. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in the Conservation Element. Land uses that are incompatible with protection and conservation of wetlands shall be directed away from wetlands. Once the extent of Outstanding Florida Water wetlands has been determined, these wetlands shall be placed in perpetual conservation easement. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, then the developer shall impact only those wetlands, which determined through applicable regulatory review, to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project; and

2. Monarch Protection Area (MPA). The area designated as the MPA, which includes wetlands, associated fully isolated uplands and a 50-foot peripheral buffer, will be preserved in perpetuity by a conservation easement consistent with Florida Statutes, to be recorded at the appropriate stage of development review and/or permitting process, as determined by the County. The conservation easement will be granted to Sumter County and/or the Southwest Florida Water Management District (SWFWMD), Department of the Army, Corps of Engineers (ACOE), Florida Fish and Wildlife Conservation Commission (FWC), or other similar agency, in a manner that allows the subject property to continue to be used for mitigation purposes. The MPA is depicted on the Future Land Use Map. The MPA may be revised through review of the extent of wetlands within this area determined by the appropriate state and federal agencies.

Within those portions of the MPA that border the Florida Turnpike and/or Interstate 75, the County shall allow the placement of cell towers, billboards, or other similar structures, pursuant to applicable federal, state, and local regulations. These uses shall be located in uplands whenever possible. Any wetland impacts resulting from the placement of such structures shall be mitigated in accordance with applicable agency regulations. Land uses with the MPA shall be limited to agriculture, hunting, fishing, and other passive recreational uses, except for the placement of the structures noted above. Intensive row crop or other fertilizer intensive agricultural uses shall not be allowed in the MPA.

- e. Historical Property - A Phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties that may be present. The resultant survey report shall conform to the specifications set forth in Rule 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

Policy 1.1.6U Southern Villas RV Resort Overlay

The Southern Villages RV Resort (SVRV) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The SVRV is a recreational vehicle park that will be developed as a RV Planned Unit Development (RVPUD) by 674 Property, LLC (Owner). The project shall utilize CR 673 as an access point with additional emergency aces provided from CR 674 and CR 654A. The project shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses. The screening and buffering shall be determined through the RVPUD zoning process;

- b. The maximum number of RV spaces shall be 400 and shall be limited to Class “A” motor homes and motor coaches as defined by Section 320.01, Florida Statutes, and the Sumter County Land Development Code. Occupancy of RV units shall be restricted to persons 50 years of age or older. Any accessory uses on individual lots shall be set forth in the RVPUD zoning, including non-residential structures;
- c. No publicly dedicated roadways will be constructed within the property, and the County shall have no obligation for the improvement or maintenance of private roads and road right-of-ways within the property. The County has no obligation or responsibility for the improvement or maintenance of such roadways and shall look solely to the Owner or the Homeowner’s Association (HOA) formed for that purpose for improving and maintaining the roads and right-of-ways;
- d. The property shall be served by central sewer service from the City of Bushnell. This will be accomplished through the installation of a sewer force main, which is limited in size diameter, not greater than 6 inches, to provide the minimum flow required to transfer waste water to the City of Bushnell’s sewer system. The County agrees that no new development will be authorized to connect to this sewer line for a distance of 12,300 feet or 2.33 miles, running north along U.S. 301 from the intersection of CR 673 and U.S. 301. Also, pursuant to the agreement entered into between the City of Bushnell and the Owner on September 10, 2009, and amended on September 25, 2009, the City of Bushnell agrees that no new development will be authorized to connect to this sewer line for a distance of 12,300 feet or 2.33 miles, running north along U.S. 301 from the intersection of CR 673 and U.S. 301.
- e. The extension of sewer lines shall be constructed by the Owner, at the Owner’s expense, to ensure that the City of Bushnell can provide sufficient sewer capacity to the total approved number of RV units (400) and nonresidential square footage. Prior to any development approvals for the project, the existence of sufficient sewer capacity shall be confirmed by an executed Developer Agreement between the Owner and the City of Bushnell for the provision of the required sewer services. The County shall coordinate with the City of Bushnell to adopt the required sewer improvements into the first 3-years of the 5-year capital improvement plan of the City of Bushnell’s comprehensive plan;
- f. The Owner shall install, at the Owner’s expense, an on-site potable water system, including a well, pump, and treatment system, which are sized to provide the minimum capacity required to serve the project, including capacity to meet minimum fire flow requirements;
- g. Surface water and storm water management shall be engineered and designed to serve the entire project pursuant to permits issued by the Southwest Florida Water Management District and as required by the Sumter County Land Development Code. The County shall have no obligation for the improvements or maintenance of such surface water and storm water management system. Each owner of any portion of the project shall look solely to the Owner or the HOA formed for that purpose for such improvements and maintenance;

- h. No development shall occur within the 100-year floodplain or wetlands. The Owner shall place the undeveloped portion of the property, which is identified as open space, the 100-year floodplain, and delineated wetlands in a conservation easement, in a manner and form allowed by state law. Such conservation easement shall be recorded in the Public Records of Sumter County, Florida with the understanding that it is binding on the Owner's successors and assigns;
- i. The Owner shall create a HOA. Each owner within the property shall be a member of the HOA. The HOA shall have the authority and responsibility to maintain, repair, and replace roads and right-of-ways, and the surface water and storm water systems, as well as, all tracts, water retention areas and other common areas; and
- j. All site improvements, structures and signs shall be permitted by the County pursuant to the Sumter County Land Development Code and normal permitting requirements.

Policy 1.1.7U Zito Overlay

The Zito Overlay shall be designated on the Future Land Use Map and adhere to the following standards: The subject property has a Mixed Use future land use with the following development entitlements: 68 short-term dwelling units, 200,000 square feet of retail commercial (including a high turnover restaurant), 350 room hotel (60,000 square feet), or the equivalent in PM peak hour trip generation (776 new external trips). Minimum of 25% open space.

Policy 1.1.8U Peterson Overlay

The Peterson Overlay shall be designated on the Future Land Use Map and adhere to the following standards: The subject property has an Urban Residential future land use with the following development entitlements: Maximum of 200 dwelling units.

Policy 1.1.9U Interchange Commercial Center Overlay

The Interchange Commercial Center (ICC) shall be designated on the Future Land Use Map and adhere to the following standards:

- a. The subject property has a Commercial future land use. The development shall be limited to a floor area ratio of 0.5 to a maximum of 200,000 square feet of retail commercial development or its equivalent in PM peak hour trips (992 new external trips); and
- b. All development must be consistent with terms of the Development Agreement for the Interchange Commercial Center recorded in Book 1167, Pages 474-487, of the Public Records of Sumter County, Florida.

Objective 1.2U Future Land Use Pattern

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth with maintaining the County's rural and agricultural character.

Policy 1.2.1U Interlocal Service Boundary and Joint Planning Area Agreement – City of Wildwood

The Interlocal Service Boundary and Joint Planning Area Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. O2009-10, as amended, is hereby adopted within the comprehensive plan by reference.

Policy 1.2.2U Implementation of ISBA – City of Wildwood

The County and City of Wildwood shall implement the provisions of the ISBA through Objective 7.1U and its related policies in the Intergovernmental Coordination Element.

Policy 1.2.3U Municipal Service Area Overlay – City of Wildwood

Consistent with Objective 7.1U and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) shall be established around the City of Wildwood and reflected on the Future Land Use Map as having a Municipal Overlay. The proposed future land use designations for properties within the City of Wildwood’s MSA shall be depicted as a Municipal Overlay on Map 1-7. Upon annexation into the City of Wildwood, the City shall amend its Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on Map 1-7, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-7 are not effective until such time as the property is annexed into the City and the City’s Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

Policy 1.2.4U Description of Proposed Future Land Uses – City of Wildwood

The proposed future land uses on Map 1-7, with the exception of the 466/301 Mixed Use District, Lake Deaton Mixed Use District, and the Residential Estate proposed future land uses, are described within the currently adopted City of Wildwood’s comprehensive plan. The description of the 466/301 Mixed Use District, Lake Deaton Mixed Use District, and Residential Estate proposed future land uses are as follows:

- a. 466/301 Mixed Use District
 1. The 466/301 Mixed Use District shall be provided for parcels within the vicinity of the C-466 and U.S. 301 intersection and are contained within the MSA. The intent of this district is to provide a mix of office, retail, institutional, recreational and support residential uses that enhance the existing community of Oxford. Parcels within the 466/301 Mixed Use District may contain up to a 1.0 FAR and/or 15 units per acre.
 2. On an aggregate basis, the City of Wildwood shall target 500 dwelling units and 1 million square feet of nonresidential uses within the 466/301 Mixed Use District.
 3. The City of Wildwood shall maintain data and analysis that inventories existing and approved developments and monitor development approvals within the 466/301 Mixed Use District to ensure a mix of uses within the district.

4. The City of Wildwood shall encourage the redevelopment and aggregation of parcels within the 466/301 Mixed Use District to accommodate higher density and intensity mixed use projects.

b. Lake Deaton Mixed Use District

1. The Lake Deaton Mixed Use District intent is to provide a mix of nonresidential and residential uses.
2. Nonresidential uses include commercial retail, office, medical, civic, institutional, and recreational;
3. Residential used include single-family detached, townhomes/villas, and apartments/condominiums (all residential uses may be for sale or rental);
4. Recreation and civic uses include parks, recreation, and civic;
5. The required mix of nonresidential and residential uses shall be:

Category 1 Uses	Minimum 20%	Maximum 75%
Category 2 Uses	Minimum 20%	Maximum 50%
6. The performance standards are:

Maximum Impervious Surface Ratio (ISR): 50%;

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.25;

Residential Density: Maximum 4 units per acre;

Minimum 40% parks, recreation and open space.
7. Development Standards within Lake Deaton Mixed Use District shall adhere to the following standards in addition to those outlined above:
 - a. At least two individual and unique neighborhoods should be developed. All neighborhoods shall be interconnected in terms of mobility, infrastructure and open space to promote overall community connectivity;
 - b. Neighborhoods should be organized and designed so that higher densities and intensities are located within a neighborhood center and/or along CR 44A transitioning from less density and intensity in the perimeter of each neighborhood. Neighborhood centers are required to contain mixed use buildings and blocks; and

- c. Each neighborhood shall contain an interconnected open space system with pedestrian and bicycle access that provides linkage to Lake Deaton Park. Additionally, each neighborhood shall provide linkage to substantial nonresidential areas and neighborhood centers.

Policy 1.2.5U Interlocal Service Boundary and Joint Planning Area Agreement – City of Bushnell

The Interlocal Service Boundary and Joint Planning Area Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2010-21, as amended, and the City of Bushnell City Council by Ordinance 2010-21, as amended, is hereby adopted within the comprehensive plan by reference.

Policy 1.2.6U Implementation of ISBA – City of Bushnell

The County and City of Bushnell shall implement the provisions of the ISBA through Objective 7.2U and its related policies in the Intergovernmental Coordination Element.

Policy 1.2.7U Municipal Service Area Overlay – City of Bushnell

Consistent with Objective 7.2U and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) and Joint Planning Area (JPA) shall be established around the City of Bushnell and reflected on the Future Land Use Map as having a Municipal Overlay. Map 1-4 identifies the location of the Municipal Overlay. Within one year of the effective date of this comprehensive plan, the County shall develop jointly with the City of Bushnell the proposed future land use designations for properties within the City of Bushnell's MSA and JPA. After development of the proposed future land use designations, the County's and City's comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County's and City's comprehensive plans, upon annexation into the City of Bushnell, the City shall amend its Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses, the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The City may continue to proceed through the applicable comprehensive plan amendment process for properties that may be annexed prior to the adoption of the proposed future land uses, consistent with terms of the ISBA. The proposed future land uses are not effective until such time as the property is annexed into the City and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

Objective 1.2U Natural and Cultural Resources

Assure the protection of natural and historical resources.

Policy 1.1.1U Natural and Cultural Resources and Mining

Assure the compatibility of mining activities with adjacent land uses and preservation of natural resources through the following requirements:

- a. Mining uses shall be allowed in areas designed as Agricultural on the Future Land Use Map and shall require approval of a conditional use permit and approval of an operating permit pursuant to the land development regulations; and

- b. All mines shall meet the requirements of Objective 4.1U and its related policies in the Conservation Element.

Objective 1.3U Community Planning Study Program

A community planning study program shall be designed to provide a comprehensive analysis of a specified area of the county or cities that can be used to guide the timing, location, type, and amount of future development. The community plan developed through the community planning study program is to serve as a bridge between the general nature of the comprehensive plan and specific nature of the land development regulations.

Policy 1.3.1U Tri-County Villages Development of Regional Impact Community Plan

The Tri-County Villages Development of Regional Impact constitutes the Tri-County Villages Community Plan (formerly known as the Tri-County Villages Sector Plan) and serves as the data and analysis for the comprehensive plan. The area addressed by the community plan is identified as the “Tri-County Villages PUD” on the Future Land Use Map and is subject to the following:

- a. The Tri-County Villages PUD is a mixed use retirement community that includes a functional integration of residential, retail, office, attraction, hotel, institutional, and recreation uses and supporting infrastructure (i.e. roads, water, sewer, etc.). The planning timeframe for the development runs through buildout in 2014. The maximum residential density for the project is 5.4 residential dwelling units per net residential area as applied throughout the project and nonresidential land use intensity shall not exceed a 0.5 floor area ratio (FAR). Phasing for the project is based on development units (i.e. residential units, nonresidential square feet, and recreational facilities) and is approximately divided into five four-year increments, but may proceed more quickly or less quickly than projected. Interim land use activities for undeveloped land include farming, silviculture, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the Florida Fish and Wildlife Conservation Commission (FWC) for the Tri-County Villages Development of Regional Impact. The mix and distribution of uses as a percent of the entire PUD acreage are as follows:

Residential	40% to 60%
Commercial (Retail, office, hotel, convention/ performing arts center, and theater)	2% to 8%
Institutional/Educational	0.3% to 2%
Recreational (Regional and Village recreation centers and golf courses)	5% to 30%

This policy does not guarantee the approval of development orders that are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other comprehensive plan goals, objectives, and policies and future condition maps.

- b. Amendments to the PUD. Amendments to the DRI through the Notice of Proposed Change process, pursuant to Chapter 380, Florida Statutes, shall not require a comprehensive plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to the DRI Development Order by Sumter County shall be reflected in the PUD Master Plan;
- c. The Application for Development Approval, sufficiency responses and DRI Development Order for the Tri-County Villages DRI provide the supporting data and analysis for the PUD designation on the Future Land Use Map;
- d. The Tri-County Villages DRI Development Order ensures consistency of the Tri-County Villages PUD with the goals, objectives, policies and future condition maps of the comprehensive plan;
- e. The Tri-County Villages DRI Development Order transportation conditions ensure consistency of the Tri-County Villages PUD with the Transportation Element by requiring coordination of land uses and transportation facilities needed to maintain a diverse and multi-modal system;
- f. The comprehensive plan's Future Transportation Plan Maps reflects the transportation network needed for the Tri-County Villages PUD. The Future Transportation Maps and Transportation Element shall be amended as necessary to reflect additional improvements that may be needed consistent with the monitoring/modeling of transportation impacts required by the Tri-County Villages DRI Development Order; and
- g. If the Developer desires to abandon any part or all of the Tri-County Villages DRI, then it must do so pursuant to Rule 9J-2.0251, Florida Administrative Code (Abandonment of Development Orders). Simultaneously, with filing for abandonment, the Developer shall file for a comprehensive plan amendment removing the property sought to be abandoned from the community plan and PUD on the Future Land Use Map. The PUD designation on the Future Land Use Map shall be amended according to the Abandonment of Development Order and comprehensive plan amendment approved by the County and the Florida Department of Economic Opportunity (FDEO).

Policy 1.3.2U Villages of Sumter Development of Regional Impact Community Plan

The Villages of Sumter Development of Regional Impact constitutes the Villages of Sumter Community Plan (formerly known as the Villages of Sumter Sector Plan) and serves as the data and analysis for the comprehensive plan. The area addressed by the community plan is identified as the "Villages of Sumter PUD" on the Future Land Use Map and is subject to the following:

- a. The Villages of Sumter PUD is a mixed use retirement community that includes a functional integration of residential, retail, office, attraction, hotel, institutional, marina, and recreation uses and supporting infrastructure (i.e. roads, water, sewer, etc.). The planning timeframe for the development runs through buildout in 2020. The maximum residential density for the project is 5.4 residential dwelling units per net residential area as applied throughout the project and nonresidential land use intensity shall not exceed a 0.5 floor area ratio (FAR), except for Town Centers. Town Centers shall not exceed 3.0 FAR. Phasing for the project is based on development units (i.e. residential units, nonresidential square feet, and recreational facilities) and is approximately divided into five four-year increments, but may proceed more quickly or less quickly than projected. Interim land use activities for undeveloped land include farming, silviculture, peat mining, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the Florida Fish and Wildlife Conservation Commission (FWC) for the Villages of Sumter Development of Regional Impact. The mix and distribution of uses as a percent of the entire PUD acreage are as follows:

Residential	30% to 55%
Commercial (Retail, office, hotel, convention/ performing arts center, and theater)	2% to 6%
Institutional/Educational	0.3% to 2%
Recreational (Regional and Village recreation centers and golf courses)	5% to 30%

This policy does not guarantee the approval of development orders that are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other comprehensive plan goals, objectives, and policies and future condition maps.

- b. Amendments to the PUD. Amendments to the DRI through the Notice of Proposed Change process, pursuant to Chapter 380, Florida Statutes, shall not require a comprehensive plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to the DRI Development Order by Sumter County shall be reflected in the PUD Master Plan;
- c. The Application for Development Approval, sufficiency responses and DRI Development Order for the Tri-County Villages DRI provide the supporting data and analysis for the PUD designation on the Future Land Use Map;

- d. The Villages of Sumter DRI Development Order ensures consistency of the Villages of Sumter PUD with the goals, objectives, policies and future condition maps of the comprehensive plan;
- e. The Villages of Sumter DRI Development Order transportation conditions ensure consistency of the Villages of Sumter PUD with the Transportation Element by requiring coordination of land uses and transportation facilities needed to maintain a diverse and multi-modal system;
- f. The comprehensive plan's Future Transportation Plan Maps reflects the transportation network needed for the Villages of Sumter PUD. The Future Transportation Maps and Transportation Element shall be amended as necessary to reflect additional improvements that may be needed consistent with the monitoring/modeling of transportation impacts required by the Villages of Sumter DRI Development Order; and
- g. If the Developer desires to abandon any part or all of the Villages of Sumter DRI, then it must do so pursuant to Rule 9J-2.0251, Florida Administrative Code (Abandonment of Development Orders). Simultaneously, with filing for abandonment, the Developer shall file for a comprehensive plan amendment removing the property sought to be abandoned from the community plan and PUD on the Future Land Use Map. The PUD designation on the Future Land Use Map shall be amended according to the Abandonment of Development Order and comprehensive plan amendment approved by the County and the Florida Department of Economic Opportunity (FDEO).

City of Center Hill Area Specific Goals, Objectives and Policies

Not included in unincorporated county version

City of Webster Area Specific Goals, Objectives and Policies

Not included in unincorporated county version

Map 1-1 – 2035 Future Land Use Unincorporated Sumter County



Legend

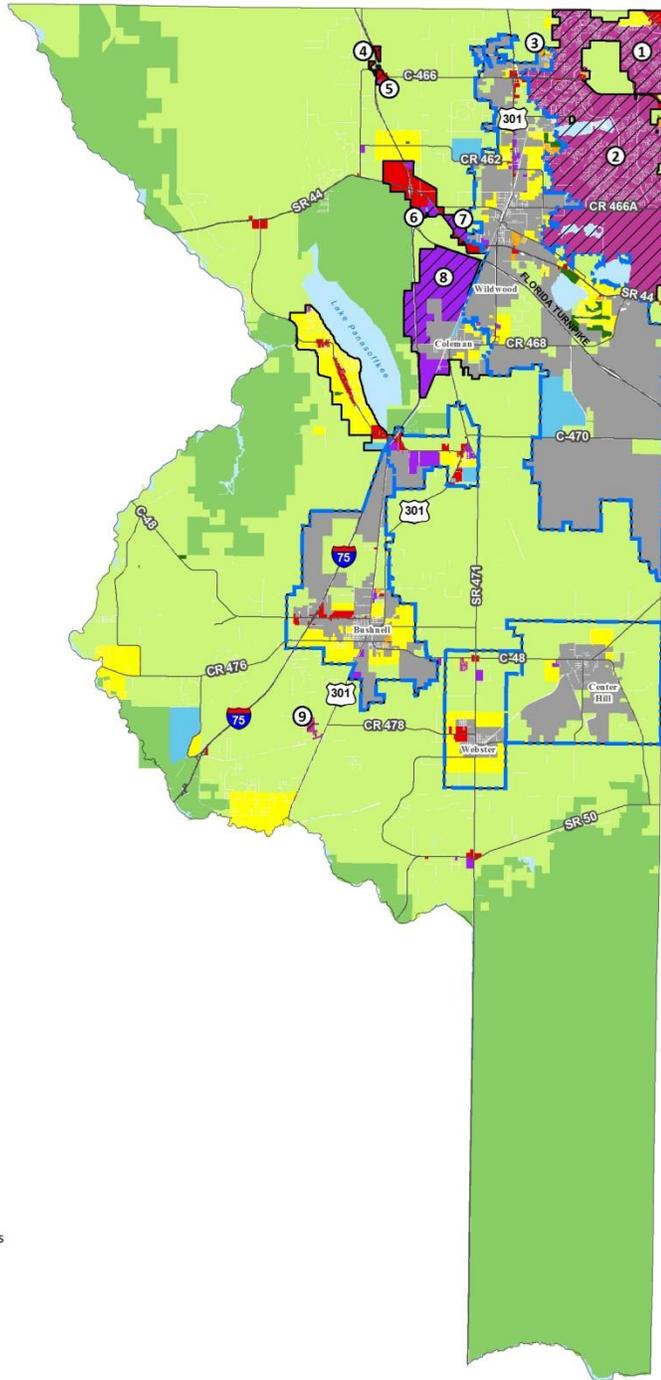
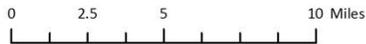
- Major Roads
 - Water Features
 - MSA/JIPAs
 - Urban Development Boundary
 - Overlays Subject to Policy Restrictions
- FUTURE LAND USE**
- Designation/Allowable Densities
- Agricultural (AGR); 1 unit/10 acres
 - Rural Residential (RR); 1 to 2 units/acre
 - Urban Residential (UR); 4 to 6 units/acre
 - Commercial (COM)
 - Industrial (IND)
 - Public, Institutional, Educational (PIE)
 - Conservation (CON)
 - Recreation (REC)
 - Municipal Jurisdiction (MUN)
 - Mixed Use (MU)

OVERLAYS SUBJECT TO POLICY RESTRICTIONS

- 1 Tri-County Villages DRI (Policy 1.3.1U)
- 2 Villages of Sumter DRI (Policy 1.3.2U)
- 3 Peterson Residential (Policy 1.1.8U)
- 4 Interchange Commercial Center (Policy 1.1.9U)
- 5 Zito Mixed Use (Policy 1.1.7U)
- 6 Sumter LLC Commerce (Policy 1.1.3U)
- 7 LCLP Industrial (Policy 1.1.4U)
- 8 Monarch Ranch (Policy 1.1.5U)
- 9 Southern Villas RV Resort (Policy 1.1.6U)

Source: Sumter County, Florida, 2012.
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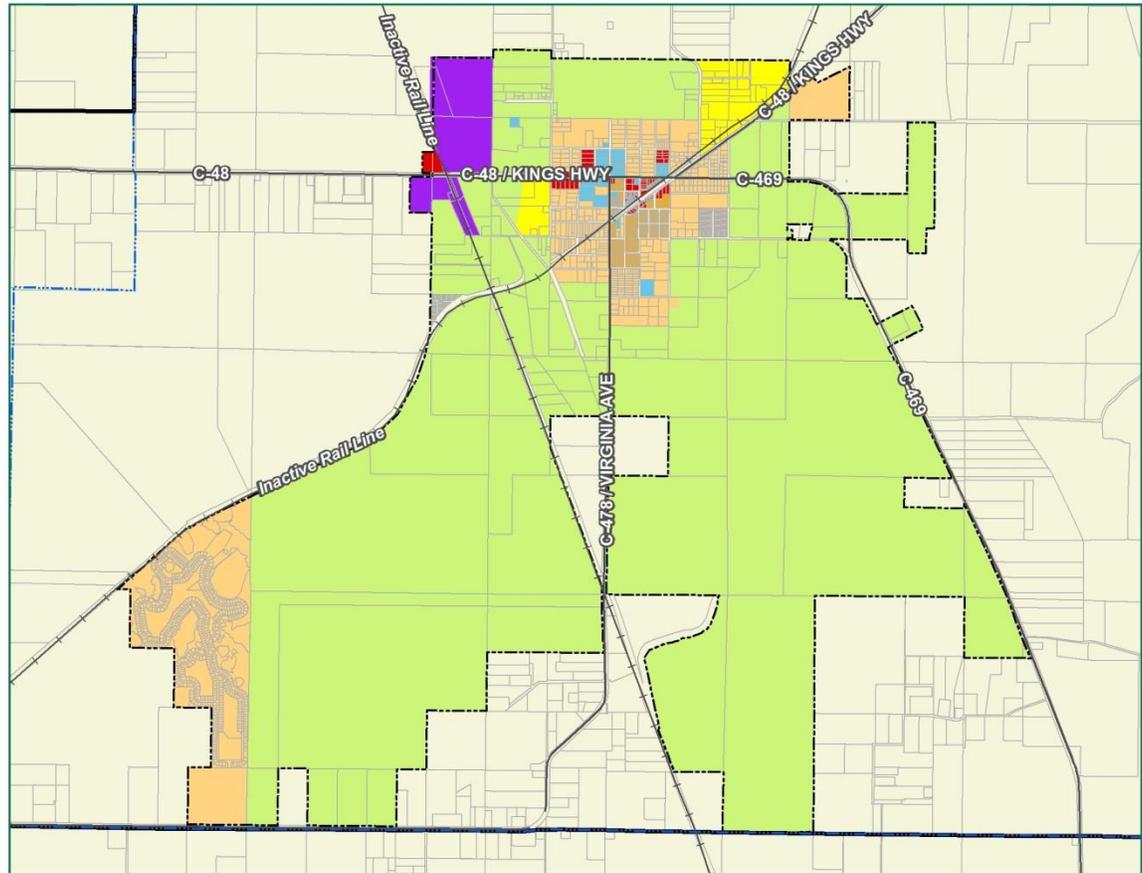
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**2035 FUTURE LAND USE MAP
 SUMTER COUNTY, FLORIDA**

MAP 1-1

Map 1-2 – 2035 Future Land Use City of Center Hill



Legend

- Major Roads
- Railroads
- ▭ Parcels
- - - Incorporated City Limits
- ▭ Unincorporated Sumter County

- ▭ MSA/JPAs
- ▭ Urban Development Boundary
- Designation/Allowable Densities
- ▭ Agricultural (AGR); 1 unit/10 acres
- ▭ Residential Rural (RR); 1 unit/acre
- ▭ Residential Low Density (RLD); 2.2 units/acre
- ▭ Residential Medium Density (RMD); 3.6 units/acre
- ▭ Commercial (COM)
- ▭ Industrial (IND)
- ▭ Public, Institutional, Educational (PIE)
- ▭ Conservation (CON)
- ▭ Recreation (REC)



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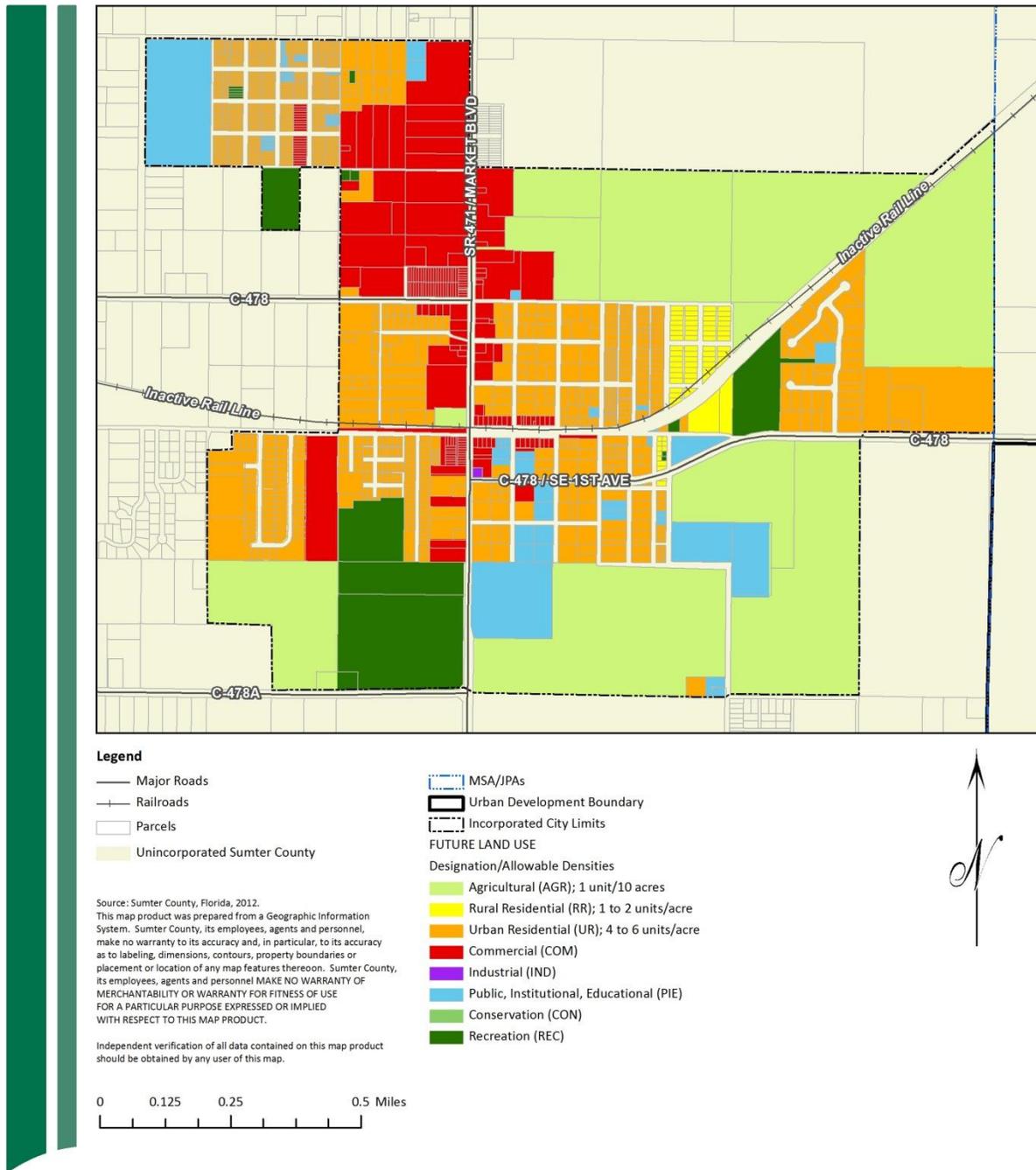
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**2035 FUTURE LAND USE MAP
 CITY OF CENTER HILL, FLORIDA**

MAP 1-2

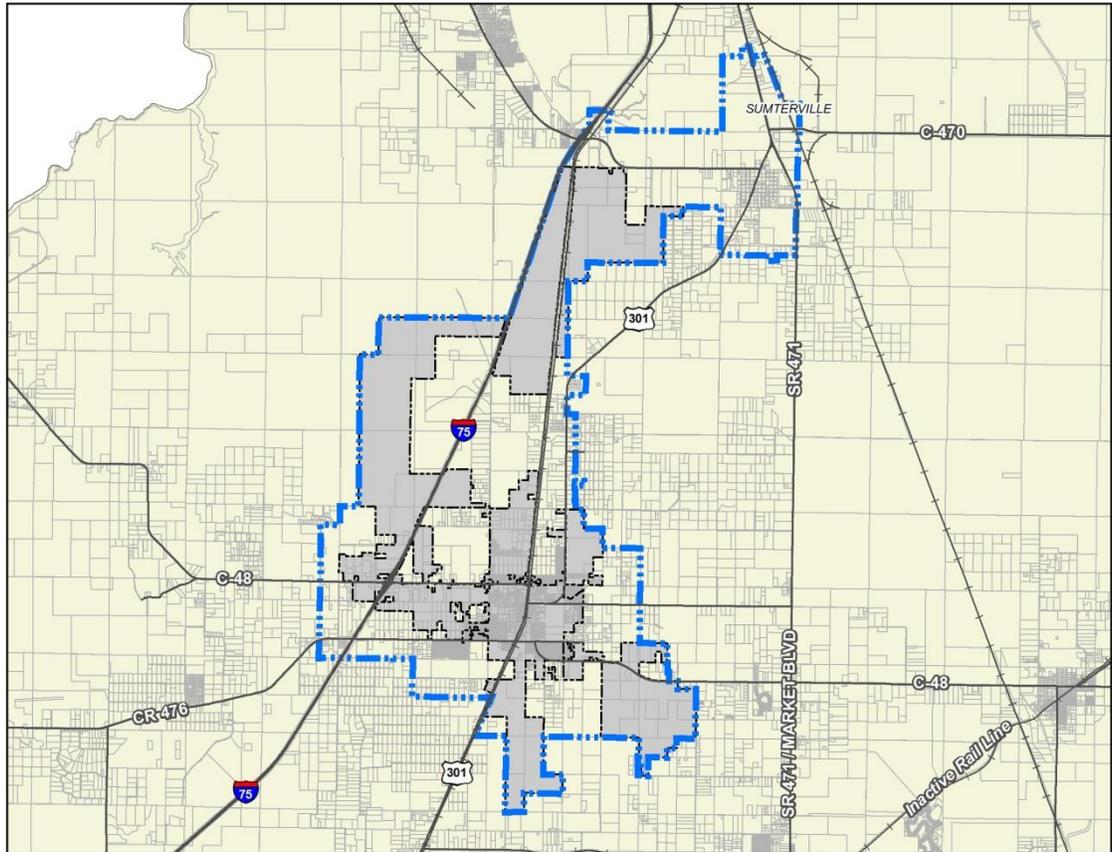
Map 1-3 – 2035 Future Land Use City of Webster



**2035 FUTURE LAND USE MAP
CITY OF WEBSTER, FLORIDA**

MAP 1-3

Map 1-4 – City of Bushnell Municipal Service Area/Joint Planning Area



Legend

- Major Roads
- Railroads
- Parcels
- Unincorporated Sumter County

- MSA/JPAs
- Incorporated City Limits



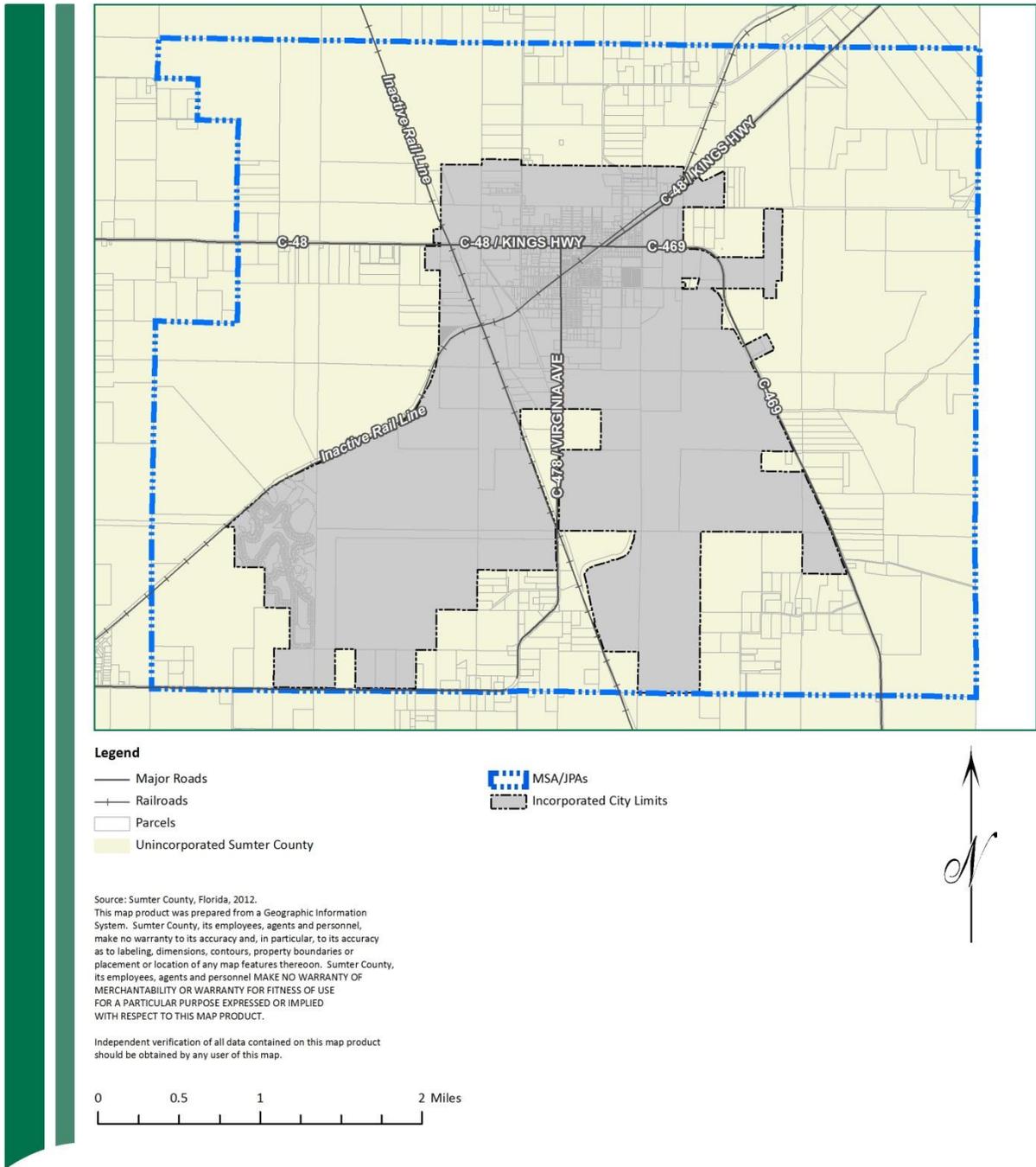
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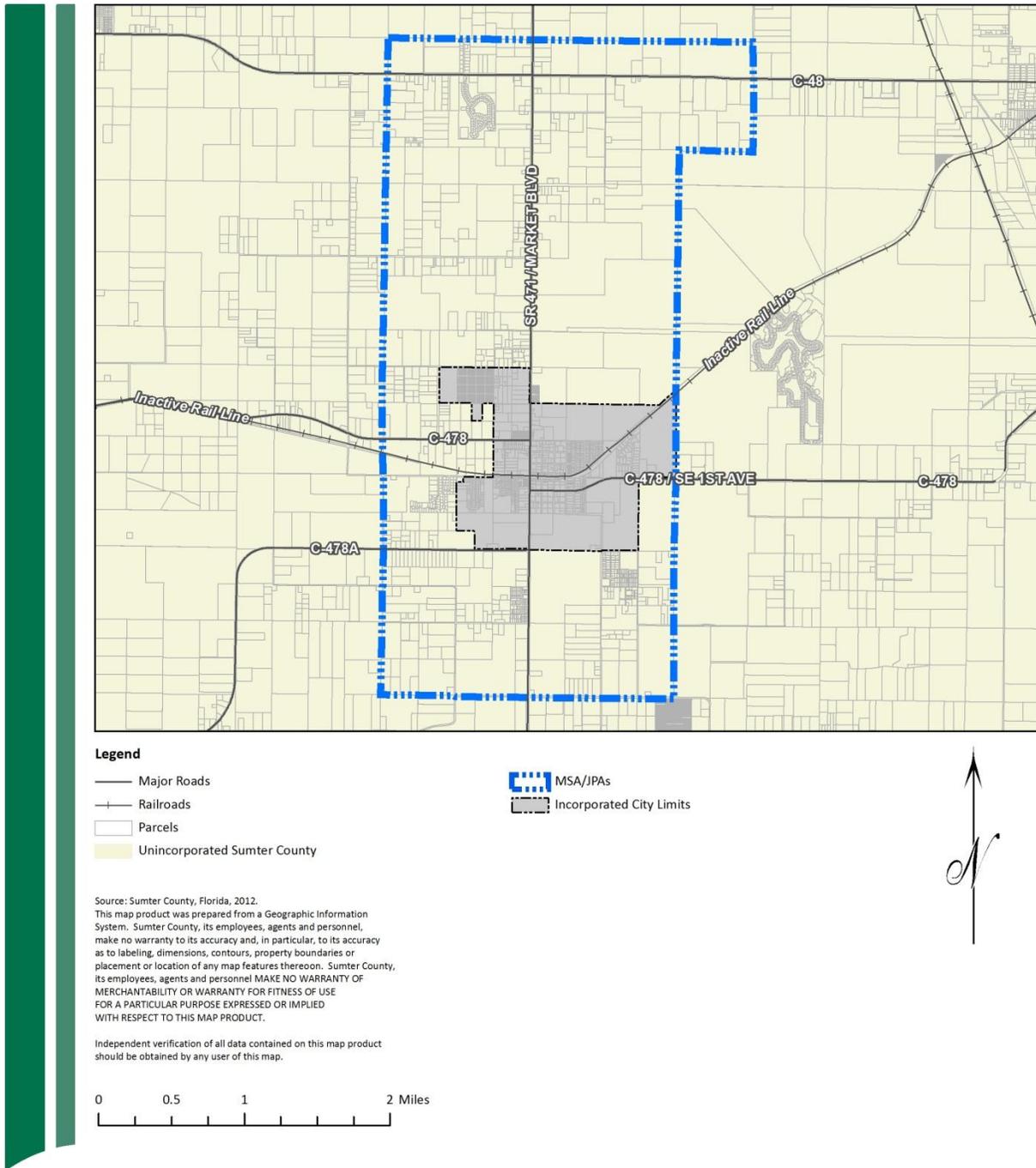
**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA
 CITY OF BUSHNELL, FLORIDA
 MAP 1-4**

Map 1-5 – City of Center Hill Municipal Service Area/Joint Planning Area



**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA
 CITY OF CENTER HILL, FLORIDA
 MAP 1-5**

Map 1-6 – City of Webster Municipal Service Area/Joint Planning Area



**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA
 CITY OF WEBSTER, FLORIDA
 MAP 1-6**



Legend

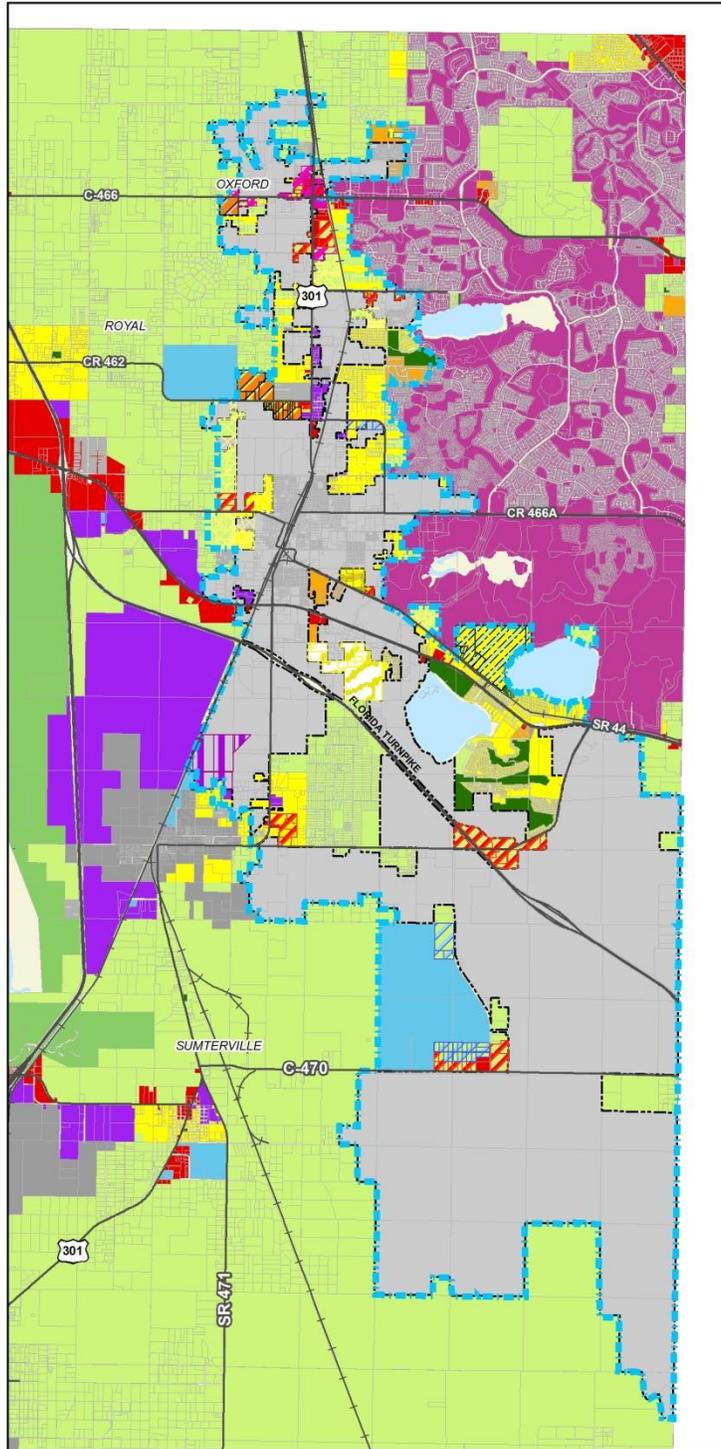
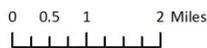
- Major Roads
- Railroads
- ▭ Parcels
- ▭ Unincorporated Sumter County
- ▭ MSA/JPAs
- ▭ Incorporated City Limits
- ▭ Lakes

Proposed JPA Future Land Uses

- ▭ 466/301 Mixed Use District
- ▭ Rural Residential
- ▭ Commercial
- ▭ Industrial
- ▭ Lake Deaton Mixed Use
- ▭ LDR
- ▭ LMDR
- ▭ MDR
- ▭ Oxford Neighborhood Mixed Use
- ▭ Public Facilities
- ▭ Recreation
- ▭ Agricultural (AGR); County
- ▭ Rural Residential (RR); County
- ▭ Urban Residential (UR); County
- ▭ Commercial (COM); County
- ▭ Industrial (IND); County
- ▭ Public, Institutional, Educational (PIE); County
- ▭ Conservation (CON); County
- ▭ Recreation (REC); County
- ▭ Mixed Use (MU); County
- ▭ Municipal Jurisdiction (MUN); County

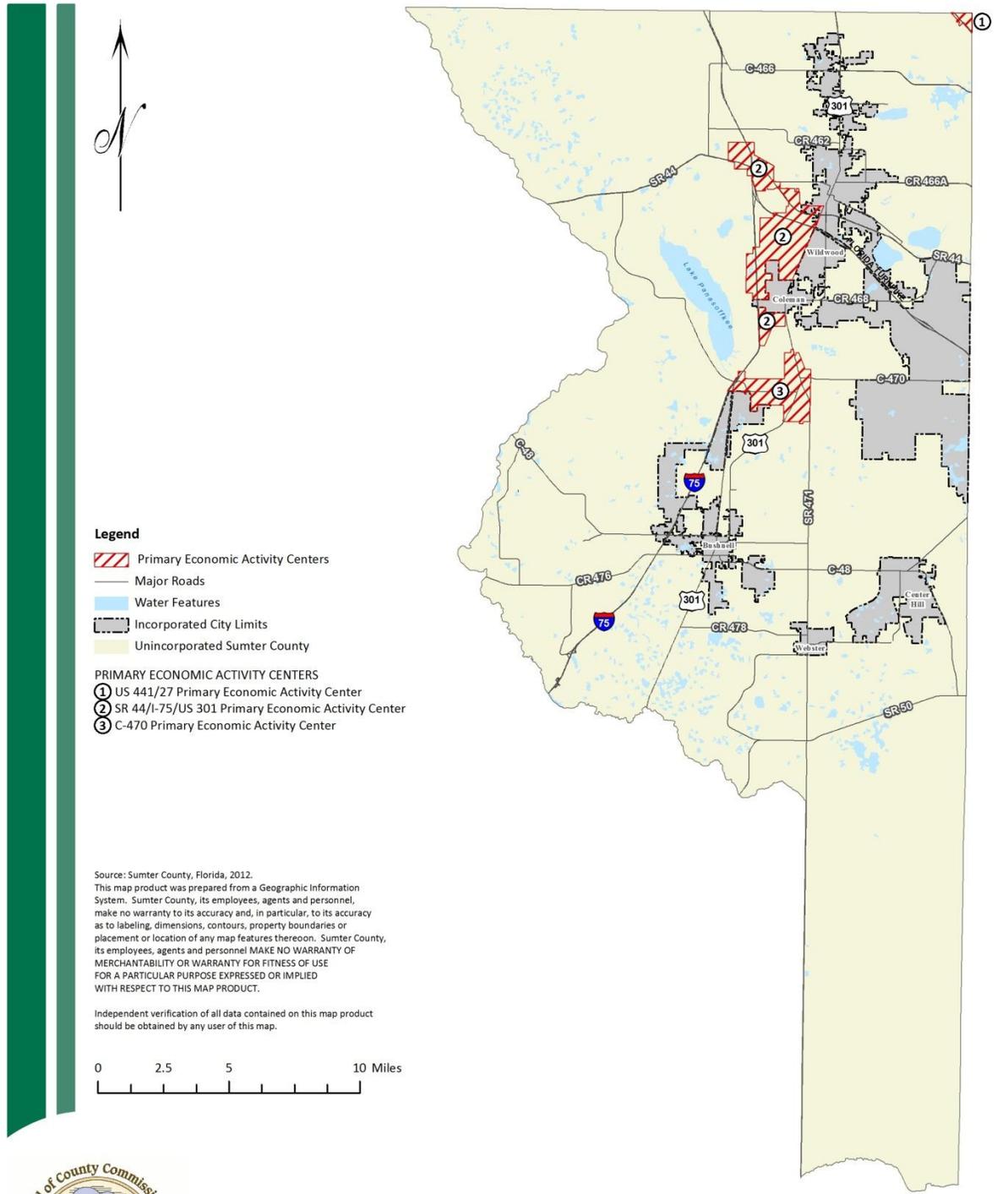
Source: Sumter County, Florida, and City of Wildwood, Florida, 2012.
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**MUNICIPAL SERVICE AREA/JOINT PLANNING AREA
 CITY OF WILDWOOD, FLORIDA
 MAP 1-7**

Map 1-8 – Primary Economic Activity Centers



**PRIMARY ECONOMIC ACTIVITY CENTERS
 SUMTER COUNTY, FLORIDA**

MAP 1-8