

Chapter 7

Intergovernmental Coordination Element

Goals, Objectives and Policies

Unified Sumter County/Center Hill/Webster
Comprehensive Plan

Chapter 7 – Intergovernmental Coordination Element Goals, Objectives and Policies

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Universal Goals, Objectives and Policies

Goal 7 Intergovernmental Coordination

Establish and maintain viable mechanisms and processes among the governmental, public, and private entities to assure awareness and coordination of development activities and provide for the effective and efficient provision and utilization of public infrastructure, resources, and services to enhance the quality of life for present and future populations.

Objective 7.1 Coordination with Surrounding Local Governments and Federal, State, and Regional Agencies

The County and Cities shall continue to coordinate its comprehensive plan with each other and the plans of the Sumter County School Board; the comprehensive plans of the cities of Bushnell, Coleman, and Wildwood; the adjacent counties of Citrus, Hernando, Lake, Marion, Pasco and Polk; the adjacent Lake County towns of Lady Lake, Fruitland Park, and Leesburg, applicable federal and state agencies, Southwest Florida Water Management District (SWFWMD), Withlacoochee Regional Water Supply Authority (WRWSA), Lake-Sumter Metropolitan Planning Organization (LSMPO), and Withlacoochee Regional Planning Council (WRPC). This is accomplished through ongoing communication, joint planning efforts, and special subject committees.

Policy 7.1.1 Role of Intergovernmental Coordination Element

The County and Cities shall utilize the Intergovernmental Coordination Element of this comprehensive plan as the basis of an intergovernmental coordination program. The County and Cities shall coordinate the planning activities mandated by its comprehensive plan with other units of federal, state, regional, and local government providing infrastructure, resources, or services.

Policy 7.1.2 Staff Dissemination of Information

The County and Cities shall assign responsibility within the county and city staff to ensure the widest possible dissemination of information concerning development proposed in its comprehensive plan and to encourage public discussion of all proposed plans and programs.

Policy 7.1.3 Coordination with Entities Providing Services without Regulatory Authority

The County and Cities shall continue to ensure an intergovernmental coordination process between the County and Cities and other entities providing services but not having regulatory authority over the use of the land. This process will include developing interlocal agreements concerning land use and development decisions.

Policy 7.1.4 Coordination for Water Quality, Potable Water Supply, and Stormwater

The County and Cities shall continue to coordinate with SWFWMD, WRWSA, Florida Department of Environmental Protection (FDEP), and other state and federal agencies that have permitting authority or planning authority to assure water quality, potable water supply, and stormwater drainage are consistent with agency requirements and plans. The County and Cities shall continue coordination meetings, as necessary, between county and city staff and agencies that have permitting or planning responsibility.

Policy 7.1.5 Coordination with Withlacoochee Regional Planning Council

The County and Cities shall continue to coordinate with WRPC in the implementation of those policies included in the Strategic Regional Policy Plan that require intergovernmental coordination and related to regionally significant resources, as identified by the WRPC, the 2010 Comprehensive Economic Development Strategy for the Withlacoochee Region, and other plans or programs to enhance the economic competitiveness of the region and maintain the quality of life.

Policy 7.1.6 Consideration of Impacts on Other Jurisdictions

The County and Cities shall maintain interlocal agreements with the municipalities within the county and establish agreements with adjacent counties and other jurisdictions by which each government will review the relationship between developments proposed within its jurisdiction and its impact on other jurisdictions.

Policy 7.1.7 Review of County or City Projects

The County and Cities shall review all projects being proposed by county or city government for potential impact on other jurisdictions or agencies.

Policy 7.1.8 Affordable Housing

The County and Cities shall continue to use the County's Affordable Housing Advisory Committee in cooperation with the private sector to identify opportunities to increase the opportunity for affordable housing.

Policy 7.1.9 Public Conservation Lands

The County and Cities shall provide input to the appropriate state agencies related to the public use of lands under their control or maintenance responsibility.

Policy 7.1.10 Expansion of Water and Sewer

The County and Cities shall provide an efficient and unified approach to public water and sewer service that facilitates the expansion of needed water and sewer facilities to serve appropriate areas. The County will support the expansion of water and sewer service within each municipality's utility service area and consistent with Interlocal Service Boundary and Joint Planning Agreement referenced in Objective 7.2 and its related policies.

Policy 7.1.11 Community Water Systems

It shall be the policy of the County and Cities to adopt, implement, and enforce uniform standards for all community water systems in conformance with the plans, rules and regulations of WRWSA, SWFWMD and FDEP.

Policy 7.1.12 Potable Water Supplies Coordination with Regional Water Supply Plans

The County and Cities shall continue to coordinate with SWFWMD for the implementation of the 2010 Regional Water Supply Plan and with WRWSA for the implementation of the Withlacoochee Regional Water Supply Authority Master Regional Water Supply Planning and Implementation Project.

Policy 7.1.13 Transportation Coordination with the Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation

The County and Cities shall continue to coordinate transportation plans and opportunities for transportation system improvements with the LSMPO and shall monitor the Florida Department of Transportation's (FDOT) 5-year work program regarding projects within or affecting the county or cities. Particular attention will be paid to projects to relieve capacity deficiencies on I-75. The County and Cities shall continue to maintain open discussions and coordination with the LSMPO and FDOT to assure the efficient operation of all state and federal roadways within or affecting the county and cities.

Policy 7.1.14 Review of Plans and Programs Proposed by Other Government Entities

The County and Cities shall request copies of and review all plans and programs being proposed by other government entities, with suspected or potential impacts on the county or cities.

Policy 7.1.15 Level of Service

In each instance where level of service standards are established for public facilities, the County and Cities shall coordinate with any state, regional or local entity having operational and maintenance responsibility for such facilities to establish appropriate level of service.

Policy 7.1.16 Interlocal Agreements for Future Publicly Operated Airports

If the County or Cities develop and operate a future public airport, then the County or Cities shall enter into an interlocal agreement, pursuant to Section 333.03(1) (b), Florida Statutes, with other impacted jurisdictions wherein the airport hazard area is located.

Policy 7.1.17 Coordination of Population Projections

The County and Cities shall coordinate with each other and the cities of Bushnell, Coleman, and Wildwood in the preparation of population projections.

Policy 7.1.18 Conflict Resolution

The County and Cities shall continue to coordinate with all surrounding local governments pertaining to land use, development, level of service, and other projects or programs in order to avoid potential conflicts. Consistent with Section 186.509, Florida Statutes, the WRPC shall serve as mediator for conflicts when a resolution is not reached between local governments.

Objective 7.2 Interlocal Service Boundary and Joint Planning Agreements

The County and Cities shall continue to coordinate regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes, and adopted by each of the Cities and the County. In general, the ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;

- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Policy 7.2.1 Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference

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 7.2.2 Joint Planning Area and Municipal Services Area

A Joint Planning Area and Municipal Services Area is hereby established between the County and the Cities to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

Policy 7.2.3 Annexation within the Joint Planning Area

The Cities may annex any property within their respective Joint Planning Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
- d. All other municipal services are available to the site.

Policy 7.2.4 Municipal Overlays - Proposed Future Land Use Map Designations

Consistent with Objective 7.2 and its related polices 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. Maps 1-5 and 1-6 specifically show the MSA areas for the Cities. 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 7.2.5 Amendments to the Joint Planning Area Boundary

The Joint Planning Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the respective City and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City and County will resolve through the dispute resolution process identified in the ISBA. The expanded Joint Planning Area shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 7.2.6 Amendments to Proposed Future Land Use on the Joint Planning Area Maps

Amendments to the proposed future land use on the Joint Planning Area Map shall require joint approval by the respective City and County. The amendment to the Joint Planning Area Map shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 7.2.7 Issuance of Development Orders

The Cities shall have the sole authority to issue development orders within its respective municipal limits. The County shall have the sole authority to issue development orders with unincorporated areas. However, the County, pursuant to the ISBA, shall provide the Cities the professional staff support for the processing, review, and recommendation of proposed development orders.

Policy 7.2.8 Land Development Regulations

The Cities' land development regulations shall apply for development within its municipal limits. The County's land development regulations shall apply for development within unincorporated areas. However, the Cities and County may develop unified land development regulations.

Objective 7.3 Coordination with Private and Non-Profit Sector

The County and Cities shall assure effective coordination with private and non-profit agencies by providing mechanisms that will enhance development within the county and cities.

Policy 7.3.1 Identification of Historic Resources and Areas for Community Revitalization

The County and Cities shall solicit recommendations from various public and private organizations to assist in the identification of areas for historical informational purposes and areas to be recommended for future community revitalization actions.

Policy 7.3.2 Economic Development Coordination

The County and Cities shall continue to work with private or non-profit groups, including volunteers, to further economic development programs that will promote the pursuit of and retention of businesses and industries that will diversify and strengthen the economic base of the county and cities.

Objective 7.4 Coordination with Sumter County School Board

The County and Cities shall maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 7.4.1 School Capital Facilities Plan

On an annual basis, the County and Cities shall ask the School Board to provide information from their 5-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board’s capital improvement plan, including planned facilities with funding representing the district’s unmet needs.

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities’ and County’s growth reports provided to School Board
April 15	Staff working group meeting regarding enrollment projections and any proposed amendments to the public school-related policies of the comprehensive plan.
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board’s adoption of Educational Facilities Plan
September 1	Update of Five-Year Capital Facilities Plan adopted into Cities’ and County’s comprehensive plans

Policy 7.4.2 Siting of Schools

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the county and cities, the Sumter

County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell City Council, Center Hill City Council, City Coleman City Council, City of Webster City Commission and City of Wildwood City Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of Sumter County and Cities, the annual educational facilities report and Five Year School Plant Survey of the Sumter County School Board;
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development;
- d. Use of a unified data base including population (forecasts of student population), land use and facilities; and
- e. Coordinated review of siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the comprehensive plan, land development regulations, and other appropriate mechanisms as deemed necessary.

Policy 7.4.3 Interlocal Agreement for Public School Facility Planning

The County and Cities shall maintain an Interlocal Agreement for Public School Facility Planning with the Sumter County School Board, including procedures for:

- a. Joint meetings;
- b. Student enrollment and population projections;
- c. Coordinating and sharing of information;
- d. School site analysis;
- e. Supporting infrastructure;
- f. Comprehensive plan amendments, rezonings, and development approvals;
- g. Education Plan Survey and Five-Year District Facilities Work program;
- h. Co-location and shared use;
- i. Oversight process; and
- j. Resolution of Disputes.

Policy 7.4.4 School Board Representation on Local Planning Agency

The County and Cities shall include a representative from the school district, appointed by the School Board, as an ex-officio member of its local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 7.4.5 Location of Proposed Public School Facilities

The County and Cities will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the Future Land Use Element policies, future land use map categories, and other applicable policies of this comprehensive plan.

Policy 7.4.6 Bicycle/Pedestrian Access to Public Schools

All public schools shall provide bicycle/pedestrian access consistent with the requirements of Florida Statutes.

Policy 7.4.7 Need Determination for On-Site and Off-Site Improvements

The County and Cities and School Board shall jointly determine the need for and timing of on-site and off-site improvements necessary to support each new public school, renovation or expansion of an existing public school, or closure of an existing public school. A written agreement shall be executed between the County or Cities and School Board to detail the type, timing, and responsibility for the required on-site and off-site improvements.

Policy 7.4.8 Coordination of School Bus and Transit Services

The County and Cities shall coordinate with the School Board to identify opportunities to collaborate on school bus routes and transit routes to better serve students and residents.

Policy 7.4.9 Shared Use of Public School Facilities

The County and Cities shall continue to coordinate with the School Board to provide for the shared use or co-location of public school sites and with related or complementary county or city facilities.

Policy 7.4.10 Use of Public Schools as Emergency Shelters

The County and Cities shall continue to coordinate with the School Board to design new public schools or renovate existing public schools to serve as emergency shelters.

Unincorporated Area Specific Goals, Objectives and Policies

Goal 7U Intergovernmental Coordination

Establish and maintain viable mechanisms and processes among the governmental, public, and private entities to assure awareness and coordination of development activities and provide for the effective and efficient provision and utilization of public infrastructure, resources, and services to enhance the quality of life for present and future populations.

Objective 7.1U Interlocal Service Boundary and Joint Planning Agreement - City of Wildwood

The County shall continue to coordinate with the City of Wildwood regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic

information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;
- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Policy 7.1.1U Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference – City of Wildwood

The Interlocal Service Boundary and Joint Planning Area Agreements 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. 02009-10, as amended, is hereby adopted within the comprehensive plan by reference.

Policy 7.1.2U Joint Planning Area and Municipal Services Area – City of Wildwood

A Joint Planning Area and Municipal Services Area is hereby established between the County and the City of Wildwood to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

Policy 7.1.3U Annexation within the Joint Planning Area – City of Wildwood

The City of Wildwood may annex any property within their respective Joint Planning Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
- d. All other municipal services are available to the site.

Policy 7.1.4U Municipal Overlays - Proposed Future Land Use Map Designations – City of Wildwood

The proposed future land use designations for properties within the City of Wildwood’s Joint Planning Area shall be depicted as a Municipal Overlay on Map 1-7. Upon annexation into the City of Wildwood, the City of Wildwood shall amend the 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 the Joint Planning Area Map 1-7, then 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 of Wildwood 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 7.1.5U Amendments to the Joint Planning Area Boundary – City of Wildwood

The Joint Planning Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the City of Wildwood and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City of Wildwood and County will resolve through the dispute resolution process identified as part of the ISBA. The expanded Joint Planning Area shall not take effect until the City’s and County’s Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 7.1.6U Amendments to Proposed Future Land Use on the Joint Planning Area Maps – City of Wildwood

Amendments to the proposed future land use on the Joint Planning Area Map shall require joint approval by the City of Wildwood and County. The amendment to the Joint Planning Area Map shall not take effect until the City’s and County’s Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 7.1.7U Issuance of Development Orders – City of Wildwood

The City of Wildwood shall have the sole authority to issue development orders within its municipal limits. The County shall have the sole authority to issue development orders within unincorporated areas. However, the County, pursuant to the ISBA, shall provide the City the professional staff support for the processing, review, and approval of building permits and other building inspection services.

Policy 7.1.8U Land Development Regulations – City of Wildwood

The City of Wildwood’s land development regulations shall apply for development within its municipal limits. The County’s land development regulations shall apply for development within unincorporated areas. However, the City’s Design District Standards, as amended, shall apply to properties within the Joint Planning Area, as further described in the ISBA.

Objective 7.2U Interlocal Service Boundary and Joint Planning Agreement - City of Bushnell

The County shall continue to coordinate with the City of Bushnell regarding planning, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;
- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community;
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services;

Policy 7.2.1U Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference – City of Bushnell

The Interlocal Service Boundary and Joint Planning Area Agreements adopted by the Sumter County Board of County Commissioners by Ordinance 2010-21, as amended, and the City of Bushnell City Council by Ordinance No. 2010-21, as amended, is hereby adopted within the comprehensive plan by reference.

Policy 7.2.2U Joint Planning Area and Municipal Services Area – City of Bushnell

A Joint Planning Area and Municipal Services Area is hereby established between the County and the City of Bushnell to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county.

Policy 7.2.3U Annexation within the Joint Planning Area – City of Bushnell

The City of Bushnell may annex any property within their Municipal Service Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and

- d. All other municipal services are available to the site.

Policy 7.2.4U Proposed Future Land Use Map Designations within the Joint Planning Area and Municipal Service Area – City of Bushnell

Within one (1) 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 Joint Planning Area and Municipal Service Area, shown on Map 1-4. 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 of Bushnell shall amend the 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 the Joint Planning Area and Municipal Service Area proposed future land use map, then 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 the Joint Planning Area and Future Land Use Map shall not become effective until such time as the property is annexed into the City of Bushnell 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 7.2.5U Amendments to the Joint Planning Area and Municipal Service Area Boundary – City of Bushnell

The Joint Planning Area and Municipal Service Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the City of Bushnell and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City of Bushnell and County will resolve through the dispute resolution process identified in the ISBA. The expanded Joint Planning Area and Municipal Planning Area shall not take effect until the City’s and County’s Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 7.2.6U Amendments to Proposed Future Land Use on the Joint Planning Area and Municipal Service Area Map – City of Bushnell

Amendments to the proposed future land use on the Joint Planning Area and Municipal Service Area Map shall require joint approval by the City of Bushnell and County. The amendment to the Joint Planning Area and Municipal Service Area Map shall not take effect until the City’s and County’s Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

Policy 7.2.7U Issuance of Development Orders – City of Bushnell

The City of Bushnell shall have the sole authority to issue development orders within its municipal limits. The County shall have the sole authority to issue development orders within unincorporated areas.

Policy 7.2.8U Land Development Regulations – City of Bushnell

The City of Bushnell’s land development regulations shall apply for development within its municipal limits. The County’s land development regulations shall apply for development within unincorporated areas.

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