

Chapter 8  
Economic  
Development Element  
Goals, Objectives and Policies

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Unified Sumter County/Center Hill/Webster  
Comprehensive Plan

## Chapter 8 – Economic Development Element Goals, Objectives and Policies

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## **Universal Goals, Objectives and Policies**

### **Goal 8 Economic Development**

Provide a desirable business environment which will attract new employers and encourage the retention and expansion of existing businesses to expand and diversify the tax base of the county and cities.

#### **Objective 8.1 Provide Quality Locations**

Provide attractive and desirable locations for Industry and businesses with sites that meet the full range of opportunities.

##### **Policy 8.1.1 Economic Activity Centers**

Map 8-1 provides for generalized Economic Activity Centers where future economic growth will be promoted. Four types of Economic Activity Centers shall include:

- a. Primary Economic Activity Centers: Located near roadways within Florida's Strategic Intermodal System and close to relative large population bases. Primary Activity Centers will focus on large scale employment concentrations that fulfill regional needs;
- b. Secondary Economic Activity Centers: Located on arterial roads near major intersections. Uses shall focus on smaller scale employment concentrations that serve a local or regional need;
- c. Interchange Economic Activity Centers: Located around interstate and turnpike interchanges. Uses shall focus on the needs of the traveling public; and
- d. Municipal Commercial and Industrial Districts: Treated as economic activity centers and utilized as a focus for economic development.

The Future Land Use Element and Map 1-8 shall specifically identify Primary Economic Activity Centers and those parcels that are included.

##### **Policy 8.1.2 Expand Economic Development Activities While Protecting Quality of Life**

Economic development activities shall be encouraged in areas appropriate for development where public services and utilities are available or planned to be provided. Economic development activities shall compliment the surrounding community and support a vibrant local economy.

##### **Policy 8.1.3 Municipal Service Overlays and Joint Planning Areas**

Municipal Service Overlays and Joint Planning Areas, identified within the Future Land Use Element and on the Future Land Use Map shall provide a mixture of future land use districts that encourage high value growth consistent with the community. The County and Cities shall encourage economic development consistent with the adopted Municipal Service Overlay and Joint Planning Area.

**Policy 8.1.4 Adaptive Reuse and Redevelopment**

Land development regulations shall facilitate the redevelopment or adaptive reuse of commercial and industrial structures.

**Policy 8.1.5 Future Intermodal Logistics Centers**

The pursuit of the future development of an intermodal logistics center near the convergence of I-75, SR 44, Florida Turnpike, and the CSX S-railroad, identified as the Central Florida Mixing center/Monarch ILC on the Florida Department of Transportation's (FDOT) "Draft Intermodal Logistics Center Tool", dated February 2, 2012, shall be supported by the County and Cities.

**Objective 8.2 Economic Diversity**

Achieve a diversified economic base to minimize the vulnerability of the local economy and to provide economic opportunity for all segments of the population.

**Policy 8.2.1 Strategic Economic Development Plan**

The County and Cities adopt by reference the 2010 Strategic Development Plan, approved by the Sumter County Board of County Commissioners on October 26, 2010 (EDS). The EDS shall provide guidance to support strategic economic development activities that encourages a diverse economic base and identifies economic assets.

**Policy 8.2.2 Comprehensive Economic Development Strategy for the Withlacoochee Region**

The County and Cities adopt by reference the 2010 Comprehensive Economic Development Strategy for the Withlacoochee Region, prepared and adopted by the Withlacoochee Regional Planning Council (CEDS) on September 16, 2010. The CEDS shall provide guidance to support strategic economic development activities to diversify and expand the economic base within the county and cities, as well as within the region and state. Specifically, the County and Cities shall continue to support projects identified within the CEDS located within the county or cities.

**Policy 8.2.3 Tourism Plan**

The County and Cities adopt by reference the 2011 Sumter County Tourism Plan (TP), approved by the Sumter County Board of County Commissioners on June 14, 2011. The TP shall provide guidance to support the growth of tourism within the county and cities to provide enhanced economic opportunities for existing and future businesses.

**Policy 8.2.4 Complementary Economic Development**

Economic development efforts shall be encouraged that build on, and complement existing commercial, industrial and agricultural assets.

**Policy 8.2.5 Encourage Entrepreneurship**

The County and the Cities shall promote expansion of entrepreneurship by creating an environment which encourages partnerships with Service Corps of Retired Executives (SCORE), Lake-Sumter Community College, and other appropriate private or non-profit organizations or post-secondary education institutions.

**Policy 8.2.6 Home Occupations**

The County and Cities shall maintain land development regulations to encourage and allow flexibility in the development of home occupations consistent with public health, safety, and community compatibility concerns. The land development regulations shall include thresholds to allow for approval of home occupations through administrative review and other mechanisms appropriate to the size, intensity, and impacts of such businesses.

**Objective 8.3 Encourage High Value Economic Growth**

Attract new businesses and encourage growth of existing businesses with an emphasis on living wage jobs.

**Policy 8.3.1 Targeted Industries**

The County and the Cities shall promote the recruitment and expansion of targeted industries that are either growing, high-skill, high wage areas, or contribute to economic diversification and consistent with the Future Land Use Element. These targeted industries include, but are not limited to: healthcare and medical services; medical research and development; logistics and distribution; manufacturing, electronics and electronic equipment; regional or corporate headquarters; agribusiness; ecotourism and agritourism.

**Policy 8.3.2 Create a Regional and National Business Identity**

Sumter County shall strive to create and maintain a positive regional and national business identity.

**Unincorporated Area Specific Goals, Objectives and Policies**

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

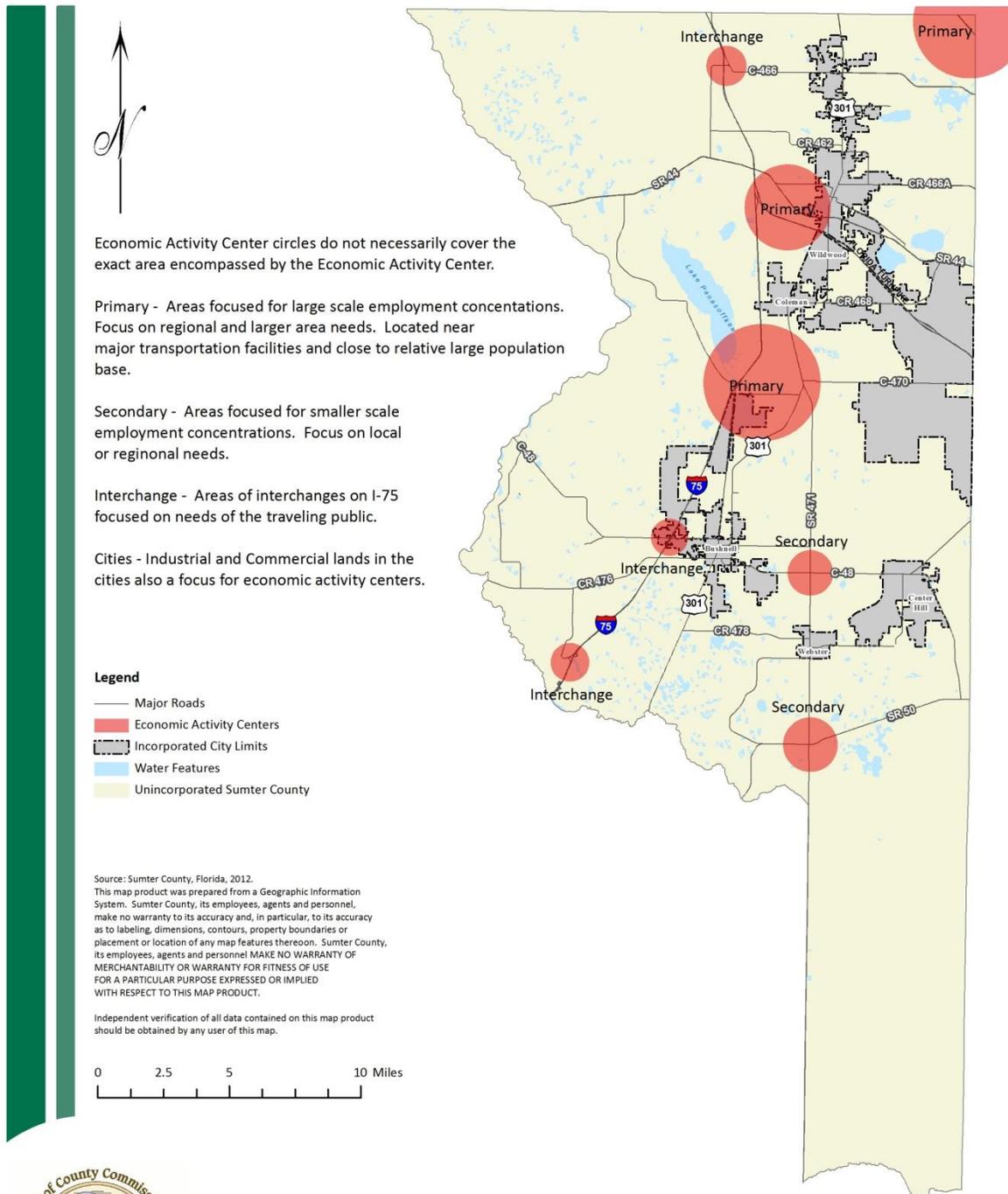
**City of Center Hill Area Specific Goals, Objectives and Policies**

There are no additional goals, objectives, or policies for the City of Center Hill incorporated area. The universal goals, objectives, and policies fully apply within the incorporated area of the City of Center Hill.

**City of Webster Area Specific Goals, Objectives and Policies**

There are no additional goals, objectives, or policies for the City of Webster incorporated area. The universal goals, objectives, and policies fully apply within the incorporated area of the City of Webster.

Map 8-1 – Economic Activity Centers



**ECONOMIC ACTIVITY CENTERS**

**Map 8-1**