City of Wildwood and Sumter County Interlocal Service Boundary Area/ Joint Planning Area

Comprehensive Plan Amendment

Data and Analysis

Prepared by:
City of Wildwood
Development Services Department

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I. Introduction

The City of Wildwood and Sumter County entered into an Interlocal Service Boundary (ISB) and Joint Planning Area (JPA) Agreement pursuant to F.S. § 171, Part II. The City adopted the agreement by ordinance (Ordinance O2009-10) on April 13, 2009. The City and County are now amending their respective comprehensive plans to include the JPA.

F.S. § 171.203(11) requires the City amend the Comprehensive Plan to include a boundary map of the municipal service area, establish population projections, and demonstrate the ability to service the area with public facilities and services. The state land planning agency is required to review the amendment under F.S. § 163, Part II.

The Municipal Service Area Boundary is shown on **Map 1-11**. The amendments to the City's Comprehensive Plan include incorporation of the Municipal Service Area Boundary, the Joint Planning Area Land Use Map (**Map 1-12**), and text amendments to the Future Land Use Element concerning urban sprawl, land uses within the JPA, annexation, and provisions of services.

The Joint Planning Area serves as the Municipal Services Area as described in F.S. § 171. 202(11). The Joint Planning Area Land Use Map was prepared through a collaborative effort between the City, Sumter County and the Lake-Sumter MPO over the last couple of years. City and County staff utilized the ISB and JPA Agreement, the City's 2035 Comprehensive Plan, Sumter County's Comprehensive Plan, and the Lake-Sumter MPOs 2035 Long Range Transportation Plan (LRTP) in developing a sound and well-thought land use plan.

II. Population Projections

A fundamental component of the JPA is to project the anticipated population. Within the City limits, the population projections were established with the approval of the 2035 Comprehensive Plan. During the negotiations with the Department of Communities Affairs to bring the 2035 Comprehensive Plan into compliance the City, Sumter County and the Department of Community Affairs entered into a "Population Allocation Agreement". This agreement laid the groundwork for the population projections and fortified the position that the County intends on protecting its rural character by establishing a planning strategy which identifies the JPA of Wildwood as an appropriate area for urban development. The agreement states:

> "Sumter County agrees that when considering the need for any future land use plan amendment in the unincorporated area of the County to accommodate projected growth, the County will first allocate 25% of the total projected population of the County (both incorporated and unincorporated) to the City of Wildwood, and then allocate the appropriate

percentage of population to the remaining incorporated municipalities. Sumter County will rely on the remaining population not allocated to the municipalities in determining the need for additional land use capacity in the unincorporated area."

The JPA provides the City with an opportunity to reexamine the population projections within the 2035 Comprehensive Plan and make adjustments as needed. A central part of the population projections (prepared by Fishkind and Associates) as well as the "Population Allocation Agreement" was the County's projected population and the City's capture of the that population. The basis is that Wildwood will continue to increase its percentage capture and ultimately capture 25% of the county's population in 2035. While this trend is occurring (the City's capture rate has increased from 5% in 2009 to 7.1% in 2011), the increase is not occurring as rapidly as first projected by Fishkind. Therefore, the City has adjusted its capture rate and its projected population within the City limits as shown on **Table 1** and **Figure 1**.

Table 1: Adjusted City of Wildwood Capture Rate and Population Projections

Sumter County	Current	Projections				
		2015	2020	2025	2030	2035
BEBR 2011 Estimate	96,615					
BEBR Medium		110,000	130,800	151,400	171,700	191,600
Fishkind Projections		109,537	135,736	166,381	201,398	240,746
BEBR High		120,100	146,700	178,200	212,100	248,500

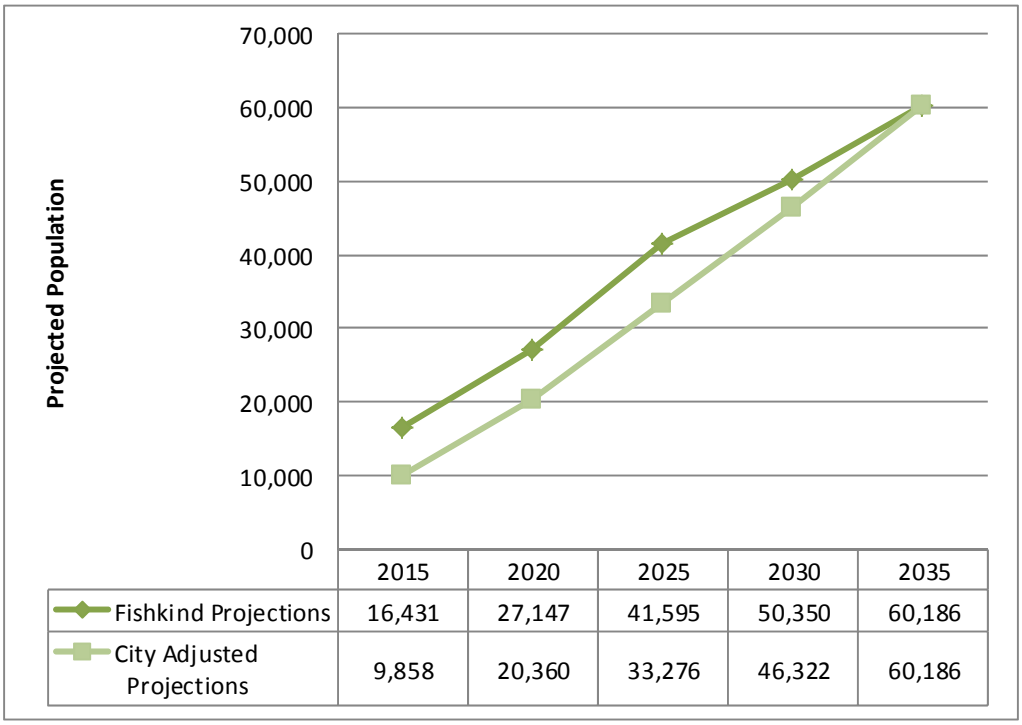
City of Wildwood	Current	Projections				
		2015	2020	2025	2030	2035
Current Population	6,926					
Fishkind Projections		16,431	27,147	41,595	50,350	60,186
Fishkind Projected Capture Rate	10%	15%	20%	25%	25%	25%
City of Wildwood Adjusted Projections	**6,926**	**9,858**	**20,360**	**33,276**	**46,322**	**60,186**
City of Wildwood Adjusted Capture Rate	**7%**	**9%**	**15%**	**20%**	**23%**	**25%**

Notes:

1) Fishkind projections represent adopted population projections for Wildwood and Sumter County

2) Current population per BEBR preliminary population estimate (permanent residents) 4/1/11

Figure 1: City of Wildwood Population Projections



	2015	2020	2025	2030	2035
Fishkind Projections	16,431	27,147	41,595	50,350	60,186
City Adjusted Projections	9,858	20,360	33,276	46,322	60,186

Unincorporated Population within the Joint Planning Area

The population outside the City limits but within the JPA was allocated by extrapolating the model data that was entered into the Lake-Sumter MPO's 2035 LRTP. The City and the County worked closely with MPO staff in assigning employment and population figures within each traffic analysis zone (TAZ). Through this coordinated approach, the City, County and MPO were able to ensure the model data used in creating the LRTP is consistent with anticipated future buildouts within Sumter County.

Table 2 projects the 2035 population within the Joint Planning Area inclusive of the City limits. Subtracting the projected City population (60,186) from the total population within the JPA (74,738) results in a net population of 14,552 people in 2035. This population figure was the basis for allocating residential land uses within the JPA boundary.

To account for the existing population within the JPA, but outside the City limits, address points were gathered through the Sumter County GIS database. As illustrated on **Table 3**, there are 3,295 dwelling units, or 7,217 people residing currently within the Joint Planning Area.

Table 2: Population Projections with the JPA

TAZ #	2035 TAZ Population	2035 Population within City Limits and JPA	% Population in Wildwood JPA	Notes
3952	1,965	965	49%	
3953	1,063	1,063	100%	
3954	2,221	1,903	86%	
3955	1,429	1,185	83%	
3956	2,469	2,426	98%	
3957	2,081	2,081	100%	
3958	1,300	1,300	100%	
3959	642	642	100%	
3960	362	200	55%	
3961	2,685	2,685	100%	
3962	1,004	1,004	100%	
3963	1,114	1,014	91%	
3965	641	586	91%	
3966	1,293	1,293	100%	
3967	2,697	2,697	100%	
3968	1,464	1,464	100%	
3969	203	100	49%	
3970	356	314	88%	
3971	1,320	1,320	100%	
3972	1,119	1,119	100%	
3973	2,193	2,193	100%	
3974	55	55	100%	
3975	2,487	1,135	46%	
3976	744	744	100%	
3977	2,348	2,348	100%	
3978	189	189	100%	
3979	389	389	100%	
3980	1,801	1,801	100%	
3981	5,301	5,301	100%	
3982	6,000	5,550	93%	
3983	0	0	NA	Federal Prison
3984	1,126	1,126	100%	
3985	10,000	10,000	100%	
3986	18,601	17,644	94%	
4004	801	25	3%	Villages
4030	7,623	540	7%	Villages
4034	3,564	100	3%	Villages
4035	5,174	200	4%	Villages
4036	37	37	100%	
Total	**95,861**	**74,738**		

Notes:

Population extrapolated from Lake-Sumter MPO 2035 TAZ buildouts; Data has been cross-referenced with Sumter County 2035 population projections for consistency

Table 3: Existing Population within the Joint Planning Area

TAZ #	Total 2035 TAZ Population	2035 Population within City Limits and JPA	% Population in Wildwood	Existing Dwelling Units (Less Vacancy %)	Existing Population
3952	1,965	965	49%	61	134
3953	1,063	1,063	100%	60	131
3954	2,221	1,903	86%	198	434
3955	1,429	1,185	83%	36	80
3956	2,469	2,426	98%	41	89
3957	2,081	2,081	100%	70	153
3958	1,300	1,300	100%	7	16
3959	642	642	100%	2	4
3960	362	200	55%	47	103
3961	2,685	2,685	100%	170	372
3962	1,004	1,004	100%	168	369
3963	1,114	1,014	91%	243	532
3965	641	586	91%	35	76
3966	1,293	1,293	100%	12	27
3967	2,697	2,697	100%	93	203
3968	1,464	1,464	100%	6	13
3969	203	100	49%	0	0
3970	356	314	88%	93	203
3971	1,320	1,320	100%	23	51
3972	1,119	1,119	100%	0	0
3973	2,193	2,193	100%	14	31
3974	55	55	100%	27	60
3975	2,487	1,135	46%	36	80
3976	744	744	100%	0	0
3977	2,348	2,348	100%	11	24
3978	189	189	100%	54	118
3979	389	389	100%	95	209
3980	1,801	1,801	100%	308	675
3981	5,301	5,301	100%	1075	2355
3982	6,000	5,550	93%	87	191
3983	0	0	NA	0	0
3984	1,126	1,126	100%	22	49
3985	10,000	10,000	100%	8	18
3986	18,601	17,644	95%	12	25
4004	801	25	3%	71	156
4030	7,623	540	7%	15	33
4034	3,564	100	3%	10	22
4035	5,174	200	4%	41	91
4036	37	37	100%	41	91
Total	**95,861**	**74,738**		**3,295**	**7,217**

Notes:

Address points gathered through Sumter County GIS database

Residential Unit Demand

Table 4 calculates the residential unit demand based on the 2035 net population after deducting the existing population. As a result, an additional 3,433 residential units are needed to support the additional population after accounting for the City's persons per household (pph) of 2.5 and the County's seasonal vacancy rate of 17%.

Table 4: Residential Unit Demand

2035 Projected Population (Net Population)	14,552
Existing Population	7,217
Remaining Population to be Allocated	7,335
Units (2.5 pph)	2,934
Applied Seasonal Vacancy Rate (17%)	499
Additional Units Needed to Support Population Growth	**3,433**

III. Land Uses within the Joint Planning Area

Land uses to accommodate the 3,433 residential units needed to support the projected population where strategically placed within the JPA as shown on **Map 1-12**. The land use allocation was based a number of criteria. The first and foremost criterion was that the development placed within each Traffic Analysis Zone (TAZ) was consistent with the model data utilized during the Lake-Sumter MPO 2035 LRTP. Other criteria included:

- Infill areas and transitioning densities;
- Potential commercial nodes; and
- Proximity to Mixed Use Centers established in the City's Comprehensive Plan

While there are areas within the JPA that have not been designated for urban uses that are suitable for such uses, prioritization had to occur to ensure an over allocation of population did not occur. Population that has been allocated in terms of increased residential densities within the JPA has been concentrated predominately in the following geographic areas:

- CR 462: The area between The Villages and the City Limits
- CR 156: The area between the Turnpike and SR 44
- CR 472: The area north of CR 472 and east of US 301
- US 301/CR 209: Sporadic infill west of US 301 and predominately east of CR 209/CR 213

The lowest residential density offered in the City is 4 units per acre (Low Density Residential). To allow for transitioning densities on the fringe of the JPA, the County Future

Land Use Map designations of Rural (1 unit per acre) and Low Density Residential (County - 2 units per acre) will be incorporated into the City's Comprehensive Plan. There are also a number of existing residential neighborhoods within Sumter County in which the actual density of the neighborhood is inconsistent with the County's Future Land Use Map. Many of these neighborhoods are platted in as little as quarter-acre lots, but are designated as Agriculture on the future land use map. The JPA rectifies this situation by assigning the appropriate densities to those neighborhoods.

Lands have been designated for commercial use at the intersection of CR 470 and CR 501, along CR 468, on CR 472 (near Lakeside Landings and Promise Hospital) and at the intersection of CR 44A and CR 209. The intent was to provide commercial nodes in appropriate areas throughout the JPA that were suitable for such development. Parcels owned by the United States of America (Coleman Federal Prison) have been designated as Public Facilities.

For further information on the designation of specific parcels please see **Appendix A.**

Table 5 illustrates the summary of the potential maximum buildout of the parcels subjected to the JPA amendment.

Table 5: Land Use Breakdown Proposed within the Joint Planning Area

FLUM Designation	Acreage	Density/ Intensity	Commercial/Industrial Square Footage	Residential Units
Oxford Neighborhood Mixed Use	190	.3 FAR and 7/du acre	696,206	559
466/301 Mixed Use District	134	.5 FAR and 12/ du acre	1,019,595	562
Recreation	5	N/A	0	0
Low Density Residential	1,099	4 du/ acre	0	3,055
Low-Medium Residential	260	6 du/ acre	0	979
Medium Density Residential	53	9/ per acre	0	336
Lake Deaton Mixed Use	408	.25 FAR and 4 du acre	933,352	800
Rural Residential (County)	50	1/ du acre	0	35
Low Density Residential (County)	483	2/ du acre	0	690
Commercial	550	.5 FAR	8,386,977	0
Industrial	282	.5 FAR	4,303,031	0
Public Facilities	247	N/A	0	0
Total	**3,762**		**15,339,161**	**7,016**

When comparing the amount of residential units needed to accommodate the additional population within the JPA to the holding capacity of the future land use map, the resulting

allocation ratio equates to 2.0. The allocation of additional residential land uses within the JPA coupled with the existing vacant residential land in the City limits will provide adequate residential lands needed to accommodate the anticipated population growth in both the short and long term planning horizons.

Table 6: Allocation Ratio within the Joint Planning Area

Proposed JPA FLUM Residential Unit Capacity	7,016
Existing JPA FLUM Residential Unit Capacity	2,171
Increase in FLUM Capacity	**4,845**
Allocation Ratio within the JPA FLUM	**2.0**

IV. Creation of JPA Mixed Use Land Use Categories

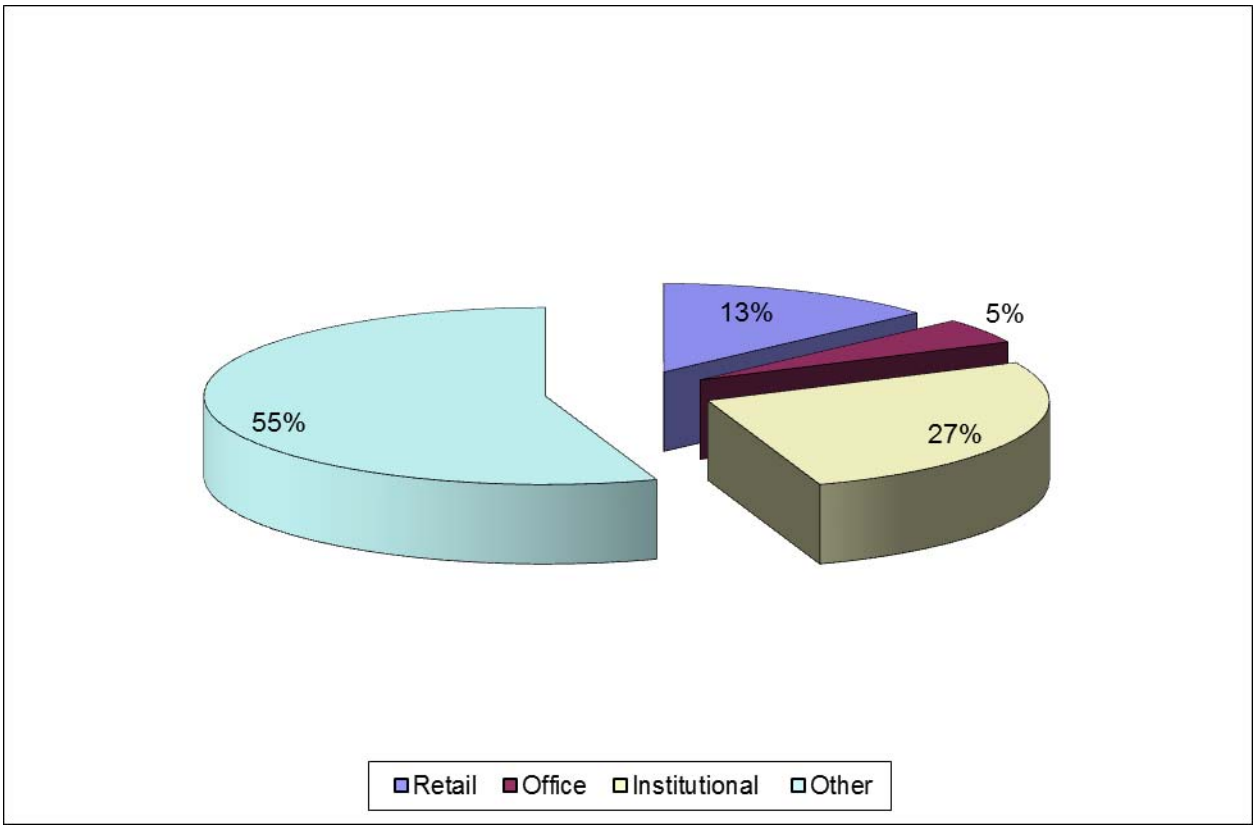
Table 5 identifies two new mixed use land use designations that have been created within the JPA: the 466/301 Mixed Use District and Lake Deaton Mixed Use.

466/301 Mixed Use District

The CR 466 and US 301 vicinity offered an opportunity to provide for and encourage infill development and redevelopment in and around Oxford and The Villages. Due to the parcelization of many of the properties located within this area, the potential for projects of adequate acreage to support a true mixed use is compromised. Parcelization may also prove problematic for high density residential projects. While the aggregation of parcels will be encouraged, the intent was to analyze the parcels within the area as an aggregated mixed use district. An inventory of the existing built environment for the properties designated as 466/301 Mixed Use on **Map 1-12** was conducted (see **Appendix B**) to determine the current distribution of residential and nonresidential uses.

The current ratio of nonresidential square footage for every dwelling unit equates to approximately 5,300 square feet for every 1 dwelling unit. Warehousing, storage and other similar uses (categorized as "Other" in the chart below) account for over half of the built square footage within the area inventoried. The area also contains a number of churches, accounting for approximately 27% of the square footage. The **Figure 2** was derived from **Appendix B** and is provided to illustrate the current mix of nonresidential uses with the 466/301 mixed use district.

Figure 2: Current Inventory of the Built Environment
466/301 Mixed Use District



Commercial retail and office uses within this area are lacking which forces residents to travel to areas such as The Villages to seek goods and services. In conformance with the goals of the comprehensive plan, if additional retail and office uses are located in the immediate area, the need to travel long distances will likely be minimized thereby reducing vehicle miles traveled and energy demands.

The City will monitor and control development approvals through the planned development rezoning process in this area to ensure a targeted mix of 50% nonresidential and 50% residential is followed. Additionally, a ratio of 1 dwelling unit for every 1,800 square feet of non-residential uses is targeted, with an emphasis on providing retail and office uses. While the aggregation of parcels is encouraged, smaller projects may be permitted to develop. The City's Land Development Regulations shall list specific controls to ensure the targeted mix within the district is not compromised. For purposes of analyzing the impacts on public facilities in conformance with the City's Comprehensive Plan and targeted mix, a 50% nonresidential and 50% residential factor was employed with an average of .5 FAR and 12 dwelling units per acre across the district.

Lake Deaton Mixed Use Designation

The Lake Deaton Mixed Use designation includes slightly over 400 acres and is located within the Employment Sub-District in the eastern portion of the City. The emphasis within this area will be to provide uses consistent with the intent of the Sub-District. It is anticipated this district is of sufficient size to contain multiple neighborhoods that compliment and support the non-residential uses. CR 44A, Lake Deaton, and The Villages provide noticeable edges to this district providing an attractive area for development due to its location.

Allowable uses will include residential, commercial retail, office, medical, civic, recreational, and institutional. Minimum and maximum percentages have been established to ensure a mix of uses. A maximum of of 4 units per acre 0.25 FAR have been established. The mix of non-residential uses shall be determined by the planned development zoning process.

With a minimum open space requirement of 40%, it is anticipated that cluster development within this area will occur. Neighborhoods will be required to provide an interconnected system of infrastructure including a linked open space system that augments Lake Deaton Park. In addition to providing linkage to Lake Deaton Park, neighborhoods will also be required to provide linkages to neighborhood centers and substantial nonresidential uses. The intent is to create a healthy community that provides mobility choices, recreational opportunities, and creates a safe and attractive environment for residents and shoppers.

V. Land Use Changes within the City Limits

City Boundary Corrections

Through the ISBA/JPA process, the City learned that minor discrepancies existed in the municipal limits. It has come to the City's attention there were three parcels that had been annexed into the City but were not included within the 2035 Comprehensive Plan. Two of the parcels contain churches (permissible under the County's regulations), and the other is a 25 acre tract of land along CR 209. In two other instances the City's GIS database misinterpreted how much of a parcel was actually annexed into the City. These five omissions have been rectified through the JPA amendment process and are summarized on **Table 7.**

Table 7: City Boundary Corrections

Parcel Number	Acreage Difference	FLUM Designation	Issue	Action Taken
D32=047	8.3	Public Facilities	Inadvertently omitted from 2035 Comp Plan	Added to FLUM, Modify City limits accordingly
D32=072	6.5	Public Facilities	Inadvertently omitted from 2035 Comp Plan	Added to FLUM, Modify City limits accordingly
C36=003	25	Low Density Residential	Inadvertently omitted from 2035 Comp Plan	Added to FLUM, Modify City limits accordingly
G33=105	-20	SWNMU	Too much acreage assigned within City limits	Modify FLUM and City limits accordingly
G23=052	-63.8	CMU	Too much acreage assigned within City limits	Modify FLUM and City limits accordingly

Increase in FAR for Commercial and Industrial FLUM Designations

The JPA amendment increases the floor area ratio (FAR) from .25 to .5 for parcels that are designated as Commercial or Industrial on the Future Land Use Map. The existing .25 FAR exhibits an inefficient use of land. Furthermore, the .25 FAR is less intense than the FAR permitted in the County. Establishing a maximum FAR that is less than the County would be contradictory to goals of the ISB and the JPA which is intended to direct growth inside the boundary. **Table 8** shows the potential increase in development as a result of the FAR increase. **Appendix C** provides a parcel by parcel analysis for each parcel subject to the FAR increase.

Table 8: Summary of FAR Increase

FLUM Designation	Acreage	Potential SF @.25 FAR	Potential SF @ .5 FAR	Total Increase in SF
Commercial	885.35	6,749,023	13,498,046	6,749,023
Industrial	1377.7	10,502,207	21,004,414	10,502,207

U-Joint Acquisition Parcels

U-Joint Acquisitions, associated with CSX, owns property located along the CSX railroad that is currently designated as Low Density Residential. Through coordination with CSX, the U-Joint property has been designated as Industrial (**see Table 5**) to take advantage of the railroad for industrial and manufacturing uses in the hopes of spurring economic development. Please see **Appendix A** for a further breakdown of these parcels.

VI. Summary of Total Increased Development Potential

Table 9 summarizes the total maximum development potential as a result of the JPA amendment. **Table 10** has been provided to illustrate the overall change in land uses as result of the JPA amendment. Parcels located within the JPA in unincorporated Sumter County that are not subject to a land use change are intended to maintain their existing County Future Land Use Map designation.

Table 9: Summary of Total Maximum Development Potential As a Result of the Joint Planning Area Amendment

Use	Existing	Total Development Capacity with the JPA	Increase in Development Capacity
Residential (DU)	2,171	7,016	**4,845**
Commercial (SF)	1,372,659	17,785,153	**16,412,494**
Industrial (SF)	0	14,805,238	**14,805,238**

Table 10: Joint Planning Area Land Use Change Matrix

Land Use	Existing (County and City)	Proposed (City) (Table 5)	Change (+/-)
County			
Agriculture	2,715	0	(2,715)
Commercial	64	0	(64)
Low Density Residential	221	483	262
Recreation	5	0	(5)
Rural Residential	494	50	(444)
City			
Recreation	7	5	(2)
Public Facilities	0	247	247
Low Density Residential	255	1,099	844
Low-Medium Density Residential	0	260	260
Medium Density Residential	0	53	53
Lake Deaton Mixed Use	0	408	408
466/301 Mixed Use District	0	134	134
Oxford Neighborhood Mixed Use	0	190	190
Industrial	0	282	282
Commercial	0	550	550
Total	**3,762**	**3,762**	**0**

VII. Transportation Facilities

As previously stated, the Joint Planning Area Land Use plan was developed in conjunction with the Lake-Sumter MPO. City and County staff worked together to develop the model data in preparation of the Lake-Sumter MPO's 2035 Long Range Transportation Plan (LRTP). Population and employment figures were assigned to each Traffic Analysis Zone within the County based on the project buildout within Sumter County. The Joint Planning Area mirrors those projections. In essence, the Lake-Sumter MPO's LRTP is the data and analysis for the Joint Planning Area amendment.

The Community Planning Act of 2011 eliminated the mandate for local governments to maintain transportation concurrency. Local governments now have the option of whether or not they choose to implement transportation concurrency. The County has successfully amended their comprehensive plan to eliminate transportation. Subsequently, the City Commission directed staff to eliminate transportation concurrency as well. On March 26, 2012, the City Commission moved to transmit the comprehensive plan amendments necessary to eliminate to concurrency to the Department of Economic Opportunity. The City anticipates adopting those amendments in May of 2012.

Eliminating the concurrency requirement for transportation facilities (especially within the JPA) is logical. One of the unanticipated consequences of concurrency is urban sprawl. Often times, it was more cost effective for developers to propose projects outside of urban areas of higher roadway capacities, such as rural areas along an arterial roadway. This is contradictory to what the City and County are trying to accomplish with the Joint Planning Area. A primary purpose of the JPA is to encourage development in the appropriate areas of the County. By promoting growth in areas of Sumter County that have the necessary infrastructure to support urban development, such as the City of Wildwood JPA, the County can protect important rural and agricultural areas.

The elimination of concurrency or the existence of the LRPT does not negate the need to continue to monitor traffic conditions within Sumter County. Yearly traffic counts will continue to be collected, and Traffic Impact Studies will still be required within the City. The City, County and Lake-Sumter MPO have agreed to develop a unified methodology for Traffic Impact Studies for development applications within the JPA. The studies will continue to be reviewed and will be utilized in the decision making process for development applications.

VIII. Potable Water and Sanitary Sewer

The City's water and wastewater service area encompasses the incorporated City limits and extends five (5) miles beyond the City limits, as allowed for by Chapter 180, Florida Statutes. The MSA/JPA is located within this geographic area.

In order to project future water and wastewater demands for the JPA (not accounted for by the 2035 comprehensive plan) it is first necessary to project the number of "Equivalent Residential Units" (ERUs) also referred to as "Equivalent Residential Connections" (ERCs). ERUs provide a basis for converting both residential and nonresidential connections to the utility systems to a common factor of system capacity needed to provide service. The comprehensive plan has established a level of service (LOS) standard of 300 gallons per day (GPD) average daily flow (ADF) for water and 250 GPD average daily flows for wastewater for each single family residential (SFR) unit. Nonresidential demands are converted to ERUs using industry standard conversions which determine the capacity required to serve the nonresidential connections in terms of ERUs. **Table 11** converts the anticipated JPA buildout into ERUs.

Table 11 also includes known projects located along the SR 44 West corridor. Representatives from Lee Capital, Sumter LLC, and Monarch Ranch have approached the City regarding potential water and wastewater services. While these projects are outside the JPA and are not going to develop in the foreseeable future, they are located within the City's water and wastewater service area. As such, the City felt it prudent they be included in the projections. It is worth noting, these projections are based on the total development capacity demonstrated in **Table 10**, not simply the increase in development potential as a result of this amendment.

Table 11: Equivalent Residential Units Projection

Residential - JPA

Total Units	Single Family Units	ERUs	Multi-family Units	ERUs	Total ERUs
7,016	2,105	2,105	4,911	2,456	**4,560**

Commercial/Industrial - JPA

Square Footage	Employees	SF Units	ERUs	Multi-family Units	ERUs	Total ERUs
32,590,391	12,487	1,498	1,498	3,496	1,748	**3,247**

Known Projects - SR 44 West Area

Project	Total ERUs
Monarch Ranch	2,249
Sumter LLC	528
Lee Capital	865
Total	**3,642**

A summary of the total ERU projections is provided in **Table 12**. As shown, there are 11,449 ERU's projected.

Table 12: Equivalent Residential Units Projection Summary

Residential	4,560
Commercial/Industrial	3,247
Other Commitments	3,642
Total:	**11,449**

Table 13 provides a linear demand projection of ERUs through the planning timeframe and assumes a total buildout by 2035. While unlikely to develop as rapidly as forecasted under this method, it is important for the City to prepare for the growth in this manner to ensure adequate water and wastewater facilities are planned for and operational when the needed.

Table 13: Equivalent Residential Units Demand Projections

Joint Planning Area

Year	***2013***	***2014***	***2015***	***2016***	***2017***	***2020***	***2025***	***2030***	***2035***	***Total Demand***
Residential	207	415	622	829	1,036	1,658	2,695	3,731	4,560	4,560
Nonresidential	141	282	424	565	706	1,129	1,835	2,541	3,247	3,247
Total	*348*	*697*	*1,045*	*1,394*	*1,742*	*2,788*	*4,530*	*6,272*	*7,807*	***7,807***
Water (GPD)	**104,534**	**209,068**	**313,602**	**418,136**	**522,670**	**836,272**	**1,358,942**	**1,881,612**	**2,342,100**	**2,342,100**
Water (MGD)	**0.105**	**0.209**	**0.314**	**0.418**	**0.523**	**0.836**	**1.359**	**1.882**	**2.342**	**2.342**
Sewer (GPD)	**87,112**	**174,223**	**261,335**	**348,447**	**435,558**	**696,893**	**1,132,452**	**1,568,010**	**1,951,750**	**1,951,750**
Sewer (MGD)	**0.087**	**0.174**	**0.261**	**0.348**	**0.436**	**0.697**	**1.132**	**1.568**	**1.952**	**1.952**

Known Projects: SR 44 West

Year	*2013*	*2014*	*2015*	*2016*	*2017*	*2020*	*2025*	*2030*	*2035*	*Total Demand*
SR 44 West	166	331	497	662	828	1,324	2,152	2,980	3,642	3,642
Water (GPD)	**49,664**	**99,327**	**148,991**	**198,655**	**248,318**	**397,309**	**645,627**	**893,945**	**1,092,600**	**1,092,600**
Water (MGD)	**0.050**	**0.099**	**0.149**	**0.199**	**0.248**	**0.397**	**0.646**	**0.894**	**1.093**	**1.093**
Sewer (GPD)	**41,386**	**82,773**	**124,159**	**165,545**	**206,932**	**331,091**	**538,023**	**744,955**	**910,500**	**910,500**
Sewer (MGD)	**0.041**	**0.083**	**0.124**	**0.166**	**0.207**	**0.331**	**0.538**	**0.745**	**0.911**	**0.911**

Notes:

Water ERU: 300 gallons per day

Wastewater ERU: 250 gallons per day

The data contained in **Table 13** was utilized in conjunction with existing water and wastewater flow levels, permitted capacity, and the 2035 Comprehensive Plan data to develop **Table 14** which analyzes water and wastewater capacity. The City's current water demand is approximately 2.34 MGD leaving a current capacity of almost 2 MGD. The City's current wastewater demand is approximately 1.63 MGD leaving a current capacity of 1.92 MGD. The flow projections generated in **Table 13** were added to the flow projections included in the 2035 Comprehensive Plan to ensure all potential development has been reasonably accounted for.

Table 14: Water and Wastewater Capacity Analysis

Water	Current (MGD)	Projected (MGD)								
	2012	*2013*	*2014*	*2015*	*2016*	*2017*	*2020*	*2025*	*2030*	*2035*
Water Supply Well Capacity	4.30	4.30	4.30	7.80	7.80	7.80	7.80	11.30	13.80	15.80
2012 Demand	2.34									
Comprehensive Plan Projections	3.16	3.46	3.75	4.04	4.44	4.85	6.06	8.79	10.45	12.31
Additional Demand - JPA		0.10	0.21	0.31	0.42	0.52	0.84	1.36	1.88	2.34
Additional Demand - SR 44 West		0.05	0.10	0.15	0.20	0.25	0.40	0.65	0.89	1.09
Remaining Capacity	**1.96**	**0.69**	**0.24**	**3.30**	**2.74**	**2.18**	**0.51**	**0.51**	**0.57**	**0.06**

Wastewater	Current (MGD)	Projected (MGD)								
	2012	*2013*	*2014*	*2015*	*2016*	*2017*	*2020*	*2025*	*2030*	*2035*
FDEP Permitted Capacity	3.55	3.55	3.55	3.55	3.55	6.55	6.55	9.55	9.55	9.55
2012 Demand	1.63									
Comprehensive Plan Projections	2.06	2.22	2.37	2.52	2.74	2.95	3.60	5.04	5.92	6.09
Additional Demand - JPA		0.09	0.17	0.26	0.35	0.44	0.70	1.13	1.57	1.95
Additional Demand - SR 44 West		0.04	0.08	0.12	0.17	0.21	0.33	0.54	0.74	0.91
Remaining Capacity	**1.92**	**1.20**	**0.92**	**0.64**	**0.30**	**2.96**	**1.92**	**2.84**	**1.32**	**0.60**

Key:

Champagne Farms WTP (Phase 1) online (3.5 MGD)
Champagne Farms WTP (Phase 2) online (3.5 MGD)
DeGroen Plant potential (4.5 MGD need to satisfy demand)
WWTP Expansion Phase 1 (3 MGD)
WWTP Expansion Phase 2 (3 MGD)

Potable Water

The scenario of rapidly increasing water supply demand in the short term of the planning period (as forecasted in the 2035 comprehensive plan) is unlikely due to the slowed recovery from the "Great Recession." Nonetheless, **Table 14** demonstrates how the City's plans to meet the potential demand within the JPA in the short and long term planning periods. As shown on **Table 14**, the City's existing water system is sufficient to

provide service under the proposed scenario through 2014 without the need for capital improvements. However, more accurate projections are prepared by City staff on an annual basis in conjunction with the update to the 5-Year Schedule of Capital Improvements.

Planning is currently underway for the construction of a water treatment plant and transmission system associated with the well located on the Champagne Farms property. The well accesses the lower Floridian aquifer and provides the City with an alternative water supply. The City anticipates meeting long term water supply needs through the expansion of the Champagne Farms well and water treatment plant as demand warrants and may seek another well site on the DeGroen property as a long term solution.

The first phase of the Champagne Farms facility (3.5 MGD) will be sufficient to meet the City's projected water supply well capacity through 2020. The City will need to investigate expansion of their raw water resources and treatment & storage facilities in order to have adequate water for the anticipated development through the current planning horizon of 2035.

Wastewater

As shown in **Table 14**, the City's current wastewater treatment plant's total capacity is sufficient to meet potential demand through 2016. The update to the Master Plan investigated the feasibility if expanding the current facility in a phased approach could accommodate future demands. The results indicate the City can provide wastewater service for 2035 demands through expansion of the existing facility in the center of town rather than the previous plan of constructing a new facility on the Landstone Communities property. One centralized wastewater treatment plant facility has less operation and maintenance costs than two facilities thereby making this scenario economically beneficial to City residents.

The first expansion of 3 MGD will be needed around 2016, yielding a total wastewater treatment capacity of 6.55 MGD that will not be exceeded until after 2024. The facility will need to be designed so that it can accommodate an additional 3.0 MGD expansion. The expansions of this facility will be sufficient to meet demands through the long term planning timeframe.

IX. Public Schools

Over the last several years, the Sumter County School Board has witnessed stagnant growth of student population, due largely in part to the rapid growth of The Villages retirement community. No new school capacity projects have occurred during the timeframe of the approval of the City's comprehensive plan and the preparation of this report. The City expects the student demand to begin to increase over the next few years as The Villages approaches buildout and growth expands into the City with the proposed large developments of the Landstone, Wildwood Springs, and Southern Oaks Developments of Regional Impact. As the student population increases, coordination with the School Board and the City will be critical to ensure adequate school facilities.

All local governments are required to coordinate land planning efforts within their comprehensive plans with the school planning efforts of local school districts. The City's Comprehensive Plan contains a Public Schools Facility Element (originally adopted in 2008) and Intergovernmental Coordination Element that facilitates coordination of public school issues.

In addition, the City has an adopted Interlocal Agreement with the Sumter School Board that further specifies procedures for coordination. Proposed comprehensive plan amendments, rezonings, and development projects are provided to the School Board for their review and comment. The Agreement provides mechanisms for the City and the School Board to monitor and meet the existing and future needs of the County's public school system.

Appendix A

Parcel by Parcel Analysis

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D30=014	3961	35.00	CR 462 MUC	AG	4	0	ONMU	103	128,066	99	128,066
D30=030	3961	9.70	CR 462 MUC	AG	1	0	ONMU	29	35,493	28	35,493
D30=031	3961	9.70	CR 462 MUC	AG	1	0	ONMU	29	35,493	28	35,493
D30=036	3961	66.45	CR 462 MUC	AG	7	0	ONMU	195	243,143	189	243,143
D31=004	3966	5.01	CR 462 MUC	RUR	5	0	ONMU	15	18,332	10	18,332
D31=005	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=016	3966	14.20	CR 462 MUC	RUR	14	0	ONMU	42	51,958	28	51,958
D31=020	3966	5.00	CR 462 MUC	RUR	5	0	ONMU	15	18,295	10	18,295
D31=021	3966	5.00	CR 462 MUC	RUR	5	0	ONMU	15	18,295	10	18,295
D31=025	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=026	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=027	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=034	3966	10.00	CR 462 MUC	RUR	10	0	ONMU	29	36,590	19	36,590
D31=036	3966	5.01	CR 462 MUC	RUR	5	0	ONMU	15	18,332	10	18,332
D31=037	3966	10.00	CR 462 MUC	RUR	10	0	ONMU	29	36,590	19	36,590
D31=038	3966	5.20	CR 462 MUC	RUR	5	0	ONMU	15	19,027	10	19,027
Subtotal		*190.27*			*76*	*0*		*559*	*696,206*	*484*	*696,206*
D07A020	3953	1.84	466 and 301	RUR	2	0	466 MUD	8	14,026	6	14,026
D07A021	3953	0.62	466 and 301	RUR	1	0	466 MUD	3	4,726	2	4,726
D07A023	3953	0.38	466 and 301	RUR	1	0	466 MUD	2	2,897	1	2,897
D07A025	3953	0.23	466 and 301	RUR	1	0	466 MUD	1	1,753	0	1,753
D07A026	3953	1.11	466 and 301	RUR	1	0	466 MUD	5	8,489	4	8,489
D17=009	3954	1.27	466 and 301	COM	0	27,660	466 MUD	5	9,681	5	-17,979
D17=010	3954	1.08	466 and 301	COM	0	23,523	466 MUD	5	8,233	5	-15,290
D17=011	3954	0.94	466 and 301	COM	0	20,473	466 MUD	4	7,166	4	-13,307
D17=012	3954	1.81	466 and 301	COM	0	39,422	466 MUD	8	13,798	8	-25,624
D17=014	3954	0.42	466 and 301	COM	0	9,148	466 MUD	2	3,202	2	-5,946
D17=015	3954	0.27	466 and 301	COM	0	5,881	466 MUD	1	2,058	1	-3,822
D17=016	3954	0.43	466 and 301	COM	0	9,365	466 MUD	2	3,278	2	-6,088
D17=017	3954	1.49	466 and 301	COM	0	32,452	466 MUD	6	11,358	6	-21,094
D17=018	3954	9.95	466 and 301	COM	0	216,711	466 MUD	42	75,849	42	-140,862
D17=026	3954	0.26	466 and 301	COM	0	5,663	466 MUD	1	1,982	1	-3,681
D17=033	3957	2.23	466 and 301	COM	0	48,570	466 MUD	9	16,999	9	-31,570

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D17=042	3957	0.51	466 and 301	COM	0	11,078	466 MUD	2	3,877	2	-7,200
D17=044	3957	0.18	466 and 301	COM	0	3,920	466 MUD	1	1,372	1	-2,548
D17=045	3957	0.28	466 and 301	COM	0	6,100	466 MUD	1	2,135	1	-3,965
D17=047	3957	0.18	466 and 301	COM	0	3,920	466 MUD	1	1,372	1	-2,548
D17=061	3957	0.93	466 and 301	COM	0	20,255	466 MUD	4	7,089	4	-13,166
D17=063	3957	5.00	466 and 301	AG	1	0	466 MUD	21	38,115	21	38,115
D17=064	3957	9.00	466 and 301	AG	1	0	466 MUD	38	68,607	37	68,607
D17=071	3954	0.27	466 and 301	COM	0	5,881	466 MUD	1	2,058	1	-3,822
D17=078	3957	1.50	466 and 301	AG	1	0	466 MUD	6	11,435	5	11,435
D17=108	3954	0.46	466 and 301	COM	0	10,019	466 MUD	2	3,507	2	-6,512
D17=113	3957	1.84	466 and 301	COM	0	40,075	466 MUD	8	14,026	8	-26,049
D17=123	3957	0.42	466 and 301	COM	0	9,148	466 MUD	2	3,202	2	-5,946
D17A001	3957	0.25	466 and 301	COM	0	5,445	466 MUD	1	1,906	1	-3,539
D17A002	3957	0.06	466 and 301	COM	0	1,307	466 MUD	0	457	0	-850
D17A003	3957	0.18	466 and 301	COM	0	3,920	466 MUD	1	1,372	1	-2,548
D17A004	3957	1.05	466 and 301	COM	0	22,869	466 MUD	4	8,004	4	-14,865
D17A005	3957	1.00	466 and 301	COM	0	21,780	466 MUD	4	7,623	4	-14,157
D17A006	3957	10.00	466 and 301	COM	0	217,800	466 MUD	42	76,230	42	-141,570
D17A019	3957	0.28	466 and 301	COM	0	6,098	466 MUD	1	2,134	1	-3,964
D17A021	3957	0.30	466 and 301	COM	0	6,534	466 MUD	1	2,287	1	-4,247
D17A022	3957	0.03	466 and 301	COM	0	653	466 MUD	0	229	0	-425
D17A025	3957	0.07	466 and 301	COM	0	1,525	466 MUD	0	534	0	-991
D17A026	3957	0.07	466 and 301	COM	0	1,525	466 MUD	0	534	0	-991
D17A027	3957	0.07	466 and 301	COM	0	1,525	466 MUD	0	534	0	-991
D17A028	3957	0.23	466 and 301	COM	0	5,009	466 MUD	1	1,753	1	-3,256
D17A031	3957	0.40	466 and 301	COM	0	8,712	466 MUD	2	3,049	2	-5,663
D17A034	3957	0.55	466 and 301	COM	0	11,979	466 MUD	2	4,193	2	-7,786
D17A040	3957	0.36	466 and 301	COM	0	7,841	466 MUD	2	2,744	2	-5,097
D17A043	3957	0.28	466 and 301	COM	0	6,098	466 MUD	1	2,134	1	-3,964
D17A044	3957	0.21	466 and 301	COM	0	4,574	466 MUD	1	1,601	1	-2,973
D18=001	3957	1.65	466 and 301	COM	0	35,937	466 MUD	7	12,578	7	-23,359
D18=002	3953	2.00	466 and 301	RUR	2	0	466 MUD	8	15,246	6	15,246
D18=003	3953	1.22	466 and 301	COM	0	26,571	466 MUD	5	9,300	5	-17,271
D18=004	3953	4.00	466 and 301	COM	0	87,120	466 MUD	17	30,492	17	-56,628
D18=005	3953	1.11	466 and 301	RUR	1	0	466 MUD	5	8,462	4	8,462
D18=006	3953	0.59	466 and 301	RUR	1	0	466 MUD	2	4,498	2	4,498
D18=007	3953	1.74	466 and 301	RUR	2	0	466 MUD	7	13,264	6	13,264
D18=009	3953	0.91	466 and 301	COM	0	19,820	466 MUD	4	6,937	4	-12,883

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D18=010	3953	1.31	466 and 301	COM	0	14,266	466 MUD	6	9,986	6	-4,280
D18=011	3953	3.57	466 and 301	COM	0	77,754	466 MUD	15	27,214	15	-50,540
D18=013	3953	3.10	466 and 301	RUR	3	0	466 MUD	13	23,631	10	23,631
D18=014	3953	2.27	466 and 301	RUR	2	0	466 MUD	10	17,304	7	17,304
D18=015	3953	1.46	466 and 301	COM	0	31,800	466 MUD	6	11,130	6	-20,670
D18=017	3953	1.27	466 and 301	RUR	1	0	466 MUD	5	9,681	4	9,681
D18=019	3956	0.26	466 and 301	RUR	1	0	466 MUD	1	1,982	0	1,982
D18=020	3953	0.26	466 and 301	RUR	1	0	466 MUD	1	1,982	0	1,982
D18=021	3953	0.26	466 and 301	RUR	1	0	466 MUD	1	1,982	0	1,982
D18=022	3956	0.26	466 and 301	RUR	1	0	466 MUD	1	1,982	0	1,982
D18=023	3953	1.21	466 and 301	COM	0	26,354	466 MUD	5	9,224	5	-17,130
D18=029	3956	0.48	466 and 301	RUR	1	0	466 MUD	2	3,659	1	3,659
D18=030	3956	0.60	466 and 301	COM	0	13,068	466 MUD	3	4,574	3	-8,494
D18=031	3956	0.60	466 and 301	RUR	1	0	466 MUD	3	4,574	2	4,574
D18=042	3953	1.29	466 and 301	COM	0	28,096	466 MUD	5	9,834	5	-18,262
D18=056	3956	0.43	466 and 301	RUR	1	0	466 MUD	2	3,278	1	3,278
D18=057	3953	1.37	466 and 301	COM	0	29,839	466 MUD	6	10,444	6	-19,395
D18=061	3953	0.13	466 and 301	COM	0	2,831	466 MUD	1	991	1	-1,840
D18=063	3953	0.13	466 and 301	COM	0	2,831	466 MUD	1	991	1	-1,840
D18=074	3953	2.10	466 and 301	RUR	2	0	466 MUD	9	16,008	7	16,008
D18=075	3953	1.45	466 and 301	RUR	1	0	466 MUD	6	11,053	5	11,053
D18=076	3953	0.38	466 and 301	RUR	1	0	466 MUD	2	2,897	1	2,897
D18=078	3953	1.45	466 and 301	RUR	1	0	466 MUD	6	11,053	5	11,053
D18=085	3956	0.31	466 and 301	COM	0	6,752	466 MUD	1	2,363	1	-4,389
D18=095	3953	0.90	466 and 301	COM	0	19,602	466 MUD	4	6,861	4	-12,741
D18=101	3953	1.62	466 and 301	RUR	2	0	466 MUD	7	12,349	5	12,349
D18=105	3953	0.97	466 and 301	COM	0	21,127	466 MUD	4	7,394	4	-13,732
D18=106	3953	0.63	466 and 301	COM	0	13,721	466 MUD	3	4,803	3	-8,919
D18=107	3953	1.06	466 and 301	COM	0	23,087	466 MUD	4	8,080	4	-15,007
D18=150	3953	5.00	466 and 301	RUR	5	0	466 MUD	21	38,115	16	38,115
D18=159	3953	0.11	466 and 301	COM	0	2,396	466 MUD	0	839	0	-1,557
D18=162	3953	0.24	466 and 301	COM	0	5,227	466 MUD	1	1,829	1	-3,398
C13=002	3955	3.00	466 and 209	AG	1	0	466 MUD	13	22,869	12	22,869
C13=101	3952	3.12	466 and 209	AG	1	0	466 MUD	13	23,784	12	23,784
C13=102	3952	2.74	466 and 209	AG	1	0	466 MUD	12	20,887	11	20,887
D18=038	3956	4.80	466 and 209	AG	1	0	466 MUD	20	36,590	19	36,590
D18=098	3956	4.10	466 and 209	AG	1	0	466 MUD	17	31,254	16	31,254
D18A004	3956	3.00	466 and 209	AG	1	0	466 MUD	13	22,869	12	22,869

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D18A005	3956	3.00	466 and 209	AG	1	0	466 MUD	13	22,869	12	22,869
Subtotal		*133.75*			*46*	*1,372,659*		*562*	*1,019,595*	*515*	*-353,064*
D17=032	3957	0.66	Oxford	REC	0	0	REC	0	0	0	0
D17=034	3957	1.26	Oxford	REC	0	0	REC	0	0	0	0
D17=038	3957	0.12	Oxford	REC	0	0	REC	0	0	0	0
D17=039	3957	2.20	Oxford	REC	0	0	REC	0	0	0	0
D17=040	3957	1.00	Oxford	REC	0	0	REC	0	0	0	0
D17=041	3957	0.23	Oxford	REC	0	0	REC	0	0	0	0
Subtotal		*5.47*			*0*	*0*		*0*	*0*	*0*	*0*
D18=045	3956	0.44	CR 207	AG	1	0	LDR	1	0	0	0
D18=046	3956	0.41	CR 207	AG	1	0	LDR	1	0	0	0
D18=047	3956	0.88	CR 207	AG	1	0	LDR	1	0	0	0
D18=048	3956	0.48	CR 207	AG	1	0	LDR	1	0	0	0
D18=049	3956	0.38	CR 207	AG	1	0	LDR	1	0	0	0
D18=050	3956	0.40	CR 207	AG	1	0	LDR	1	0	0	0
D18=051	3956	0.37	CR 207	AG	1	0	LDR	1	0	0	0
D18=052	3956	0.79	CR 207	AG	1	0	LDR	1	0	0	0
D18=053	3956	0.86	CR 207	AG	1	0	LDR	1	0	0	0
D18=054	3956	0.28	CR 207	AG	1	0	LDR	1	0	0	0
D18=058	3956	0.34	CR 207	AG	1	0	LDR	1	0	0	0
D18=059	3956	0.34	CR 207	AG	1	0	LDR	1	0	0	0
D18=060	3956	0.68	CR 207	AG	1	0	LDR	1	0	0	0
D18=090	3956	1.56	CR 207	AG	1	0	LDR	1	0	0	0
D18=120	3956	0.40	CR 207	AG	1	0	LDR	1	0	0	0
Subtotal		*8.61*			*15*	*0*		*15*	*0*	*0*	*0*
F01=016	3968	13.02	209 and 44A	AG	1	0	Commercial	0	198,503	-1	198,503
F01=100	3968	13.44	209 and 44A	AG	1	0	Commercial	0	204,906	-1	204,906
F01=101	3968	13.44	209 and 44A	AG	1	0	Commercial	0	204,906	-1	204,906
G06=004	3968	20.35	209 and 44A	LDR	41	0	Commercial	0	310,256	-41	310,256
G06=012	3971	11.41	209 and 44A	LDR	23	0	Commercial	0	173,957	-23	173,957
Subtotal		*71.66*			*68*	*0*		*0*	*1,092,528*	*-68*	*1,092,528*
D29=019	3962	19.37	462 Infill	RUR	19	0	LDR	54	0	35	0
D29=027	3962	2.00	462 Infill	RUR	2	0	LDR	6	0	4	0
D29=032	3962	18.45	462 Infill	RUR	18	0	LDR	52	0	33	0
D29=037	3962	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D29=038	3962	10.00	462 Infill	RUR	10	0	LDR	28	0	18	0
D29=102	3962	1.74	462 Infill	RUR	2	0	LDR	5	0	3	0
D32=001	3962	1.09	462 Infill	RUR	1	0	LDR	3	0	2	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D32=003	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=004	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=005	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=006	3962	8.50	462 Infill	RUR	9	0	LDR	24	0	15	0
D32=008	3967	9.80	462 Infill	RUR	10	0	LDR	27	0	18	0
D32=010	3967	8.00	462 Infill	RUR	8	0	LDR	22	0	14	0
D32=012	3962	4.80	462 Infill	RUR	5	0	LDR	13	0	9	0
D32=041	3967	19.00	462 Infill	RUR	19	0	LDR	53	0	34	0
D32=043	3967	9.50	462 Infill	RUR	10	0	LDR	27	0	17	0
D32=044	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=045	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=052	3967	13.20	462 Infill	RUR	13	0	LDR	37	0	24	0
D32=053	3967	8.00	462 Infill	RUR	8	0	LDR	22	0	14	0
D32=057	3962	6.38	462 Infill	RUR	6	0	LDR	18	0	11	0
D32=058	3962	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D32=059	3962	1.50	462 Infill	RUR	2	0	LDR	4	0	3	0
D32=069	3962	19.00	462 Infill	RUR	19	0	LDR	53	0	34	0
D32=073	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=074	3962	1.30	462 Infill	RUR	1	0	LDR	4	0	2	0
D32=077	3962	1.42	462 Infill	RUR	1	0	LDR	4	0	3	0
D32=078	3962	6.78	462 Infill	RUR	7	0	LDR	19	0	12	0
D32=079	3962	6.78	462 Infill	RUR	7	0	LDR	19	0	12	0
D32=083	3962	1.50	462 Infill	RUR	2	0	LDR	4	0	3	0
D32=085	3962	1.52	462 Infill	RUR	2	0	LDR	4	0	3	0
D32=087	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=090	3967	3.00	462 Infill	RUR	3	0	LDR	8	0	5	0
D32=091	3967	6.20	462 Infill	RUR	6	0	LDR	17	0	11	0
D32=093	3967	3.00	462 Infill	RUR	3	0	LDR	8	0	5	0
D32=094	3967	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D32=100	3962	4.80	462 Infill	RUR	5	0	LDR	13	0	9	0
D32=101	3967	4.83	462 Infill	RUR	5	0	LDR	14	0	9	0
D32=105	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=125	3962	4.80	462 Infill	RUR	5	0	LDR	13	0	9	0
D32=126	3962	1.25	462 Infill	RUR	1	0	LDR	4	0	2	0
D32=127	3962	1.25	462 Infill	RUR	1	0	LDR	4	0	2	0
D32=128	3967	0.45	462 Infill	RUR	1	0	LDR	1	0	0	0
D32=129	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=130	3967	0.89	462 Infill	RUR	1	0	LDR	2	0	2	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D32=131	3967	0.71	462 Infill	RUR	1	0	LDR	2	0	1	0
D32=143	3962	13.91	462 Infill	RUR	14	0	LDR	39	0	25	0
D32=158	3962	0.12	462 Infill	RUR	1	0	LDR	1	0	0	0
D32A001	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32A002	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32A003	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32A004	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32C001	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32C008	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D33=003	4030	2.00	462 Infill	RUR	2	0	LDR	6	0	4	0
D33=004	4030	0.75	462 Infill	AG	1	0	LDR	2	0	1	0
D33=005	4030	2.00	462 Infill	AG	1	0	LDR	6	0	5	0
D33=006	4030	0.64	462 Infill	AG	1	0	LDR	2	0	1	0
D33=009	4030	4.80	462 Infill	AG	1	0	LDR	13	0	12	0
D33=010	4030	10.00	462 Infill	AG	1	0	LDR	28	0	27	0
D33=011	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=012	4030	2.12	462 Infill	AG	1	0	LDR	6	0	5	0
D33=013	4030	1.88	462 Infill	AG	1	0	LDR	5	0	4	0
D33=014	4030	21.23	462 Infill	AG	2	0	LDR	59	0	57	0
D33=015	4030	5.42	462 Infill	AG	1	0	LDR	15	0	15	0
D33=016	4030	1.70	462 Infill	AG	1	0	LDR	5	0	4	0
D33=019	4030	0.20	462 Infill	AG	1	0	LDR	1	0	0	0
D33=020	4030	7.00	462 Infill	AG	1	0	LDR	20	0	19	0
D33=023	4030	3.00	462 Infill	AG	1	0	LDR	8	0	7	0
D33=024	4030	9.80	462 Infill	AG	1	0	LDR	27	0	26	0
D33=027	4030	2.00	462 Infill	AG	1	0	LDR	6	0	5	0
D33=035	4030	3.00	462 Infill	AG	1	0	LDR	8	0	7	0
D33=045	4030	8.13	462 Infill	AG	1	0	LDR	23	0	22	0
D33=046	4030	2.68	462 Infill	AG	1	0	LDR	8	0	7	0
D33=047	4030	1.94	462 Infill	AG	1	0	LDR	5	0	4	0
D33=053	4030	4.80	462 Infill	AG	1	0	LDR	13	0	12	0
G04=001	4030	3.10	462 Infill	AG	1	0	LDR	9	0	8	0
G04=049	4030	5.00	462 Infill	AG	1	0	LDR	14	0	14	0
G04=053	4030	1.90	462 Infill	AG	1	0	LDR	5	0	4	0
G05=003	3967	4.70	462 Infill	LDR	10	0	LDR	13	0	3	0
G05=004	3967	5.00	462 Infill	LDR	20	0	LDR	14	0	-6	0
G05=006	3967	10.00	462 Infill	LDR	28	0	LDR	28	0	0	0
G05=007	3967	14.00	462 Infill	LDR	12	0	LDR	39	0	27	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G05=008	3967	6.00	462 Infill	LDR	12	0	LDR	17	0	5	0
G05=014	3967	6.00	462 Infill	LDR	10	0	LDR	17	0	7	0
G05=015	3967	4.91	462 Infill	LDR	1	0	LDR	14	0	13	0
G05=016	3967	0.43	462 Infill	LDR	1	0	LDR	1	0	1	0
G05=017	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=018	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=019	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=021	3967	0.21	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=022	3967	0.14	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=023	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=024	3967	0.14	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=027	3967	0.14	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=028	3967	0.23	462 Infill	LDR	11	0	LDR	1	0	-11	0
G05=029	3967	5.63	462 Infill	LDR	2	0	LDR	16	0	13	0
G05=030	3967	1.16	462 Infill	LDR	15	0	LDR	3	0	-12	0
G05=031	3967	7.40	462 Infill	LDR	1	0	LDR	21	0	20	0
G05=033	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=144	3967	0.63	462 Infill	LDR	10	0	LDR	2	0	-8	0
G05=160	3967	5.00	462 Infill	LDR	2	0	LDR	14	0	12	0
G05=171	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=181	3967	0.99	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=220	3967	0.96	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=232	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=239	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=241	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=242	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=243	3967	1.00	462 Infill	LDR	3	0	LDR	3	0	0	0
G05A001	3967	1.34	462 Infill	LDR	2	0	LDR	4	0	2	0
G05A002	3967	0.81	462 Infill	LDR	2	0	LDR	2	0	0	0
G05A003	3967	1.07	462 Infill	LDR	1	0	LDR	3	0	2	0
G05A004	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A005	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A006	3967	0.13	462 Infill	LDR	2	0	LDR	1	0	-1	0
G05A007	3967	1.07	462 Infill	LDR	1	0	LDR	3	0	2	0
G05A008	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A009	3967	0.54	462 Infill	LDR	1	0	LDR	2	0	1	0
G05A010	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A011	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G05A012	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A013	3967	0.54	462 Infill	LDR	1	0	LDR	2	0	1	0
G05A014	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A015	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A017	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A026	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A027	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A028	3967	0.13	462 Infill	LDR	7	0	LDR	1	0	-6	0
G08=003	3973	3.65	462 Infill	LDR	11	0	LDR	10	0	0	0
G08=087	3973	5.29	462 Infill	LDR	1	0	LDR	15	0	14	0
G09=002	3974	0.65	462 Infill	AG	1	0	LDR	2	0	1	0
G09=003	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=004	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=005	3974	0.78	462 Infill	AG	1	0	LDR	2	0	1	0
G09=006	3974	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
G09=015	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=030	3974	3.22	462 Infill	AG	1	0	LDR	9	0	8	0
G09=031	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=032	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=033	3974	2.00	462 Infill	AG	1	0	LDR	6	0	5	0
G09=034	3974	1.50	462 Infill	AG	1	0	LDR	4	0	3	0
G09=036	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=037	3974	0.38	462 Infill	AG	1	0	LDR	1	0	0	0
G09=043	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=050	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=052	3974	0.50	462 Infill	AG	1	0	LDR	1	0	0	0
G09=055	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=072	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=075	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=076	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=077	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=078	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=085	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=090	3974	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D33A007	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A008	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=008	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=022	4030	1.15	462 Infill	AG	1	0	LDR	3	0	2	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D33=052	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=042	4030	0.98	462 Infill	AG	1	0	LDR	3	0	2	0
D33=054	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A014	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A012	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A011	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A010	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A001	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A005	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=007	4030	1.31	462 Infill	AG	1	0	LDR	4	0	3	0
D33=021	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=063	4030	0.61	462 Infill	AG	1	0	LDR	2	0	1	0
D33A001	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A002	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A003	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A004	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=056	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A006	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A009	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=026	4030	1.80	462 Infill	AG	1	0	LDR	5	0	4	0
D33=029	4030	1.18	462 Infill	AG	1	0	LDR	3	0	2	0
D33=057	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D28K305	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
Subtotal		*519.84*			*535*	*0*		*1,462*	*0*	*926*	*0*
G08=016	3973	6.00	Brownwood	LDR	12	0	MDR	38	0	26	0
G08=017	3973	21.90	Brownwood	LDR	44	0	MDR	138	0	94	0
G08=024	3973	1.00	Brownwood	LDR	2	0	MDR	6	0	4	0
G08=037	3973	13.00	Brownwood	LDR	26	0	MDR	82	0	56	0
G08=070	3973	1.20	Brownwood	LDR	2	0	MDR	8	0	5	0
G08=071	3973	1.00	Brownwood	LDR	2	0	MDR	6	0	4	0
G08=075	3973	3.94	Brownwood	LDR	8	0	MDR	25	0	17	0
G08=098	3973	1.00	Brownwood	LDR	2	0	MDR	6	0	4	0
G08C001	3973	0.50	Brownwood	LDR	1	0	MDR	3	0	2	0
G08C002	3973	0.54	Brownwood	LDR	1	0	MDR	3	0	2	0
G08C004	3973	2.34	Brownwood	LDR	5	0	MDR	15	0	10	0
G08C007	3973	0.92	Brownwood	LDR	2	0	MDR	6	0	4	0
Subtotal		*53.34*			*107*	*0*		*336*	*0*	*229*	*0*
D17=037	3957	1.10	N of 472	LDR	2	0	LDR	3	0	1	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D17=057	3957	16.87	N of 472	RUR	17	0	LDR	47	0	30	0
D17=057	3957	41.69	N of 472	AG	4	0	LDR	117	0	113	0
D17=066	3957	24.00	N of 472	AG	2	0	LDR	67	0	65	0
D17=080	3957	0.88	N of 472	LDR	2	0	LDR	2	0	1	0
D17=096	3957	0.75	N of 472	LDR	2	0	LDR	2	0	1	0
D20=002	3957	60.30	N of 472	AG	6	0	LDR	169	0	163	0
D20=003	3957	8.00	N of 472	AG	1	0	LDR	22	0	22	0
D20=004	3957	1.30	N of 472	AG	1	0	LDR	4	0	3	0
D20=005	3957	2.00	N of 472	AG	1	0	LDR	6	0	5	0
D20=007	3957	9.80	N of 472	AG	1	0	LDR	27	0	26	0
D20=008	3957	40.00	N of 472	AG	4	0	LDR	112	0	108	0
D20=044	3957	9.81	N of 472	AG	1	0	LDR	27	0	26	0
D20=045	3957	2.00	N of 472	AG	1	0	LDR	6	0	5	0
D20=054	3957	2.00	N of 472	AG	1	0	LDR	6	0	5	0
D20=055	3957	8.17	N of 472	AG	1	0	LDR	23	0	22	0
D20=056	3957	6.27	N of 472	AG	1	0	LDR	18	0	17	0
D20=057	3957	1.70	N of 472	AG	1	0	LDR	5	0	4	0
Subtotal		*236.64*			*48*	*0*		*663*	*0*	*614*	*0*
G15=062	4036	20	LK Deaton	AG	2	0	LDMU	39	45,738	37	45,738
G15=001	4036	286	LK Deaton	AG	29	0	LDMU	561	654,053	532	654,053
G15=021	4036	10	LK Deaton	AG	1	0	LDMU	20	22,869	19	22,869
G15=025	4036	10	LK Deaton	AG	1	0	LDMU	20	22,869	19	22,869
G15=002	4036	73	LK Deaton	AG	7	0	LDMU	143	166,944	136	166,944
G15=008	4036	2.39	LK Deaton	AG	1	0	LDMU	5	5,466	4	5,466
G15=004	4036	2.14	LK Deaton	AG	1	0	LDMU	4	4,894	3	4,894
G15=020	4036	4.6	LK Deaton	AG	1	0	LDMU	9	10,520	8	10,520
Subtotal		*408.13*			*43*	*0*		*800*	*933,352*	*757*	*933,352*
D19=028	3956	5.4	S of 216	AG	1	0	LDR	15	0	15	0
D19=016	3956	5.4	S of 216	AG	1	0	LDR	15	0	15	0
D19=024	3958	20	S of 216	AG	2	0	LDR	56	0	54	0
D19=025	3958	9.6	S of 216	AG	1	0	LDR	27	0	26	0
D19=017	3958	10	S of 216	AG	1	0	LDR	28	0	27	0
D19=033	3958	1	S of 216	AG	1	0	LDR	3	0	2	0
D19=055	3958	10	S of 216	AG	1	0	LDR	28	0	27	0
D19=030	3958	5	S of 216	AG	1	0	LDR	14	0	14	0
D19=010	3958	5	S of 216	AG	1	0	LDR	14	0	14	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D19=011	3958	18.5	S of 216	AG	2	0	LDR	52	0	50	0
D19=019	3958	1	S of 216	AG	1	0	LDR	1	0	0	0
D19=071	3958	1	S of 216	AG	1	0	LDR	1	0	0	0
D19=075	3958	4.5	S of 216	AG	1	0	LDR	13	0	12	0
D19A001	3958	25.8	S of 216	AG	2	0	LDR	72	0	70	0
D19A006	3958	0.2	S of 216	AG	1	0	LDR	1	0	0	0
D19A008	3958	0.7	S of 216	AG	1	0	LDR	1	0	0	0
D19A002	3958	0.23	S of 216	AG	1	0	LDR	1	0	0	0
C13=050	3952	1.00	466 and 209	AG	1	0	LDR	1	0	1	0
C13=103	3952	3.80	466 and 209	AG	1	0	LDR	11	0	10	0
C13=105	3955	15.15	466 and 209	AG	2	0	LDR	42	0	41	0
C13=109	3955	9.51	466 and 209	AG	1	0	LDR	27	0	26	0
D18=066	3956	1.00	466 and 209	AG	1	0	LDR	1	0	1	0
D18=037	3956	15.90	466 and 209	AG	1	0	LDR	45	0	44	0
D18=065	3956	1.50	466 and 209	AG	1	0	LDR	4	0	3	0
D18=072	3956	15.40	466 and 209	AG	2	0	LDR	43	0	42	0
D18=130	3956	11.30	466 and 209	AG	1	0	LDR	32	0	31	0
D18=131	3956	2.00	466 and 209	AG	1	0	LDR	6	0	5	0
D18=138	3956	13.30	466 and 209	AG	1	0	LDR	37	0	36	0
D18=151	3956	1.00	466 and 209	AG	1	0	LDR	3	0	2	0
Subtotal		*214.19*			*31*	*0*		*592*	*0*	*563*	*0*
D17=078	3957	1.5	472 and 301	AG	1	0	LDR	4	0	3	0
D17=063	3957	5	472 and 301	AG	1	0	LDR	14	0	14	0
D17=064	3957	9	472 and 301	AG	1	0	LDR	25	0	24	0
D20=023	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=114	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=115	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=116	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=113	3957	4.25	472 and 301	AG	1	0	LDR	12	0	11	0
D20=050	3957	3.63	472 and 301	AG	1	0	LDR	10	0	9	0
D20=022	3957	1.4	472 and 301	AG	1	0	LDR	1	0	0	0
D20=011	3957	3.4	472 and 301	AG	1	0	LDR	10	0	9	0
D20=025	3957	2.14	472 and 301	AG	1	0	LDR	6	0	5	0
D20=037	3957	1.5	472 and 301	AG	1	0	LDR	4	0	3	0
D20=039	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20=046	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20=053	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20=038	3957	7	472 and 301	AG	1	0	LDR	20	0	19	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D20=049	3957	0.49	472 and 301	AG	1	0	LDR	1	0	0	0
D20=010	3957	3.4	472 and 301	AG	1	0	LDR	10	0	9	0
D20=021	3957	3.5	472 and 301	AG	1	0	LDR	10	0	9	0
D20=026	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D027	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D026	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D025	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D024	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D023	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D022	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D018	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20D017	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20D016	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20=075	3957	2.5	472 and 301	AG	1	0	LDR	7	0	6	0
D20=014	3957	21.38	472 and 301	AG	2	0	LDR	60	0	58	0
D20D006	3957	6.5	472 and 301	AG	1	0	LDR	18	0	18	0
D20=012	3957	0.37	472 and 301	AG	1	0	LDR	1	0	0	0
D20=034	3957	0.73	472 and 301	AG	1	0	LDR	2	0	1	0
D20=018	3957	1.2	472 and 301	AG	1	0	LDR	3	0	2	0
D20=019	3957	1.2	472 and 301	AG	1	0	LDR	3	0	2	0
D20=032	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=027	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=029	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=065	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=028	3957	0.61	472 and 301	AG	1	0	LDR	2	0	1	0
D20=112	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20=033	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20D002	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D003	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D007	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D008	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D009	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D011	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D013	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D014	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D015	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
Subtotal		*115.35*			*53*	*0*		*311*	*0*	*258*	*0*
D20=043	3959	16.41	114 and 117	AG	2	0	C- LDR	23	0	21	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D20=006	3959	2	114 and 117	AG	1	0	C- LDR	3	0	2	0
D20=042	3960	1.07	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20=016	3960	2.5	114 and 117	AG	1	0	C- LDR	4	0	3	0
D20=052	3960	2.5	114 and 117	AG	1	0	C- LDR	4	0	3	0
D20B015	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B014	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B013	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B012	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B011	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B010	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B009	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B008	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B007	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20=077	3960	0.61	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B006	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B005	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B004	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B003	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B002	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B001	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B024	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B023	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B022	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B021	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B020	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B019	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B018	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B017	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B016	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B033	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B032	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B031	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B030	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B029	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B028	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B027	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B026	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0
D20B025	3960	0.5	114 and 117	AG	1	0	C- LDR	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
Subtotal		*41.59*			*40*	*0*		*68*	*0*	*29*	*0*
G09=014	4035	4	SE of BVB	AG	1	0	C- LDR	6	0	5	0
G09=020	4035	9.82	SE of BVB	AG	1	0	C- LDR	14	0	13	0
G09=019	4035	3.6	SE of BVB	AG	1	0	C- LDR	5	0	4	0
G09=018	4035	7.3	SE of BVB	AG	1	0	C- LDR	10	0	9	0
G09=038	4035	3.47	SE of BVB	AG	1	0	C- LDR	5	0	4	0
G09=024	4035	3.5	SE of BVB	AG	1	0	C- LDR	5	0	4	0
G09=025	4035	2.5	SE of BVB	AG	1	0	C- LDR	4	0	3	0
G09=040	4035	1	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G09=045	4035	1	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G09=027	4035	1.4	SE of BVB	AG	1	0	C- LDR	2	0	1	0
G09=026	4035	1	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G09=022	4035	3.4	SE of BVB	AG	1	0	C- LDR	5	0	4	0
G09=057	4035	1	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G09=023	4035	4	SE of BVB	AG	1	0	C- LDR	6	0	5	0
G09=035	4035	0.5	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G09=012	4035	3	SE of BVB	AG	1	0	C- LDR	4	0	3	0
G09=011	4035	1	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G09=051	4035	1	SE of BVB	AG	1	0	C- LDR	1	0	0	0
G16=002	4035	10	SE of BVB	AG	1	0	C- LDR	14	0	13	0
Subtotal		*62.49*			*19*	*0*		*88*	*0*	*69*	*0*
F01=083	3970	0.17	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=044	3970	0.22	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=099	3970	0.25	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=137	3971	0.27	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=043	3970	0.30	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=090	3970	0.34	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=048	3970	0.36	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=075	3970	0.38	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=091	3970	0.44	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=067	3970	0.45	W of 213/209	AG	1	0	C- LDR	1	0	0	0
C36=004	3965	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
C36=023	3965	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
C36=003	3965	25.02	W of 213/209	AG	2	0	C- LDR	35	0	33	0
F01=038	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=051	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=050	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=026	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
F01=025	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=024	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=023	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=022	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=021	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=019	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=041	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=049	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=046	3970	0.50	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=047	3970	0.67	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=071	3970	0.70	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=092	3970	0.75	W of 213/209	AG	1	0	C- LDR	1	0	0	0
C36=024	3965	0.90	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=098	3971	0.92	W of 213/209	AG	1	0	C- LDR	1	0	0	0
C36=021	3965	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=042	3970	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=037	3970	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=062	3970	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=098	3970	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=045	3970	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=039	3970	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=103	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=016	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=106	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=014	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=190	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=197	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=131	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=202	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=178	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=104	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=141	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
G06=182	3971	1.00	W of 213/209	AG	1	0	C- LDR	1	0	0	0
F01=061	3970	1.12	W of 213/209	AG	1	0	C- LDR	2	0	1	0
G06=199	3971	1.15	W of 213/209	AG	1	0	C- LDR	2	0	1	0
G06=126	3971	1.23	W of 213/209	AG	1	0	C- LDR	2	0	1	0
F01A001	3965	1.27	W of 213/209	AG	1	0	C- LDR	2	0	1	0
G06=140	3971	1.50	W of 213/209	AG	1	0	C- LDR	2	0	1	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G06=017	3971	1.57	W of 213/209	AG	1	0	C- LDR	2	0	1	0
F01=093	3970	1.70	W of 213/209	AG	1	0	C- LDR	2	0	1	0
C36=015	3965	1.82	W of 213/209	AG	1	0	C- LDR	3	0	2	0
F01=040	3970	1.90	W of 213/209	AG	1	0	C- LDR	3	0	2	0
G06=200	3971	1.92	W of 213/209	AG	1	0	C- LDR	3	0	2	0
G06=034	3971	1.93	W of 213/209	AG	1	0	C- LDR	3	0	2	0
C36=095	3965	2.00	W of 213/209	AG	1	0	C- LDR	3	0	2	0
C36=025	3965	2.00	W of 213/209	AG	1	0	C- LDR	3	0	2	0
F01=018	3970	2.30	W of 213/209	AG	1	0	C- LDR	3	0	2	0
F01=020	3970	2.45	W of 213/209	AG	1	0	C- LDR	3	0	2	0
G06=018	3971	2.63	W of 213/209	AG	1	0	C- LDR	4	0	3	0
C36=019	3965	2.75	W of 213/209	AG	1	0	C- LDR	4	0	3	0
C36=016	3965	2.84	W of 213/209	AG	1	0	C- LDR	4	0	3	0
G06=102	3971	3.00	W of 213/209	AG	1	0	C- LDR	4	0	3	0
G06=013	3971	3.37	W of 213/209	AG	1	0	C- LDR	5	0	4	0
C36=050	3965	3.50	W of 213/209	AG	1	0	C- LDR	5	0	4	0
G06=015	3971	3.80	W of 213/209	AG	1	0	C- LDR	5	0	4	0
C36=018	3965	4.50	W of 213/209	AG	1	0	C- LDR	6	0	5	0
F01=028	3970	4.50	W of 213/209	AG	1	0	C- LDR	6	0	5	0
F01=029	3970	4.73	W of 213/209	AG	1	0	C- LDR	7	0	6	0
C36=020	3965	4.75	W of 213/209	AG	1	0	C- LDR	7	0	6	0
D31=015	3966	4.78	W of 213/209	AG	1	0	C- LDR	7	0	6	0
C36=012	3965	5.00	W of 213/209	AG	1	0	C- LDR	7	0	6	0
C36=081	3965	5.14	W of 213/209	AG	1	0	C- LDR	7	0	6	0
F01A006	3968	6.50	W of 213/209	AG	1	0	C- LDR	9	0	8	0
F01=097	3970	6.83	W of 213/209	AG	1	0	C- LDR	10	0	9	0
F01=027	3970	8.30	W of 213/209	AG	1	0	C- LDR	12	0	11	0
C36=031	3965	9.60	W of 213/209	AG	1	0	C- LDR	13	0	12	0
F01=108	3965	9.72	W of 213/209	AG	1	0	C- LDR	14	0	13	0
C36=035	3965	10.00	W of 213/209	AG	1	0	C- LDR	14	0	13	0
F01A007	3968	10.00	W of 213/209	AG	1	0	C- LDR	14	0	13	0
F01A008	3968	10.00	W of 213/209	AG	1	0	C- LDR	14	0	13	0
F01=069	3970	10.00	W of 213/209	AG	1	0	C- LDR	14	0	13	0
F01=107	3970	10.55	W of 213/209	AG	1	0	C- LDR	15	0	14	0
F01A003	3968	11.50	W of 213/209	AG	1	0	C- LDR	16	0	15	0
F01=035	3970	17.50	W of 213/209	AG	1	0	C- LDR	25	0	24	0
F01=106	3970	19.54	W of 213/209	AG	1	0	C- LDR	27	0	26	0
G06=184	3968	20.52	W of 213/209	AG	2	0	C- LDR	29	0	27	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
C36=005	3965	39.00	W of 213/209	AG	3	0	C- LDR	55	0	52	0
G06=188	3968	39.50	W of 213/209	AG	3	0	C- LDR	55	0	52	0
Subtotal		*378.85*			*101*	*0*		*534*	*0*	*433*	*0*
G14=002	4036	50	NE L. Deaton	AG	5	0	RUR	35	0	30	0
Subtotal		*50.00*			*5*	*0*		*35*	*0*	*30*	*0*
D18=044	3956	9.26	N 301 Infill	AG	1	0	Commercial	0	141,178	-1	141,178
D18=156	3956	2.98	N 301 Infill	AG	1	0	Commercial	0	45,433	-1	45,433
D18=158	3956	5.23	N 301 Infill	AG	1	0	Commercial	0	79,737	-1	79,737
D19=005	3956	5.00	N 301 Infill	AG	1	0	Commercial	0	76,230	-1	76,230
D20=015	3960	4	N 301 Infill	AG	1	0	Commercial	0	60,984	-1	60,984
D20=036	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20=040	3960	1.2	N 301 Infill	AG	1	0	Commercial	0	18,295	-1	18,295
D20=072	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20=073	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20=074	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20C001	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20C002	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20C003	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D21=004	3960	0.9	N 301 Infill	AG	1	0	Commercial	0	13,721	-1	13,721
D21=005	3960	1.21	N 301 Infill	AG	1	0	Commercial	0	18,448	-1	18,448
D21=006	3960	4	N 301 Infill	AG	1	0	Commercial	0	60,984	-1	60,984
D31=001	3966	7.00	N 301 Infill	RUR	7	0	Commercial	0	106,722	-7	106,722
D31=012	3966	3.01	N 301 Infill	RUR	3	0	Commercial	0	45,890	-3	45,890
Subtotal		*50.79*			*25*	*0*		*0*	*774,344*	*-25*	*774,344*
G26=003	3985	18.33	FTP/468	AG	2	0	Commercial	0	279,459	-2	279,459
G26=004	3985	11.26	FTP/468	AG	1	0	Commercial	0	171,670	-1	171,670
G27=003	3985	8	FTP/468	AG	1	0	Commercial	0	121,968	-1	121,968
G27=004	3985	1	FTP/468	AG	1	0	Commercial	0	15,246	-1	15,246
G27=009	3980	33.6	FTP/468	AG	3	0	Commercial	0	512,266	-3	512,266
G27=010	3981	16.5	FTP/468	AG	2	0	Commercial	0	251,559	-2	251,559
G27=011	3981	27.2	FTP/468	AG	3	0	Commercial	0	414,691	-3	414,691
G34=006	3985	0.8	FTP/468	AG	1	0	Commercial	0	12,197	-1	12,197
G34=007	3985	26.43	FTP/468	AG	3	0	Commercial	0	402,952	-3	402,952
G34=008	3985	4.91	FTP/468	AG	1	0	Commercial	0	74,858	-1	74,858
G34=009	3985	19.6	FTP/468	AG	2	0	Commercial	0	298,822	-2	298,822
G34=010	3985	1.36	FTP/468	AG	1	0	Commercial	0	20,735	-1	20,735
G34=041	3985	5.51	FTP/468	AG	1	0	Commercial	0	84,005	-1	84,005

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
Subtotal		*174.50*			*21*	*0*		*0*	*2,660,427*	*-21*	*2,660,427*
F25=161	3975	68.00	CSX	City LDR	190	0	Industrial	0	1036728	-190	1036728
F24=005	3975	168.00	CSX	City LDR	470	0	Industrial	0	2561328	-470	2561328
G19=020	3975	18.85	CSX	City LDR	53	0	Industrial	0	287387	-53	287387
F25=261	3975	27.39	HH	LDR	77	0	Industrial	0	417588	-77	417588
Subtotal		*282.24*			*790*	*0*		*0*	*4,303,031*	*-790*	*4,303,031*
D09=022	4011	0.80	CR 101	AG	1	0	LDR	2	0	1	0
D09=023	4011	1.84	CR 101	AG	1	0	LDR	5	0	4	0
D09=021	4011	1.78	CR 101	AG	1	0	LDR	5	0	4	0
Subtotal		*4.42*			*3*	*0*		*12*	*0*	*9*	*0*
D09=020	3954	8.10	CR 101	AG	0	0	Public Facilities	0	0	0	0
D32=072	3967	6.42	Church Row	RUR	0	0	Public Facilities	0	0	0	0
D32=047	3967	9.31	Church Row	RUR	0	0	Public Facilities	0	0	0	0
D32=056	3967	8.50	Church Row	RUR	0	0	Public Facilities	0	0	0	0
D32=007	3967	9.50	Church Row	RUR	0	0	Public Facilities	0	0	0	0
Subtotal		*41.83*			*0*	*0*		*0*	*0*	*0*	*0*
K04=001	3982	59.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K04=006	3984	9.60	Prison	AG	0	0	Public Facilities	0	0	0	0
K04=002	3982	10.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A021	3984	20.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A018	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A017	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A025	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A026	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A027	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A028	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A029	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A031	3984	7.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A030	3984	7.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A016	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A015	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A013	3984	10.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A012	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A011	3984	7.24	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A017	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A021	3984	20.00	Prison	AG	0	0	Public Facilities	0	0	0	0
Subtotal		*204.84*			*0*	*0*		*0*	*0*	*0*	*0*

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
K09A020	3984	10.00	CR 470	AG	1	0	Commercial	0	152,460	-1	152,460
K09A019	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A003	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A002	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A004	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K10=002	3984	64.15	CR 470	AG	1	0	Commercial	0	978,031	-6	978,031
K09A009	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A008	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A007	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A006	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A004	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A005	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K10=005	3984	40	CR 470	AG	4	0	Commercial	0	609,840	-4	609,840
Subtotal		*164.15*			*16*	*0*		*0*	*2,502,631*	*-21*	*2,502,631*
G30=038	3980	1.05	CR 468	RUR	0	0	Public Facilities	0	0	0	0
G30=042	3980	12.1	CR 468	RUR	12	0	Commercial	0	184,477	-12	184,477
G30=100	3980	10.5	CR 468	RUR	11	0	Commercial	0	160,083	-11	160,083
G30=009	3980	40.1	CR 468	RUR	40	0	Commercial	0	611,365	-40	611,365
G30=050	3980	10	CR 468	RUR	10	0	Commercial	0	152,460	-10	152,460
G30=118	3980	0.6	CR 468	RUR	1	0	Commercial	0	9,148	-1	9,148
G08=021	3973	5.40	Brownwood	LDR	11	0	Commercial	0	82,328	-11	82,328
G08=023	3973	0.41	Brownwood	LDR	1	0	Commercial	0	6,251	-1	6,251
G08=105	3973	0.85	Brownwood	LDR	2	0	Commercial	0	12,959	-2	12,959
G08=018	3973	7.00	Brownwood	City REC	0	0	Commercial	0	106,722	0	106,722
G08=099	3973	1.00	Brownwood	LDR	2	0	Commercial	0	15,246	-2	15,246
Subtotal		*89.01001*			*89*	*0*		*0*	*1,357,047*	*-89*	*1,357,047*
G17=035	3981	1	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=005	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=006	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=052	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=053	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=054	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=055	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=056	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=057	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=058	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=059	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=060	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G17=061	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=018	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=019	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=017	3981	14.7	S of CR 156	AG	1	0	LMDR	62	0	61	0
G17=020	3981	0.1	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=015	3981	18.5	S of CR 156	AG	1	0	LMDR	78	0	77	0
G17=021	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=031	3981	6.3	S of CR 156	AG	1	0	LMDR	26	0	25	0
G17=032	3981	4.7	S of CR 156	AG	1	0	LMDR	20	0	19	0
G17=033	3981	4.7	S of CR 156	AG	1	0	LMDR	20	0	19	0
G17=040	3981	4.5	S of CR 156	AG	1	0	LMDR	19	0	18	0
G17=003	3981	5.7	S of CR 156	AG	1	0	LMDR	24	0	23	0
G17=004	3981	170	S of CR 156	AG	17	0	LMDR	714	0	697	0
Subtotal		*260.2*			*41*	*0*		*979*	*0*	*938*	*0*
Total		**3,762**			**2,171**	**1,372,659**		**7,016**	**15,339,161**	**4,843**	**13,966,502**

Appendix C

FAR Increase for

Commercial and Industrial Properties within the City Limits

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3953	D07=002	29.16	COM	222,287	444,573	222,287
3953	D07=010	0.92	COM	7,013	14,026	7,013
3953	D07=014	20.83	COM	158,787	317,574	158,787
3953	D18=034	11.85	COM	90,333	180,665	90,333
3953	D18=062	22.43	COM	170,984	341,968	170,984
3953	D07A027	0.87	COM	6,632	13,264	6,632
3953	D18=008	0.72	COM	5,489	10,977	5,489
3956	D18=024	0.24	COM	1,830	3,659	1,830
3956	D18=025	2.61	COM	19,896	39,792	19,896
3956	D18=026	0.58	COM	4,421	8,843	4,421
3956	D18=027	0.30	COM	2,287	4,574	2,287
3956	D18=028	0.44	COM	3,354	6,708	3,354
3956	D18=032	32.10	COM	244,698	489,397	244,698
3956	D18=033	1.49	COM	11,358	22,717	11,358
3956	D18=035	8.74	COM	66,625	133,250	66,625
3956	D18=043	9.49	COM	72,342	144,685	72,342
3956	D18=062	0.66	COM	5,031	10,062	5,031
3956	D18=081	10.80	COM	82,328	164,657	82,328
3956	D18=084	1.52	COM	11,587	23,174	11,587
3956	D18=088	3.29	COM	25,080	50,159	25,080
3956	D18=089	1.51	COM	11,511	23,021	11,511
3956	D18=100	0.98	COM	7,471	14,941	7,471
3956	D18=110	0.94	COM	7,166	14,331	7,166
3956	D18=121	0.91	COM	6,937	13,874	6,937
3956	D18=123	0.93	COM	7,089	14,179	7,089
3956	D18=124	0.93	COM	7,089	14,179	7,089
3956	D18=155	8.39	COM	63,957	127,914	63,957
3956	D19=002	1.81	COM	13,798	27,595	13,798
3956	D19=003	5.75	COM	43,832	87,665	43,832
3956	D19=020	9.52	COM	72,571	145,142	72,571
3956	D19=043	2.77	COM	21,116	42,231	21,116
3956	D19=064	4.81	COM	36,667	73,333	36,667
3956	D18A001	0.17	COM	1,296	2,592	1,296
3956	D18=036	0.20	COM	1,525	3,049	1,525
3956	D18A003	0.10	COM	762	1,525	762
3956	D18A001	0.00	COM	0	0	0
3956	D18=073	1.26	COM	9,605	19,210	9,605
3956	D19=004	9.53	COM	72,647	145,294	72,647
3956	D19=062	1.99	COM	15,170	30,340	15,170
3956	D19=062	1.99	COM	15,170	30,340	15,170
3956	D18A001	1.18	COM	8,995	17,990	8,995
3956	D18A002	0.03	COM	229	457	229
3956	D18A002	0.03	COM	229	457	229
3956	D18A003	0.03	COM	229	457	229
3956	D18=036	1.56	COM	11,892	23,784	11,892
3956	D18=080	0.93	COM	7,089	14,179	7,089
3956	D18A002	1.08	COM	8,233	16,466	8,233
3956	D18A003	2.00	COM	15,246	30,492	15,246
3965	C36=056	0.96	COM	7,318	14,636	7,318

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3965	C36=082	4.99	COM	38,039	76,078	38,039
3954	D05=022	9.88	COM	75,315	150,630	75,315
3954	D06=044	3.26	COM	24,851	49,702	24,851
3954	D08=009	15.03	COM	114,574	229,147	114,574
3954	D17=013	1.84	COM	14,026	28,053	14,026
3954	D17=008	3.37	COM	25,690	51,379	25,690
3954	D17=043	0.60	COM	4,574	9,148	4,574
3954	D17C001	1.03	COM	7,852	15,703	7,852
3954	D17C002	0.08	COM	610	1,220	610
3954	D17=019	3.77	COM	28,739	57,477	28,739
3954	D17C002	0.94	COM	7,166	14,331	7,166
3954	D08=045	10.04	COM	76,535	153,070	76,535
3957	D20=009	1.24	COM	9,453	18,905	9,453
3957	D20=013	1.39	COM	10,596	21,192	10,596
3957	D20=051	0.28	COM	2,134	4,269	2,134
3957	D20=105	8.84	COM	67,387	134,775	67,387
3957	D17L001	0.00	COM	0	0	0
3957	D17L002	0.00	COM	0	0	0
3960	D20C005	1.07	COM	8,157	16,313	8,157
3960	D21=003	4.53	COM	34,532	69,064	34,532
3980	G31=041	1.37	COM	10,444	20,887	10,444
3980	G30=008	3.20	COM	24,394	48,787	24,394
3974	G09=042	0.86	COM	6,556	13,112	6,556
3974	G09=070	0.99	COM	7,547	15,094	7,547
3974	G09=071	0.90	COM	6,861	13,721	6,861
3974	G09=073	0.99	COM	7,547	15,094	7,547
3974	G09=074	0.87	COM	6,632	13,264	6,632
3970	F12=022	4.92	COM	37,505	75,010	37,505
3967	G05=119	1.52	COM	11,587	23,174	11,587
3967	G05=120	1.61	COM	12,273	24,546	12,273
3967	D32=014	8.14	COM	62,051	124,102	62,051
3967	D32=027	0.85	COM	6,480	12,959	6,480
3967	D32=031	5.22	COM	39,792	79,584	39,792
3967	D32=027	3.45	COM	26,299	52,599	26,299
3967	D32=034	5.11	COM	38,954	77,907	38,954
3967	D32=033	1.08	COM	8,233	16,466	8,233
3967	D32=049	2.99	COM	22,793	45,586	22,793
3967	D32=035	5.37	COM	40,936	81,871	40,936
3967	G05B013	0.12	COM	915	1,830	915
3967	G05B015	0.18	COM	1,372	2,744	1,372
3967	G05B016	0.13	COM	991	1,982	991
3967	G05B018	0.40	COM	3,049	6,098	3,049
3967	G06C041	0.49	COM	3,735	7,471	3,735
3967	G05D050	0.11	COM	839	1,677	839
3967	G06C047	0.39	COM	2,973	5,946	2,973
3967	G06C037	0.25	COM	1,906	3,812	1,906
3967	G05B017	0.19	COM	1,448	2,897	1,448
3967	G05B019	0.22	COM	1,677	3,354	1,677
3967	G05B023	0.54	COM	4,116	8,233	4,116
3967	G05B026	0.80	COM	6,098	12,197	6,098
3967	G05D041	0.48	COM	3,659	7,318	3,659
3967	G06C051	0.22	COM	1,677	3,354	1,677
3967	G06C054	0.29	COM	2,211	4,421	2,211
3967	G05D045	0.36	COM	2,744	5,489	2,744
3967	G05D046	0.15	COM	1,143	2,287	1,143

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3967	G05D047	0.46	COM	3,507	7,013	3,507
3967	G06C031	0.77	COM	5,870	11,739	5,870
3967	G06C070	0.09	COM	686	1,372	686
3967	G06C080	0.24	COM	1,830	3,659	1,830
3967	G06E001	0.23	COM	1,753	3,507	1,753
3967	G06C021	0.46	COM	3,507	7,013	3,507
3967	G06C029	0.34	COM	2,592	5,184	2,592
3967	G06C075	0.47	COM	3,583	7,166	3,583
3967	G06C014	0.98	COM	7,471	14,941	7,471
3967	G06C090	0.13	COM	991	1,982	991
3967	G06C083	0.25	COM	1,906	3,812	1,906
3967	G06C005	0.32	COM	2,439	4,879	2,439
3967	G05=038	4.29	COM	32,703	65,405	32,703
3967	G05=250	2.49	COM	18,981	37,963	18,981
3967	G06C087	0.30	COM	2,287	4,574	2,287
3967	G06C012	0.43	COM	3,278	6,556	3,278
3967	G06C010	0.16	COM	1,220	2,439	1,220
3967	G05=143	1.38	COM	10,520	21,039	10,520
3967	G05=169	1.43	COM	10,901	21,802	10,901
3967	G05=170	1.81	COM	13,798	27,595	13,798
3967	G06E010	0.94	COM	7,166	14,331	7,166
3967	G06C096	0.22	COM	1,677	3,354	1,677
3967	G06C027	0.17	COM	1,296	2,592	1,296
3967	G06=002	0.36	COM	2,744	5,489	2,744
3967	G06=001	0.49	COM	3,735	7,471	3,735
3967	G05=200	0.74	COM	5,641	11,282	5,641
3967	G06E003	0.20	COM	1,525	3,049	1,525
3967	G05=168	0.25	COM	1,906	3,812	1,906
3967	G05=161	0.30	COM	2,287	4,574	2,287
3967	G05=142	0.56	COM	4,269	8,538	4,269
3967	G06E004	0.01	COM	76	152	76
3967	G06E017	0.16	COM	1,220	2,439	1,220
3973	G05=119	1.52	COM	11,587	23,174	11,587
3973	G05=120	1.61	COM	12,273	24,546	12,273
3973	G05=121	1.76	COM	13,416	26,833	13,416
3973	G05=133	1.38	COM	10,520	21,039	10,520
3973	G05=140	7.00	COM	53,361	106,722	53,361
3973	G05=153	1.31	COM	9,986	19,972	9,986
3973	G05=124	7.70	COM	58,697	117,394	58,697
3977	G08=033	2.73	COM	20,811	41,622	20,811
3977	G08=034	2.00	COM	15,246	30,492	15,246
3977	G08=095	2.81	COM	21,421	42,841	21,421
3977	G07=257	2.90	COM	22,107	44,213	22,107
3977	G07A019	0.47	COM	3,583	7,166	3,583
3977	G07A018A	0.41	COM	3,125	6,251	3,125
3977	G07=023	0.02	COM	152	305	152
3977	G07D399	0.25	COM	1,906	3,812	1,906
3977	G07D400	0.30	COM	2,287	4,574	2,287
3977	G07D415	0.83	COM	6,327	12,654	6,327
3977	G07C011	0.13	COM	991	1,982	991
3977	G07A011	1.00	COM	7,623	15,246	7,623
3977	G07A001	1.23	COM	9,376	18,753	9,376
3977	G07A015	0.87	COM	6,632	13,264	6,632
3977	G07C035	0.16	COM	1,220	2,439	1,220
3977	G07=018	2.49	COM	18,981	37,963	18,981

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3977	G07C015	0.12	COM	915	1,830	915
3977	G07C019	0.33	COM	2,516	5,031	2,516
3977	G07=020	0.97	COM	7,394	14,789	7,394
3977	G07C013	0.38	COM	2,897	5,793	2,897
3977	G07=017	0.55	COM	4,193	8,385	4,193
3977	G07C017	0.24	COM	1,830	3,659	1,830
3977	G07=090	2.67	COM	20,353	40,707	20,353
3977	G07=091	0.51	COM	3,888	7,775	3,888
3977	G07=095	0.48	COM	3,659	7,318	3,659
3977	G07=019	0.40	COM	3,049	6,098	3,049
3977	G07D086	0.69	COM	5,260	10,520	5,260
3977	G07D098	0.40	COM	3,049	6,098	3,049
3977	G07=085	1.32	COM	10,062	20,125	10,062
3977	G07=269	1.13	COM	8,614	17,228	8,614
3977	G07=086	1.00	COM	7,623	15,246	7,623
3977	G07D071	0.37	COM	2,821	5,641	2,821
3977	G07D072	0.53	COM	4,040	8,080	4,040
3977	G07D078	0.35	COM	2,668	5,336	2,668
3977	G07D085	0.69	COM	5,260	10,520	5,260
3977	G07D112	0.58	COM	4,421	8,843	4,421
3977	G07D117	0.81	COM	6,175	12,349	6,175
3977	G07D155	0.29	COM	2,211	4,421	2,211
3977	G07D157	0.57	COM	4,345	8,690	4,345
3977	G07D167	0.46	COM	3,507	7,013	3,507
3977	G07D175	0.22	COM	1,677	3,354	1,677
3977	G07D179	0.22	COM	1,677	3,354	1,677
3977	G07D392	0.14	COM	1,067	2,134	1,067
3977	G07D391	0.12	COM	915	1,830	915
3977	G07D396	0.12	COM	915	1,830	915
3977	G07=089	0.44	COM	3,354	6,708	3,354
3977	G07=084A	0.77	COM	5,870	11,739	5,870
3977	G07=087	0.38	COM	2,897	5,793	2,897
3977	G07=251	0.44	COM	3,354	6,708	3,354
3977	G07=088	0.48	COM	3,659	7,318	3,659
3977	G07H004	0.23	COM	1,753	3,507	1,753
3977	G07=084	0.41	COM	3,125	6,251	3,125
3977	G07H014	0.11	COM	839	1,677	839
3977	G07H004	0.23	COM	1,753	3,507	1,753
3977	G07=083	0.57	COM	4,345	8,690	4,345
3977	G07=245	0.72	COM	5,489	10,977	5,489
3977	G07=081	3.19	COM	24,317	48,635	24,317
3977	G07=080	2.78	COM	21,192	42,384	21,192
3977	G07=082	1.12	COM	8,538	17,076	8,538
3977	G07H007	0.21	COM	1,601	3,202	1,601
3981	G16=009	17.45	COM	133,021	266,043	133,021
3981	G16=011	26.41	COM	201,323	402,647	201,323
3981	G16=012	1.67	COM	12,730	25,461	12,730
3981	G16=013	0.90	COM	6,861	13,721	6,861
3981	G16=025	9.20	COM	70,132	140,263	70,132
3981	G17=001	11.17	COM	85,149	170,298	85,149
3981	G07=114	1.36	COM	10,367	20,735	10,367
3981	G07=072	0.61	COM	4,650	9,300	4,650
3981	G07=072	0.31	COM	2,363	4,726	2,363
3981	G18=034	0.47	COM	3,583	7,166	3,583
3981	G18=069	0.26	COM	1,982	3,964	1,982

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3981	G18=029	4.66	COM	35,523	71,046	35,523
3981	G07=109	1.00	COM	7,623	15,246	7,623
3981	G07=250	1.83	COM	13,950	27,900	13,950
3981	G07=076	3.13	COM	23,860	47,720	23,860
3981	G07=075	1.43	COM	10,901	21,802	10,901
3981	G07=074	0.74	COM	5,641	11,282	5,641
3981	G07=073	7.94	COM	60,527	121,053	60,527
3981	G07=078	1.34	COM	10,215	20,430	10,215
3981	G07=077	0.59	COM	4,498	8,995	4,498
3981	G07=114	1.67	COM	12,730	25,461	12,730
3981	G07=072	3.54	COM	26,985	53,971	26,985
3981	G07=072	4.00	COM	30,492	60,984	30,492
3981	G07=072	5.67	COM	43,222	86,445	43,222
3981	G18=040	6.34	COM	48,330	96,660	48,330
3981	G17A006	2.25	COM	17,152	34,304	17,152
3981	G17A006	12.06	COM	91,933	183,867	91,933
3981	G18=027	4.77	COM	36,362	72,723	36,362
3981	G18=050	1.12	COM	8,538	17,076	8,538
3981	G18=061	0.38	COM	2,897	5,793	2,897
3981	G18=051	0.23	COM	1,753	3,507	1,753
3981	G18=067	0.23	COM	1,753	3,507	1,753
3981	G18=036	2.72	COM	20,735	41,469	20,735
3981	G18=028	1.56	COM	11,892	23,784	11,892
3981	G18=062	2.49	COM	18,981	37,963	18,981
3981	G18=060	5.93	COM	45,204	90,409	45,204
3975	G30=046	3.11	COM	23,708	47,415	23,708
3975	G18=018	0.53	COM	4,040	8,080	4,040
3975	G18=015	14.75	COM	112,439	224,879	112,439
3975	G18=030	13.64	COM	103,978	207,955	103,978
3975	G18=038	7.96	COM	60,679	121,358	60,679
3975	G19=002	51.33	COM	391,289	782,577	391,289
3975	G30=119	14.56	COM	110,991	221,982	110,991
3975	G30=119	14.56	COM	110,991	221,982	110,991
3971	G07=064	6.80	COM	51,836	103,673	51,836
3971	G07D144	0.50	COM	3,812	7,623	3,812
3971	G07D146	1.09	COM	8,309	16,618	8,309
3971	G07A026	0.15	COM	1,143	2,287	1,143
3971	G07A027	0.25	COM	1,906	3,812	1,906
3971	G07E001	0.41	COM	3,125	6,251	3,125
3971	G07E005	0.14	COM	1,067	2,134	1,067
3971	G07E007	0.10	COM	762	1,525	762
3971	G07E011	0.26	COM	1,982	3,964	1,982
3971	G07E013	0.71	COM	5,412	10,825	5,412
3971	G06=099	1.85	COM	14,103	28,205	14,103
3971	G06=111	0.40	COM	3,049	6,098	3,049
3971	G07A021	0.57	COM	4,345	8,690	4,345
3971	G07A024	0.44	COM	3,354	6,708	3,354
3971	G07A022	1.42	COM	10,825	21,649	10,825
3971	G07A028	0.39	COM	2,973	5,946	2,973
3971	G07A029	0.11	COM	839	1,677	839
3971	G07C001	0.28	COM	2,134	4,269	2,134
3971	G07E021	0.15	COM	1,143	2,287	1,143
3971	G07E023	0.11	COM	839	1,677	839
3971	G07E024	0.45	COM	3,430	6,861	3,430
3971	G07E022	0.17	COM	1,296	2,592	1,296

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3971	G07=052	1.67	COM	12,730	25,461	12,730
3971	G07=053	0.64	COM	4,879	9,757	4,879
3971	G07=128	1.32	COM	10,062	20,125	10,062
3971	G07=054	0.39	COM	2,973	5,946	2,973
3971	G07C003	0.14	COM	1,067	2,134	1,067
3971	G07=106	7.57	COM	57,706	115,412	57,706
3971	G07D101	0.66	COM	5,031	10,062	5,031
3971	G07D110	0.21	COM	1,601	3,202	1,601
3971	G07D112	0.58	COM	4,421	8,843	4,421
3971	G07D117	0.81	COM	6,175	12,349	6,175
3971	G07D123	1.17	COM	8,919	17,838	8,919
3971	G07D126	0.01	COM	76	152	76
3971	G07D130	0.51	COM	3,888	7,775	3,888
3971	G07D132	2.45	COM	18,676	37,353	18,676
3971	G07=055	2.98	COM	22,717	45,433	22,717
3971	G07=056	2.77	COM	21,116	42,231	21,116
3971	G07=058	1.81	COM	13,798	27,595	13,798
3976	G07=066	4.97	COM	37,886	75,773	37,886
3976	G07=268	1.17	COM	8,919	17,838	8,919
3976	G07=267	0.93	COM	7,089	14,179	7,089
3976	G18=017	9.02	COM	68,759	137,519	68,759
3976	G18=031	2.23	COM	16,999	33,999	16,999
3976	G07=057	16.42	COM	125,170	250,339	125,170
3976	G18=009	18.18	COM	138,586	277,172	138,586
3976	G07=105	0.29	COM	2,211	4,421	2,211
3976	G18=016	0.28	COM	2,134	4,269	2,134
3972	G06L071	0.06	COM	457	915	457
3972	G06L078	0.22	COM	1,677	3,354	1,677
3972	G06L092	0.25	COM	1,906	3,812	1,906
3972	G07=006	1.02	COM	7,775	15,551	7,775
3972	G07=010	0.33	COM	2,516	5,031	2,516
3972	G07=011	0.42	COM	3,202	6,403	3,202
3972	G06L138	0.83	COM	6,327	12,654	6,327
3972	G06E032	0.18	COM	1,372	2,744	1,372
3972	G06E030	0.24	COM	1,830	3,659	1,830
3972	G06L060	0.30	COM	2,287	4,574	2,287
3972	G06L088	0.17	COM	1,296	2,592	1,296
3972	G06L086	0.45	COM	3,430	6,861	3,430
3972	G06L090	0.09	COM	686	1,372	686
3972	G06E021	0.13	COM	991	1,982	991
3972	G06E025	0.32	COM	2,439	4,879	2,439
3972	G06E027	0.76	COM	5,793	11,587	5,793
3972	G06E036	0.19	COM	1,448	2,897	1,448
3972	G06E022	0.60	COM	4,574	9,148	4,574
3972	G06E039	0.12	COM	915	1,830	915
3972	G06L030	0.60	COM	4,574	9,148	4,574
3972	G06L025	0.26	COM	1,982	3,964	1,982
3972	G06L032	0.60	COM	4,574	9,148	4,574
3972	G06L034	0.37	COM	2,821	5,641	2,821
3972	G06L064	0.21	COM	1,601	3,202	1,601
3972	G06L062	0.21	COM	1,601	3,202	1,601
3972	G06L058	0.19	COM	1,448	2,897	1,448
3972	G06L068	0.21	COM	1,601	3,202	1,601
3972	G06L070	0.16	COM	1,220	2,439	1,220
3972	G06L056	0.42	COM	3,202	6,403	3,202

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3972	G06L164	0.14	COM	1,067	2,134	1,067
3972	G06K004	0.11	COM	839	1,677	839
3972	G06=055	0.15	COM	1,143	2,287	1,143
3972	G06L162	0.14	COM	1,067	2,134	1,067
3972	G06=058	0.37	COM	2,821	5,641	2,821
3972	G06=044	0.20	COM	1,525	3,049	1,525
3972	G06K003	0.02	COM	152	305	152
3972	G06=044	0.20	COM	1,525	3,049	1,525
3972	G06K002	0.12	COM	915	1,830	915
3972	G06=068	0.14	COM	1,067	2,134	1,067
3972	G06=060	0.38	COM	2,897	5,793	2,897
3972	G06=059	0.14	COM	1,067	2,134	1,067
3972	G06=061	0.45	COM	3,430	6,861	3,430
3972	G06K020	0.25	COM	1,906	3,812	1,906
3972	G06K022	0.27	COM	2,058	4,116	2,058
3972	G06=076	2.21	COM	16,847	33,694	16,847
3972	G06=063	9.11	COM	69,446	138,891	69,446
3972	G06K025	0.22	COM	1,677	3,354	1,677
3972	G06K024	0.11	COM	839	1,677	839
3972	G06=047	0.49	COM	3,735	7,471	3,735
3972	G06=079	0.39	COM	2,973	5,946	2,973
3972	G06G031	0.19	COM	1,448	2,897	1,448
3972	G07=002	1.02	COM	7,775	15,551	7,775
3972	G07=007	2.31	COM	17,609	35,218	17,609
3972	G06G013	0.17	COM	1,296	2,592	1,296
3972	G06=086	0.41	COM	3,125	6,251	3,125
3972	G06G034	0.11	COM	839	1,677	839
3972	G06G035	0.10	COM	762	1,525	762
3972	G06=080	0.29	COM	2,211	4,421	2,211
3972	G07=004	0.87	COM	6,632	13,264	6,632
3972	G07=005	0.58	COM	4,421	8,843	4,421
3972	G07=013	0.81	COM	6,175	12,349	6,175
3972	G07=108	0.31	COM	2,363	4,726	2,363
3972	G07=012	0.18	COM	1,372	2,744	1,372
3972	G07=014	2.88	COM	21,954	43,908	21,954
3972	G07=015	0.97	COM	7,394	14,789	7,394
3972	G07=016	0.27	COM	2,058	4,116	2,058
3968	G06=186	18.51	COM	141,102	282,203	141,102
3968	G06=187	10.11	COM	77,069	154,137	77,069
3968	G06F002	0.20	COM	1,525	3,049	1,525
3968	G06F001	0.27	COM	2,058	4,116	2,058
3968	G06F030	0.09	COM	686	1,372	686
3968	G06L140	0.02	COM	152	305	152
3968	G06L142	0.05	COM	381	762	381
3968	G06L143	0.12	COM	915	1,830	915
3968	G06F034	0.58	COM	4,421	8,843	4,421
3968	G06L145	0.06	COM	457	915	457
3968	G06L146	0.07	COM	534	1,067	534
3968	G06L148	0.07	COM	534	1,067	534
3968	G06F029	0.12	COM	915	1,830	915
3968	G06F032	0.13	COM	991	1,982	991
3968	G06F031	0.17	COM	1,296	2,592	1,296
3968	G06L014	0.09	COM	686	1,372	686
3968	G06L017	0.04	COM	305	610	305
3968	G06L016	0.02	COM	152	305	152

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3968	G06L018	0.05	COM	381	762	381
3968	G06L019	0.12	COM	915	1,830	915
3968	G06L020	0.09	COM	686	1,372	686
3968	G06L023	0.27	COM	2,058	4,116	2,058
3968	G06F004	0.31	COM	2,363	4,726	2,363
3968	G06F003	0.19	COM	1,448	2,897	1,448
3968	G06L150	0.07	COM	534	1,067	534
3968	G06L160	0.21	COM	1,601	3,202	1,601
3968	G06=077	0.28	COM	2,134	4,269	2,134
3968	G06L152	0.22	COM	1,677	3,354	1,677
3968	G06L154	0.06	COM	457	915	457
3968	G06L156	0.08	COM	610	1,220	610
3968	G06=069	0.18	COM	1,372	2,744	1,372
3968	G06=071	0.20	COM	1,525	3,049	1,525
3968	G06=072	0.16	COM	1,220	2,439	1,220
3968	G06=074	0.41	COM	3,125	6,251	3,125
3968	G06=075	0.60	COM	4,574	9,148	4,574
3968	G06=078	0.20	COM	1,525	3,049	1,525
3968	G06=081	0.12	COM	915	1,830	915
3968	G07A021	0.57	COM	4,345	8,690	4,345
3968	G06=187B	10.13	COM	77,221	154,442	77,221
Subtotal		*885.35*		*6,749,023*	*13,498,046*	*6,749,023*
3966	D31=009	75.23	I	573,478	1,146,957	573,478
3966	D31=035	1.36	I	10,367	20,735	10,367
3959	D20A001	13.20	I	100,624	201,247	100,624
3962	D29=014	0.80	I	6,098	12,197	6,098
3962	D29A001	0.38	I	2,897	5,793	2,897
3962	D29=097	24.05	I	183,333	366,666	183,333
3962	D29=002	3.87	I	29,501	59,002	29,501
3962	D29=093	5.91	I	45,052	90,104	45,052
3962	D29A021	0.22	I	1,677	3,354	1,677
3962	D29A008	5.72	I	43,604	87,207	43,604
3962	D29A001	3.63	I	27,671	55,343	27,671
3962	D29=090	4.68	I	35,676	71,351	35,676
3962	D29=094	7.80	I	59,459	118,919	59,459
3962	D29=060	4.58	I	34,913	69,827	34,913
3962	D29=092	5.11	I	38,954	77,907	38,954
3962	D29=095	0.06	I	457	915	457
3962	D29=051	12.19	I	92,924	185,849	92,924
3962	D29=052	29.26	I	223,049	446,098	223,049
3962	D29A001	3.25	I	24,775	49,550	24,775
3962	D29=013	12.96	I	98,794	197,588	98,794
3962	D29A001	2.47	I	18,829	37,658	18,829
3962	D29A001	1.60	I	12,197	24,394	12,197
3962	D29A008	1.13	I	8,614	17,228	8,614
3962	D29A008	2.77	I	21,116	42,231	21,116
3962	D29=070	28.13	I	214,435	428,870	214,435
3962	D29=138	3.97	I	30,263	60,527	30,263
3962	D29B001	4.83	I	36,819	73,638	36,819
3962	D29=089	5.28	I	40,249	80,499	40,249
3962	D29=089	0.45	I	3,430	6,861	3,430
3962	D29B001	1.74	I	13,264	26,528	13,264
3962	D32=013	41.00	I	312,543	625,086	312,543
3962	D32=120	0.07	I	534	1,067	534
3962	D32=100A	0.55	I	4,193	8,385	4,193

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3962	D32=048	2.80	I	21,344	42,689	21,344
3970	F12W00P2	1.55	I	11,816	23,631	11,816
3970	F12W00P2	4.20	I	32,017	64,033	32,017
3970	F12W00P	6.72	I	51,227	102,453	51,227
3970	F12=075	2.34	I	17,838	35,676	17,838
3970	F12=032C	4.83	I	36,819	73,638	36,819
3970	F12=032E	4.81	I	36,667	73,333	36,667
3970	F12W00P3A	6.43	I	49,016	98,032	49,016
3970	F12W00P4	3.38	I	25,766	51,531	25,766
3970	F12W00P3B	2.99	I	22,793	45,586	22,793
3970	F12=022	15.26	I	116,327	232,654	116,327
3970	F12W00P3	5.85	I	44,595	89,189	44,595
3970	F12=032D	7.30	I	55,648	111,296	55,648
3970	F12W00P	5.76	I	43,908	87,817	43,908
3970	F12W00P	2.80	I	21,344	42,689	21,344
3970	F12W00P4A	2.92	I	22,259	44,518	22,259
3970	F12=022	15.22	I	116,022	232,044	116,022
3967	D32=066	2.99	I	22,793	45,586	22,793
3967	D32=075	10.07	I	76,764	153,527	76,764
3967	D32=095	1.65	I	12,578	25,156	12,578
3967	D32=098	3.08	I	23,479	46,958	23,479
3967	D32=030	5.85	I	44,595	89,189	44,595
3967	D32=099	6.35	I	48,406	96,812	48,406
3967	D32=110	0.94	I	7,166	14,331	7,166
3967	D32=097	3.88	I	29,577	59,154	29,577
3967	D32=032	6.72	I	51,227	102,453	51,227
3967	D32=064	20.69	I	157,720	315,440	157,720
3967	D32=132	48.99	I	373,451	746,902	373,451
3967	D32=051	3.37	I	25,690	51,379	25,690
3967	D32=039	14.07	I	107,256	214,511	107,256
3967	D32=137	1.06	I	8,080	16,161	8,080
3967	D32=135	1.68	I	12,807	25,613	12,807
3967	D32=046	9.48	I	72,266	144,532	72,266
3978	G17=002	4.54	I	34,608	69,217	34,608
3978	G17A001	3.52	I	26,833	53,666	26,833
3978	G17A002	5.85	I	44,595	89,189	44,595
3978	G17A002	2.38	I	18,143	36,285	18,143
3978	G17A004	0.63	I	4,802	9,605	4,802
3981	G17=002	4.54	I	34,608	69,217	34,608
3981	G17=002	2.95	I	22,488	44,976	22,488
3981	G17=002	1.43	I	10,901	21,802	10,901
3981	G17=007	0.12	I	915	1,830	915
3981	G17=007	35.34	I	269,397	538,794	269,397
3981	G17=007	1.20	I	9,148	18,295	9,148
3981	G17=007	0.93	I	7,089	14,179	7,089
3981	G17=007	1.18	I	8,995	17,990	8,995
3981	G17=044	17.32	I	132,030	264,061	132,030
3981	G17=044	1.57	I	11,968	23,936	11,968
3981	G17=044	0.74	I	5,641	11,282	5,641
3981	G17=044	1.12	I	8,538	17,076	8,538
3981	G17A001	3.52	I	26,833	53,666	26,833
3981	G17A001	13.84	I	105,502	211,005	105,502
3981	G17A001	0.11	I	839	1,677	839
3981	G17A002	5.85	I	44,595	89,189	44,595
3981	G17A002	2.38	I	18,143	36,285	18,143

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3981	G17A002	3.37	I	25,690	51,379	25,690
3981	G17A002	2.61	I	19,896	39,792	19,896
3981	G17A002	2.78	I	21,192	42,384	21,192
3981	G17A004	0.63	I	4,802	9,605	4,802
3981	G17A007	2.70	I	20,582	41,164	20,582
3981	G17A008	2.60	I	19,820	39,640	19,820
3981	G17A010A	1.27	I	9,681	19,362	9,681
3981	G17A010B	1.50	I	11,435	22,869	11,435
3981	G17A011	2.69	I	20,506	41,012	20,506
3981	G17A012	5.31	I	40,478	80,956	40,478
3975	G19=003	6.04	I	46,043	92,086	46,043
3975	G19=010	14.04	I	107,027	214,054	107,027
3975	G19=011	71.04	I	541,538	1,083,076	541,538
3975	G30=012	9.28	I	70,741	141,483	70,741
3975	G30=014	3.23	I	24,622	49,245	24,622
3975	G30=015	9.45	I	72,037	144,075	72,037
3975	G30=020	4.15	I	31,635	63,271	31,635
3975	G30=048	20.97	I	159,854	319,709	159,854
3975	G30=082	1.67	I	12,730	25,461	12,730
3975	G30=083	1.90	I	14,484	28,967	14,484
3975	G30=110	3.23	I	24,622	49,245	24,622
3975	G30=116	0.24	I	1,830	3,659	1,830
3975	G30=121	9.91	I	75,544	151,088	75,544
3975	G30=060	11.56	I	88,122	176,244	88,122
3975	G18=018	30.25	I	230,596	461,192	230,596
3975	F13=004	34.56	I	263,451	526,902	263,451
3975	G18=018	51.20	I	390,298	780,595	390,298
3975	F24=001	102.25	I	779,452	1,558,904	779,452
3975	G30=011	40.87	I	311,552	623,104	311,552
3975	G30=063	1.02	I	7,775	15,551	7,775
3975	G30=117	2.12	I	16,161	32,322	16,161
3975	G19=002	108.57	I	827,629	1,655,258	827,629
3975	G19=003	9.92	I	75,620	151,240	75,620
3975	G19=009	3.62	I	27,595	55,191	27,595
3975	G30=010	4.90	I	37,353	74,705	37,353
3975	G30=011	30.05	I	229,071	458,142	229,071
3971	G06=150	0.79	I	6,022	12,044	6,022
3971	G07=097	25.86	I	197,131	394,262	197,131
3971	G07=049	0.10	I	762	1,525	762
3971	G07W013	10.54	I	80,346	160,693	80,346
3971	G07W00P7	4.48	I	34,151	68,302	34,151
3976	G07=105	0.44	I	3,354	6,708	3,354
3976	G07=057	18.02	I	137,366	274,733	137,366
3976	G07=115	2.06	I	15,703	31,407	15,703
3976	G18=016	0.44	I	3,354	6,708	3,354
3976	G18=010	6.24	I	47,568	95,135	47,568
3976	G18=039	10.70	I	81,566	163,132	81,566
3976	G18=009	19.77	I	150,707	301,413	150,707
3968	G06A001	11.42	I	87,055	174,109	87,055
Subtotal		*1377.70*		*10,502,207*	*21,004,414*	*10,502,207*

Notes:
Duplicate parcel numbers exist

Appendix B

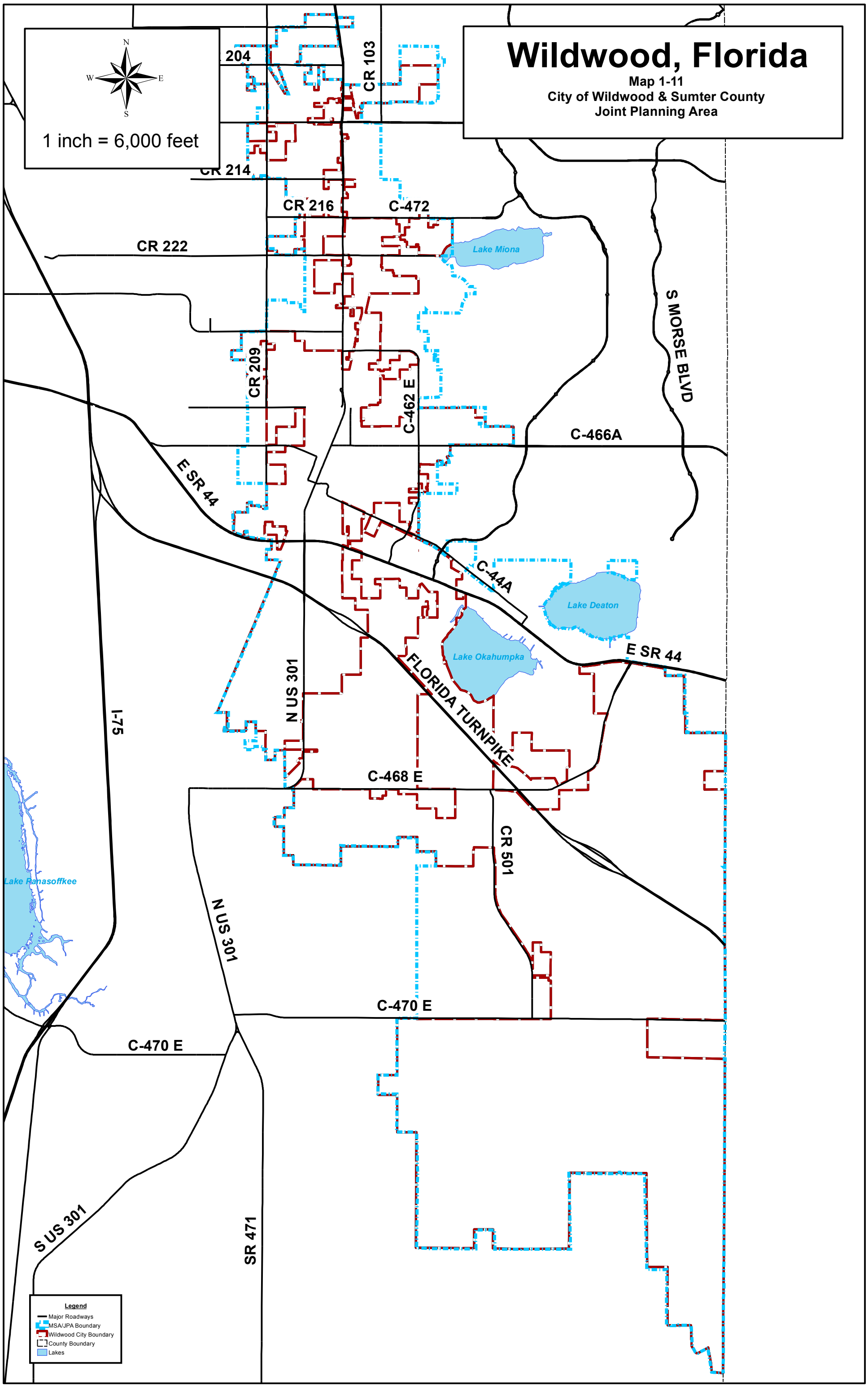
466/301 Mixed Use District

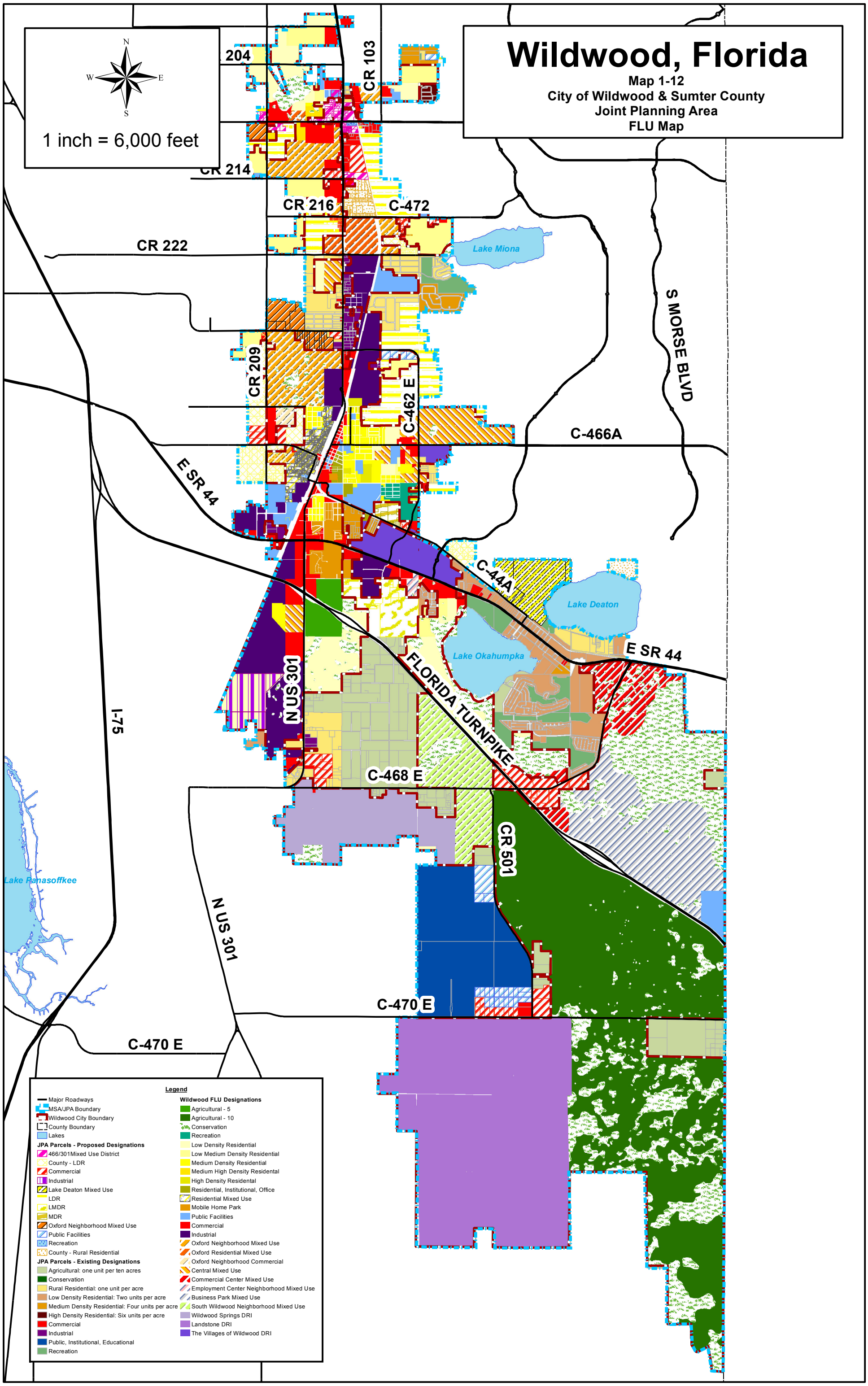
Inventory - Built Environment

Parcel Number	TAZ	Acreage	Dwelling Unit(s)	Retail	Office	Institutional	Other
D07A020	3953	1.84	1	0	0	0	0
D07A021	3953	0.62	1	0	0	0	0
D07A023	3953	0.38	1	0	0	0	0
D07A025	3953	0.23	1	0	0	0	0
D07A026	3953	1.11	0	0	3,521	0	0
D17=009	3954	1.27	1	0	0	0	0
D17=010	3954	1.08	1	0	0	0	0
D17=011	3954	0.94	0	560	0	0	0
D17=012	3954	1.81	1	0	0	0	0
D17=014	3954	0.42	0	0	1,128	0	0
D17=015	3954	0.27	0	0	0	0	0
D17=016	3954	0.43	0	1,080	0	0	0
D17=017	3954	1.49	0	7,040	0	0	0
D17=018	3954	9.95	0	0	0	0	74,700
D17=026	3954	0.26	0	0	0	0	0
D17=033	3957	2.23	0	0	0	0	9,000
D17=042	3957	0.51	0	0	0	0	0
D17=044	3957	0.18	0	0	0	0	0
D17=045	3957	0.28	0	0	2,220	0	0
D17=047	3957	0.18	0	2,520	0	0	0
D17=061	3957	0.93	0	0	0	0	0
D17=063	3957	5.00	0	0	0	0	0
D17=064	3957	9.00	1	0	0	0	0
D17=071	3954	0.27	0	0	0	0	0
D17=078	3957	1.50	1	0	0	0	0
D17=108	3954	0.46	0	0	0	0	0
D17=113	3957	1.84	0	14,500	0	0	0
D17=123	3957	0.42	0	0	0	0	5,000
D17A001	3957	0.25	0	0	0	0	0
D17A002	3957	0.06	1	0	0	0	0
D17A003	3957	0.18	0	0	0	5,500	0
D17A004	3957	1.05	0	0	0	0	0
D17A005	3957	1.00	0	0	0	0	0
D17A006	3957	10.00	0	0	0	12,500	0
D17A019	3957	0.28	0	0	0	0	0
D17A021	3957	0.30	0	0	0	0	8,819
D17A022	3957	0.03	0	0	0	0	0
D17A025	3957	0.07	0	792	0	0	0
D17A026	3957	0.07	0	0	0	0	1,820
D17A027	3957	0.07	0	0	0	0	2,187
D17A028	3957	0.23	1	0	0	0	0
D17A031	3957	0.40	0	0	0	0	4,084
D17A034	3957	0.55	0	0	0	14,275	0
D17A040	3957	0.36	0	0	0	2,035	0
D17A043	3957	0.28	1	0	0	0	0
D17A044	3957	0.21	0	0	0	0	0

D18=001	3957	1.65	1	0	0	0	0
D18=002	3953	2.00	1	0	0	0	0
D18=003	3953	1.22	1	0	0	0	0
D18=004	3953	4.00	0	0	0	12,000	0
D18=005	3953	1.11	1	0	0	0	0
D18=006	3953	0.59	1	0	0	0	0
D18=007	3953	1.74	1	0	0	0	0
D18=009	3953	0.91	0	0	0	0	0
D18=010	3953	1.31	0	0	0	0	0
D18=011	3953	3.57	1	0	0	0	0
D18=013	3953	3.10	0	0	0	0	0
D18=014	3953	2.27	1	0	0	0	0
D18=015	3953	1.46	0	0	0	0	0
D18=017	3953	1.27	1	0	0	0	0
D18=019	3956	0.26	1	0	0	0	0
D18=020	3953	0.26	1	0	0	0	0
D18=021	3953	0.26	1	0	0	0	0
D18=022	3956	0.26	0	0	0	0	0
D18=023	3953	1.21	1	0	0	0	0
D18=029	3956	0.48	1	0	0	0	0
D18=030	3956	0.60	0	0	2,290	0	0
D18=031	3956	0.60	1	0	0	0	0
D18=042	3953	1.29	0	0	0	0	0
D18=056	3956	0.43	1	0	0	0	0
D18=057	3953	1.37	0	0	0	7,000	0
D18=061	3953	0.13	0	0	0	0	0
D18=063	3953	0.13	1	0	0	0	0
D18=074	3953	2.10	1	0	0	0	0
D18=075	3953	1.45	1	0	0	0	0
D18=076	3953	0.38	1	0	0	0	0
D18=078	3953	1.45	1	0	0	0	0
D18=085	3956	0.31	1	0	0	0	0
D18=095	3953	0.90	0	0	0	0	4,440
D18=101	3953	1.62	0	0	0	0	0
D18=105	3953	0.97	1	0	0	0	0
D18=106	3953	0.63	0	0	0	0	0
D18=107	3953	1.06	1	0	0	0	0
D18=150	3953	5.00	1	0	0	0	0
D18=159	3953	0.11	0	0	0	0	0
D18=162	3953	0.24	0	0	0	0	0
Subtotal		*110*	*37*	*26,492*	*9,159*	*53,310*	*110,050*

Source: Sumter County Property Appraiser - October 4, 2010


Wildwood, Florida
Map 1-11
City of Wildwood & Sumter County
Joint Planning Area
N
W
E
S
1 inch = 6,000 feet
204
CR 103
CR 214
CR 216
C-472
CR 222
Lake Miona
S MORSE BLVD
CR 209
C-462 E
C-466A
E SR 44
C-44A
Lake Deaton
Lake Okahumpka
E SR 44
FLORIDA TURNPIKE
N US 301
I-75
C-468 E
CR 501
Lake Panasoffkee
N US 301
C-470 E
C-470 E
S US 301
SR 471
Legend
Major Roadways
MSA/JPA Boundary
Wildwood City Boundary
County Boundary
Lakes

Wildwood, Florida

Map 1-12
City of Wildwood & Sumter County
Joint Planning Area
FLU Map