

**LARGE SCALE SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT
APPLICATION-INTERLOCAL SERVICE BOUNDARY AGREEMENT
AND JOINT PLANNING AREA WITH WILDWOOD**

DATE: June 8, 2012

CASE NUMBER: CPA2012-0002

APPLICANT: Sumter County Board of County Commissioners

REQUESTED ACTION: To amend the Sumter County Comprehensive Plan's Future Land Use Element, Intergovernmental Coordination Element, and Future Land Use Map to implement the terms of Interlocal Service Boundary Agreement and Joint Planning Agreement (ISBA) between the City of Wildwood and Sumter County, pursuant to Chapter 171, Part II, Florida Statutes, as amended in Ordinance 2012-06. The amendment is proposed for transmittal to the Florida Department of Economic Opportunity (DEO) as an amendment to the Sumter County Comprehensive Plan, pursuant to the requirements of Chapter 163, Florida Statutes.

GENERAL DESCRIPTION AND ANALYSIS

In 2009 the County and the City of Wildwood adopted an Interlocal Service Boundary Agreement and Joint Planning Agreement (ISBA), pursuant to Chapter 171, Part II, Florida Statutes. In May 2012, Sumter County and the City of Wildwood adopted ordinances revising the ISBA to better reflect the changing needs of the community, participating governments, and adopted rules. This amendment to the Sumter County Comprehensive Plan implements the terms of the ISBA as amended in Ordinance 2012-06. The Future Land Use Element and Intergovernmental Coordination Element are affected.

Intergovernmental Coordination Element (ICE):

The existing ICE is fully replaced with a new element that integrates the use of ISBAs into multiple policies. The proposed ICE language reflects the Sumter County planning paradigm that features a very high level of local government coordination to improve and streamline the provision of public services. ISBAs and less formal tools are used extensively. The proposed ICE reflects the use of ISBAs to coordinate public services and adopts the specific terms of the Wildwood ISBA.

Future Land Use Element (FLU) and Map:

Policies implementing the specific terms of the Wildwood ISBA are added to the existing FLU Element. These policies adopt the Municipal Service Area/Joint Planning Area (MSA/JPA) as an overlay around Wildwood and describe unique land use districts within the overlay. The land use districts function as a planning guide and are not effective until an area is annexed into the municipality. They do, however, reflect the future intent for areas likely to be annexed into Wildwood.

The limits of the MSA/JPA is based on both projected population and planned public service areas. The most significant change in the MSA/JPA is north of SR 44 near CR 209. The MSA/JPA has been moved east, reducing the overall area of the MSA/JPA. The revised MSA/JPA boundary will be reflected on the Future Land Use Map.

CONCLUSIONS AND RECOMMENDATIONS

Staff recommends that the proposed amendment fully revising the Sumter County Comprehensive Plan be transmitted to DEO.

Zoning & Adjustment Board Recommendation: Approval 5-0

Board of County Commissioners: _____

CPA2012-0002

Wildwood ISBA

Implementing Text

Underline-Strikeout

Chapter 5

Intergovernmental Coordination Element

Goals, Objectives and Policies

Sumter County Comprehensive Plan

Goal 5 Intergovernmental Coordination

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

Objective 5.1 Coordination with Surrounding Local Governments and Federal, State, and Regional Agencies

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

Policy 5.1.1 Role of Intergovernmental Coordination Element

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

Policy 5.1.2 Staff Dissemination of Information

The County shall ensure the wide dissemination of information concerning development proposed in its comprehensive plan and to encourage public discussion of all proposed plans and programs.

Policy 5.1.3 Coordination with Entities Providing Services without Regulatory Authority

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

Policy 5.1.4 Coordination for Water Quality, Potable Water Supply, and Stormwater

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

Policy 5.1.5 Coordination with Withlacoochee Regional Planning Council

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

Policy 5.1.6 Consideration of Impacts on Other Jurisdictions

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

Policy 5.1.7 Review of County or City Projects

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

Policy 5.1.8 Affordable Housing

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

Policy 5.1.9 Public Conservation Lands

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

Policy 5.1.10 Expansion of Water and Sewer

The County shall provide an efficient and unified approach to public water and sewer service that facilitates the expansion of needed water and sewer facilities to serve appropriate areas. The County will support the expansion of water and sewer service within each municipality's utility service area and consistent with Interlocal Service Boundary and Joint Planning Agreement referenced in Objective 5.2 and its related policies.

Policy 5.1.11 Potable Water Supplies Coordination with Regional Water Supply Plans

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

Policy 5.1.12 Transportation Coordination with the Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation
The County shall continue to coordinate transportation plans and opportunities for transportation system improvements with the LSMPO and shall monitor the Florida Department of Transportation's (FDOT) 5-year work program regarding projects within or affecting the county or cities. Particular attention will be paid to projects to relieve capacity deficiencies on I-75. The County shall continue to maintain open discussions and coordination with the LSMPO and FDOT to assure the efficient operation of all state and federal roadways within or affecting the county and cities.

Policy 5.1.13 Review of Plans and Programs Proposed by Other Government Entities
The County shall request copies of and review all plans and programs being proposed by other government entities, with suspected or potential impacts on the county.

Policy 5.1.14 Level of Service
In each instance where level of service standards are established for public facilities, the County shall coordinate with any state, regional or local entity having operational and maintenance responsibility for such facilities to establish appropriate level of service.

Policy 5.1.15 Interlocal Agreements for Future Publicly Operated Airports
If the County or Cities develop and operate a future public airport, then the County shall enter into an interlocal agreement, pursuant to Section 333.03(1) (b), Florida Statutes, with other impacted jurisdictions wherein the airport hazard area is located.

Policy 5.1.16 Coordination of Population Projections
The County shall coordinate with the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood in the preparation of population projections.

Policy 5.1.17 Conflict Resolution
The County shall continue to coordinate with all surrounding local governments pertaining to land use, development, level of service, and other projects or programs in order to avoid potential conflicts. Consistent with Section 186.509, Florida Statutes, the WRPC shall serve as mediator for conflicts when a resolution is not reached between local governments.

Objective 5.2 Interlocal Service Boundary and Joint Planning Agreement – City of Wildwood

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

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;

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

Policy 5.2.1 Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference –City of Wildwood

The Interlocal Service Boundary and Joint Planning Area Agreements (ISBA), adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. 02009-10, as amended, are hereby adopted within the comprehensive plan by reference.

Policy 5.2.2 Joint Planning Area and Municipal Services Area-City of Wildwood

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

Policy 5.2.3 Annexation within the Joint Planning Area-City of Wildwood

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

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

Policy 5.2.4 Municipal Overlays - Proposed Future Land Use Map Designations – City of Wildwood

The proposed future land use designations for properties within the City of Wildwood’s Joint Planning Area shall be depicted as a Municipal Overlay on Map 1-7. Upon annexation into the City of Wildwood, the City of Wildwood shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area Map 1-7, then the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-7 are not effective until such time as the property is annexed into the City of Wildwood and the City’s Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

Policy 5.2.5 Amendments to the Joint Planning Area Boundary – City of Wildwood

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

Policy 5.2.6 Amendments to Proposed Future Land Use on the Joint Planning Area Maps – City of Wildwood

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

Policy 5.2.7 Issuance of Development Orders – City of Wildwood

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

Policy 5.2.8 Land Development Regulations – City of Wildwood

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

Objective 5.3 Coordination with Private and Non-Profit Sector

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

Policy 5.3.1 Identification of Historic Resources and Areas for Community Revitalization

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

Policy 5.3.2 Economic Development Coordination

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

Objective 5.4 Coordination with Sumter County School Board

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

Policy 5.4.1 School Capital Facilities Plan

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

CALENDAR OF KEY ANNUAL DEADLINES

<u>February 1</u>	<u>Cities’ and County’s growth reports provided to School Board</u>
<u>April 15</u>	<u>Staff working group meeting regarding enrollment projections and any proposed amendments to the public school-related policies of the comprehensive plan.</u>
<u>June 30</u>	<u>School Board provides Tentative Educational Facilities Plan to County and Cities for review</u>
<u>July 30</u>	<u>Cities and County provide School Board with</u>

	<u>comments, if any, on Tentative Educational Facilities Plan</u>
<u>September 1</u>	<u>School Board's adoption of Educational Facilities Plan</u>
<u>September 1</u>	<u>Update of Five-Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans</u>

Policy 5.4.2 Siting of Schools

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the county and cities, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell City Council, Center Hill City Council, City Coleman City Council, City of Webster City Commission and City of Wildwood City Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

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

Policy 5.4.3 Interlocal Agreement for Public School Facility Planning

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

- a. Joint meetings;
- b. Student enrollment and population projections;
- c. Coordinating and sharing of information;
- d. School site analysis;

- e. Supporting infrastructure;
- f. Comprehensive plan amendments, rezonings, and development approvals;
- g. Education Plan Survey and Five-Year District Facilities Work program;
- h. Co-location and shared use;
- i. Oversight process; and
- j. Resolution of Disputes.

Policy 5.4.4 Location of Proposed Public School Facilities

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

Policy 5.4.5 Bicycle/Pedestrian Access to Public Schools

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

Policy 5.4.6 Need Determination for On-Site and Off-Site Improvements

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

Policy 5.4.7 Coordination of School Bus and Transit Services

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

Policy 5.4.8 Shared Use of Public School Facilities

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

Policy 5.4.9 Use of Public Schools as Emergency Shelters

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

- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;

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

Element 5
INTERGOVERNMENTAL COORDINATION

~~Goal 5.1 — To coordinate the activities of the County with affected federal, state, regional and local jurisdictions and agencies.~~

~~Objective 5.1.1 — Sumter County shall continue to coordinate its comprehensive plan with the plans of the Sumter County School Board and with the comprehensive plans of the Sumter County cities of Bushnell, Center Hill, Coleman, Webster and Wildwood; of the adjacent counties of Citrus, Hernando, Lake, Marion, Pasco and Polk; and of the adjacent Lake County Town of Lady Lake. This is accomplished through ongoing communication with those jurisdictions through joint planning efforts and special subject committees.~~

~~Policy 5.1.1.1 — The County shall utilize the Intergovernmental Coordination Element of the Comprehensive Plan as the basis of an intergovernmental coordination program. The County shall coordinate the planning activities mandated by its comprehensive plan with the Sumter County School Board and with other units of local government providing services, the region and the state.~~

~~Policy 5.1.1.2 — The County shall continue to coordinate with the cities of Bushnell, Center Hill, Coleman, Webster and Wildwood through interlocal agreements to ensure that land use decisions in these cities are consistent with the Sumter County Comprehensive Plan as well as the city's comprehensive plan.~~

~~Policy 5.1.1.3 — Sumter County remain in interlocal agreements with all municipalities within the county and shall use this mechanism to coordinate annexation of unincorporated areas on the boundaries of the cities.~~

~~Policy 5.1.1.4 — The County shall assign responsibility within the county staff to ensure the widest possible dissemination of information concerning development proposed in its comprehensive plan and to encourage public discussion of all proposed plans and programs. Public information programs will include newspaper articles and speakers at public gatherings. Discussion will be encouraged through public hearings.~~

~~Objective 5.1.2 — Sumter County shall continue to ensure an intergovernmental coordination process between the County and other entities providing services but not having regulatory authority over the use of the land. This process will include developing interlocal agreements concerning land use and development decisions in the planning area.~~

~~Policy 5.1.2.1 — The County shall continue to coordinate with Southwest Florida Water Management District, the Florida Department of Environmental Regulation, the Florida Department of Environmental Protection and other state and federal agencies that have permitting in the County to ensure water quality and stormwater drainage are consistent with development. The County shall initiate meetings, as necessary, between county staff and agencies that have permitting responsibility for new developments.~~

~~Policy 5.1.2.2 — Sumter County shall continue to coordinate with the Withlacoochee Regional Planning Council in the implementation of those policies included in the Comprehensive Regional Policy Plan that require intergovernmental coordination.~~

~~Objective 5.1.3 — Sumter County shall coordinate the impacts of all development proposed in its comprehensive plan upon development in the Sumter County cities of Bushnell, Center Hill, Coleman, Webster and Wildwood; in the adjacent counties of Citrus, Hernando, Lake, Marion, Pasco and Polk; in the adjacent Lake County Town of Lady Lake; and with State agencies.~~

~~Policy 5.1.3.1 — The County shall continue interlocal agreements with the municipalities within the county and with adjacent counties by which each government will review the relationship between development proposed in the Sumter County plan and its own plan.~~

~~Policy 5.1.3.2 — The County shall review for potential impact on other jurisdictions or agencies all projects being proposed by agencies of county government.~~

~~A. Housing~~

~~Policy 5.1.3.3 — Sumter County shall continue to use a Housing Advisory Board in cooperation with municipal local government and the private sector.~~

~~B. Recreation~~

~~Policy 5.1.3.4 — A Recreation Coordinator shall be used to advise the County Commission on current and future recreation development including needs, priorities and economic feasibility.~~

~~Policy 5.1.3.5 — The County shall provide input to the appropriate State agencies related to the recreational development of lands acquired under the SOR and CARL programs. The input should include the findings in the Comprehensive Plan Recreation Element and the findings of the Recreation Coordinator.~~

~~C. Air Quality~~

~~Policy 5.1.3.6 — The County shall comply with regulations of the Department of Agriculture, Division of Forestry regarding burning to ensure the protection of air quality. The County shall designate a staff member to be responsible for coordinating with the Department and maintaining complete familiarity with said regulations.~~

~~D. Potable Water, Sanitary Sewer, Solid Waste, Drainage, Aquifer Recharge~~

~~Policy 5.1.3.7 — The County shall continue its intergovernmental cooperation with the cities in Sumter County to facilitate the expansion of needed water and sewer facilities to serve appropriate areas.~~

~~Policy 5.1.3.8 — The County shall cooperate with the municipalities in the extension of municipal water and sewer systems into the unincorporated areas of the county utilizing CH. 180 FS.~~

~~Policy 5.1.3.9 — The County shall review grant opportunities and submit applications to pursue funding for wastewater facility projects and other grants potentially available for the county.~~

~~Policy 5.1.3.11 — It shall be the policy of Sumter County to:~~

~~a. _____ adopt, implement and enforce uniform standards for all community water systems in the unincorporated area of the county in conformance with the rules and regulations of the WRWSA, the SWFWMD and the DEP.~~

~~b. _____ establish water service district areas where needed to provide adequate potable water service.~~

~~E. Future Land Use~~

Policy 5.1.3.12 — Sumter County shall:

- a. _____ continue to confer with all municipalities and with adjacent counties pertaining to future land use to review the requirements of the comprehensive plans in order to avoid potential conflicts;
- b. _____ refer all conflicts for which resolution cannot be reached to the WRPC for mediation;

_____.

F. Traffic Circulation

Policy 5.1.3.13 — Sumter County shall continue to monitor the FDOT 5-year work program regarding projects within the county limits. Particular attention will be paid to projects by which the FDOT will relieve capacity deficiencies on I 75.

~~Objective 5.1.4 — Sumter County shall continue to coordinate the impacts within the county of projects proposed by other units of local government providing services but not having regulatory authority over the use of land.~~

Policy 5.1.4.1 — The County shall request copies of and review all plans and programs being proposed by other government entities, with suspected or potential impacts on the county.

Policy 5.1.4.2 — The County shall review for potential impact all projects proposed in the Sumter County area by other agencies, both within and adjacent to the county's jurisdictional limits.

~~Objective 5.1.5 — In each instance in which level of service standards are established for public facilities, Sumter County shall coordinate with any state, regional or local entity having operational and maintenance responsibility for such facilities~~

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Policy 5.1.5.1 — The County shall, in coordination with the Florida Department of Transportation, establish consistent level of service standards to be maintained on major roadways throughout the county.

Policy 5.1.5.2 — Where level of service issues cannot be resolved between Sumter County and the entity responsible for operation and maintenance of the facility, the County shall employ the assistance of the Withlacoochee Regional Planning Council to resolve such conflicts through the informal mediation process.

~~Objective 5.1.6 — Sumter County shall ensure effective coordination with private and non-profit agencies by providing mechanisms that will enhance development within the county.~~

Policy 5.1.6.1 — The County shall solicit recommendations from various public and private organizations such as the Sumter County Chamber of Commerce to assist in the identification of areas to be preserved for historical purposes and areas to be recommended for future community revitalization actions.

Policy 5.1.6.2 — The County shall continue to work with the Sumter County Development Council to further economic development programs that will guide the pursuit of non-polluting industries which will diversify and strengthen the economic base of the county.

Objective 5.1.7 — Intergovernmental Coordination

~~Sumter County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.~~

~~On an ongoing basis, Sumter County shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, School Board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.~~

~~Policy 5.1.7.1 On an annual basis, Sumter County shall ask the School Board to provide information from their five year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding~~

February 1	Cities' and County's Growth Reports Provided to School Board
April 15	Staff working group meeting regarding enrollment projections and any proposed amendments to the school related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board's adoption of Educational Facilities Plan
September 1	Update of Five Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans

~~representing the district's unmet needs.~~

CALENDAR OF KEY ANNUAL DEADLINES

~~Policy 5.1.7.2: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Sumter County, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell Council, Center Hill Council, City Coleman Council, City of Webster Commission and City of Wildwood Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:~~

- ~~1. Coordinated submittal and review of the annual capital improvement~~

~~program of Sumter County and Cities, the annual educational facilities report and Five Year School Plant Survey of the Sumter County School Board.~~

- ~~2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.~~
- ~~3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.~~
- ~~4. Use of a unified data base including population (forecasts of student population), land use and facilities.~~
- ~~5. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.~~

~~Policy 5.1.7.3 In cooperation with the School Board and Cities (Bushnell, Center Hill, Coleman, Webster and Wildwood), Sumter County will implement the Interlocal Agreement for Public School Facility Planning for the County of Sumter, Florida between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:~~

- ~~1. Joint meetings;~~
- ~~2. Student enrollment and population projections;~~
- ~~3. Coordinating and sharing of information;~~
- ~~4. School site analysis;~~
- ~~5. Supporting infrastructure;~~
- ~~6. Comprehensive plan amendments, rezonings, and development approvals;~~
- ~~7. Education Plan Survey and Five Year District Facilities Work program;~~
- ~~8. Co location and shared use;~~
- ~~9. Oversight process; and,~~
- ~~10. Resolution of Disputes.~~

Chapter 7

Future Land Use Element Goals, Objectives and Policies

Sumter County Comprehensive Plan

Objective 7.1.18

The County and City of Wildwood shall implement the provisions of the Interlocal Service Boundary Agreement and Joint Planning Area Agreement, through the following policies and and related policies in the Intergovernmental Coordination Element.

Policy 7.1.18.1 Municipal Service Area Overlay

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

Policy 7.1.18.2 Description of Proposed Future Land Uses

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

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

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

b. Lake Deaton Mixed Use District

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

4. Recreation and civic uses include parks, recreation, and civic;

5. The required mix of nonresidential and residential uses shall be:

Category 2 Uses (nonresidential) Minimum 20% Maximum 50%

Category 3 Uses (residential) Minimum 20% Maximum 75%

6. The performance standards are:

Maximum Impervious Surface Ratio (ISR): 50%;

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

Residential Density: Maximum 4 units per acre;

Minimum 40% parks, recreation and open space.

7. Development Standards within Lake Deaton Mixed Use District shall adhere to the following standards in addition to those outlined above:

a. At least two individual and unique neighborhoods should be developed. All neighborhoods shall be interconnected in terms of mobility, infrastructure and open space to promote overall community connectivity;

b. Neighborhoods should be organized and designed so that higher densities and intensities are located within a neighborhood center and/or along CR 44A transitioning from

less density and intensity in the perimeter of each neighborhood. Neighborhood centers are required to contain mixed use buildings and blocks; and

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

c. Residential Estate –

1. The Residential Estate District intent is used for residential purposes on the periphery of the Joint Planning area
2. Maximum residential density is 2 units per acre

CPA2012-0002
Wildwood ISBA
Implementing Text

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Chapter 5

Intergovernmental Coordination Element

Goals, Objectives and Policies

Sumter County Comprehensive Plan

Chapter 5 – Intergovernmental Coordination Element Goals, Objectives and Policies

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Goals, Objectives and Policies

Goal 5 Intergovernmental Coordination

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

Objective 5.1 Coordination with Surrounding Local Governments and Federal, State, and Regional Agencies

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

Policy 5.1.1 Role of Intergovernmental Coordination Element

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

Policy 5.1.2 Staff Dissemination of Information

The County shall ensure the wide dissemination of information concerning development proposed in its comprehensive plan and to encourage public discussion of all proposed plans and programs.

Policy 5.1.3 Coordination with Entities Providing Services without Regulatory Authority

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

Policy 5.1.4 Coordination for Water Quality, Potable Water Supply, and Stormwater

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

Policy 5.1.5 Coordination with Withlacoochee Regional Planning Council

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

Policy 5.1.6 Consideration of Impacts on Other Jurisdictions

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

Policy 5.1.7 Review of County or City Projects

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

Policy 5.1.8 Affordable Housing

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

Policy 5.1.9 Public Conservation Lands

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

Policy 5.1.10 Expansion of Water and Sewer

The County shall provide an efficient and unified approach to public water and sewer service that facilitates the expansion of needed water and sewer facilities to serve appropriate areas. The County will support the expansion of water and sewer service within each municipality's utility service area and consistent with Interlocal Service Boundary and Joint Planning Agreement referenced in Objective 5.2 and its related policies.

Policy 5.1.11 Potable Water Supplies Coordination with Regional Water Supply Plans

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

Policy 5.1.12 Transportation Coordination with the Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation

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

Policy 5.1.13 Review of Plans and Programs Proposed by Other Government Entities

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

Policy 5.1.14 Level of Service

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

Policy 5.1.15 Interlocal Agreements for Future Publicly Operated Airports

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

Policy 5.1.16 Coordination of Population Projections

The County shall coordinate with the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood in the preparation of population projections.

Policy 5.1.17 Conflict Resolution

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

Objective 5.2 Interlocal Service Boundary and Joint Planning Agreement – City of Wildwood

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

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;

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

Policy 5.2.1 Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference –City of Wildwood

The Interlocal Service Boundary and Joint Planning Area Agreements (ISBA), adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. 02009-10, as amended, are hereby adopted within the comprehensive plan by reference.

Policy 5.2.2 Joint Planning Area and Municipal Services Area-City of Wildwood

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

Policy 5.2.3 Annexation within the Joint Planning Area-City of Wildwood

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

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

Policy 5.2.4 Municipal Overlays - Proposed Future Land Use Map Designations – City of Wildwood

The proposed future land use designations for properties within the City of Wildwood’s Joint Planning Area shall be depicted as a Municipal Overlay on Map 1-7. Upon annexation into the City of Wildwood, the City of Wildwood shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area Map 1-7, then the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-7 are not effective until such time as the property is annexed into the City of Wildwood and the City’s Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

Policy 5.2.5 Amendments to the Joint Planning Area Boundary – City of Wildwood

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

Policy 5.2.6 Amendments to Proposed Future Land Use on the Joint Planning Area Maps – City of Wildwood

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

Policy 5.2.7 Issuance of Development Orders – City of Wildwood

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

6/8/2012

Policy 5.2.8 Land Development Regulations – City of Wildwood

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

Objective 5.3 Coordination with Private and Non-Profit Sector

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

Policy 5.3.1 Identification of Historic Resources and Areas for Community Revitalization

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

Policy 5.3.2 Economic Development Coordination

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

Objective 5.4 Coordination with Sumter County School Board

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

Policy 5.4.1 School Capital Facilities Plan

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

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities’ and County’s growth reports provided to School Board
April 15	Staff working group meeting regarding enrollment projections and any proposed amendments to the public school-related policies of the comprehensive plan.
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with

	comments, if any, on Tentative Educational Facilities Plan
September 1	School Board's adoption of Educational Facilities Plan
September 1	Update of Five-Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans

Policy 5.4.2 Siting of Schools

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the county and cities, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell City Council, Center Hill City Council, City Coleman City Council, City of Webster City Commission and City of Wildwood City Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

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

Policy 5.4.3 Interlocal Agreement for Public School Facility Planning

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

- a. Joint meetings;
- b. Student enrollment and population projections;
- c. Coordinating and sharing of information;
- d. School site analysis;
- e. Supporting infrastructure;

- f. Comprehensive plan amendments, rezonings, and development approvals;
- g. Education Plan Survey and Five-Year District Facilities Work program;
- h. Co-location and shared use;
- i. Oversight process; and
- j. Resolution of Disputes.

Policy 5.4.4 Location of Proposed Public School Facilities

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

Policy 5.4.5 Bicycle/Pedestrian Access to Public Schools

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

Policy 5.4.6 Need Determination for On-Site and Off-Site Improvements

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

Policy 5.4.7 Coordination of School Bus and Transit Services

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

Policy 5.4.8 Shared Use of Public School Facilities

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

Policy 5.4.9 Use of Public Schools as Emergency Shelters

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

- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;

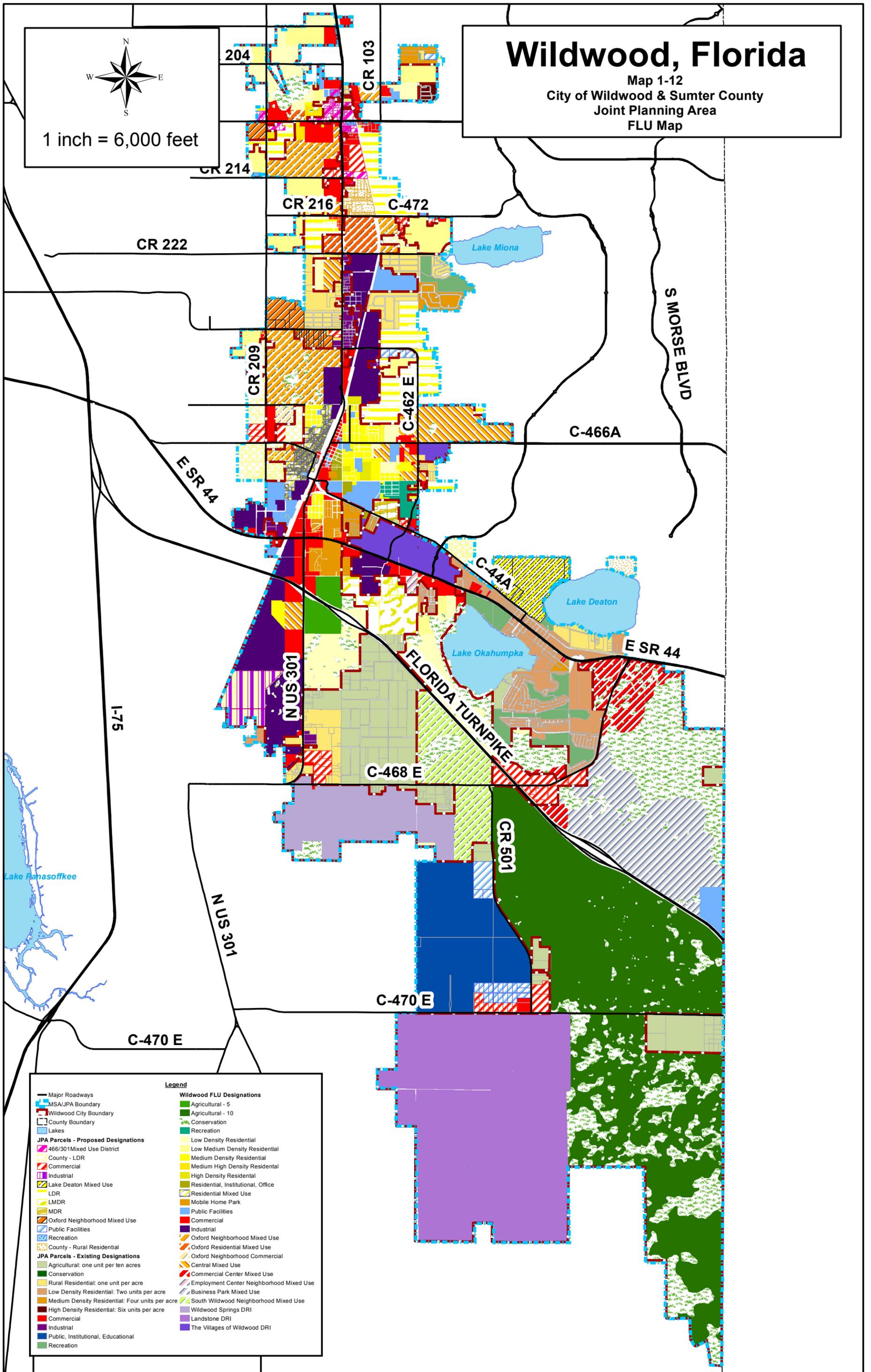
- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Wildwood, Florida

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



1 inch = 6,000 feet



Legend

- | | |
|---|---|
| <ul style="list-style-type: none"> Major Roadways MSA/JPA Boundary Wildwood City Boundary County Boundary Lakes JPA Parcels - Proposed Designations 466/301 Mixed Use District County - LDR Commercial Industrial Lake Deaton Mixed Use LDR LMDR MDR Oxford Neighborhood Mixed Use Public Facilities Recreation County - Rural Residential JPA Parcels - Existing Designations Agricultural: one unit per ten acres Conservation Rural Residential: one unit per acre Low Density Residential: Two units per acre Medium Density Residential: Four units per acre High Density Residential: Six units per acre Commercial Industrial Public, Institutional, Educational Recreation | <ul style="list-style-type: none"> Wildwood FLU Designations Agricultural - 5 Agricultural - 10 Conservation Recreation Low Density Residential Low Medium Density Residential Medium Density Residential Medium High Density Residential High Density Residential Residential, Institutional, Office Residential Mixed Use Mobile Home Park Public Facilities Commercial Industrial Oxford Neighborhood Mixed Use Oxford Residential Mixed Use Oxford Neighborhood Commercial Central Mixed Use Commercial Center Mixed Use Employment Center Neighborhood Mixed Use Business Park Mixed Use South Wildwood Neighborhood Mixed Use Wildwood Springs DRI Landstone DRI The Villages of Wildwood DRI |
|---|---|