Sumter County

Adopted

Comprehensive Plan Amendment

DCA #10-1

October 26, 2010

Board of County Commissioners
Division of Planning & Development
Planning Services
7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: http://sumtercountyfl.gov/planning

November 3, 2010

Mr. Ray Eubanks, Planning Manager
Bureau of Local Planning, Plan Processing Team
Florida Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Re: Adoption of Comprehensive Plan Amendment **DCA #10-1**

Dear Mr. Eubanks:

This letter is the submittal of the ordinance adopting the comprehensive plan amendments **DCA #10-1**. The Board of County Commissioners adopted both proposed amendments:

CP-A2010-0001 (George Sola, et al. – Monarch Ranch), Change Future Land Use from Agriculture to Industrial and inclusion in the Urban Development Area on 2,866 acres MOL. Also, add a policy to the Future Land Use Element to limit development entitlements and amends a policy to clarify that Sector Plans are only required for a Development of Regional Impact that includes residential land uses.

CP-A2010-0002 (Sumter County) – Add policies to the Intergovernmental Coordination Element reflecting the adopted Interlocal Service Boundary Agreements with the cities of Webster and Center Hill

All findings in support of the adoption are reflected in the ordinance and response to the Objections, Recommendations, and Comments. This amendment package is adopted as the first amendment allowed in the twice per year cycle for 2010.

The public hearing for the adoption of Ordinance 2010-17 was held on October 26, 2010, after public notice. A copy of the proof of publication is included. Both amendments proposed were adopted

A Courtesy Notice sheet was available at the public hearing, and no signatures were obtained. A copy of the Courtesy Notice sheet is included for DCA's use.

Bradley T. Cornelius, AICP, CPM
Director of Planning & Development
(352) 689-4460
7375 Powell Road, Suite 115
Wildwood, FL 34785

Bradley S. Arnold,
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(352) 689-4400
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Chairman
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2nd Vice Chairman
Office: (352) 689-4400
Home: (352) 793-3930
7375 Powell Road
Wildwood, FL 34785

This amendment package was adopted after receipt of the Objections, Recommendations, and Comments Report from DCA The proposed amendment CP-A2010-0001 provides additional data and analysis and an amendment to its related policy in response to the Objections, Recommendations, and Comments Report DCA raised no objections to the proposed amendment CP-A2010-0002

Sumter County adopted the annual Capital Improvement Element update, including summary of de minimis transportation impacts, on October 26, 2010

Enclosed are three copies of this adoption package Individual packages of the adopted amendment have also been sent to

Florida Department of Transportation
Florida Fish and Wildlife Conservation Commission
Withlacoochee Regional Planning Council
Southwest Florida Water Management District
Florida Department of Environmental Protection
Department of Agriculture, Division of Forestry
Department of Education
Department of State Historical Preservation

The local newspaper in which to publish the Notice of Intent is :

The Villages Daily Sun
1100 Main Street
The Villages, FL 32159
352-753-1119

If there are questions or comments regarding this matter, please contact

Brad Cornelius, AICP, CPM
Sumter County Division of Planning & Development
7375 Powell Road, Suite 115
Wildwood, FL 34785
Phone· (352) 689-4463
FAX (352) 689-4461
Email brad cornelius@sumtercountyfl.gov

Sincerely,

Bradley T Cornelius, AICP, CPM
Director of Planning & Development

SCHOLAR, from D1

How the show came about

Zurak began thinking about a way to raise money last spring and thought about asking a few of the well-known performers to help.

The program grew and changed into Starry Starry Night.

Zurak chose the name because of the exceptional talent that's going to be in one place for one night.

"It's just mind boggling when you think of the talent of these artists and dancers." Zurak said.

Starry Starry Nights will allow Dollars for Scholars to present seniors with scholarships in May. Some of the money will go to an endowment program, Lutgen said.

In addition to the regular scholarship fund, the group would like to raise $50,000 for a perpetual scholarship fund, called the 500 Club.

"Our thinking is if 500 individuals, clubs, businesses or organizations each invested $100, we could build a fund that would help children in need forever." Lutgen said.

Patricia Steele is a reporter with the Daily Sun. She can be reached at 753-1119, ext. 7992, or patricia.steele@thevillagesmedia.com.

WEST, from D4

I peeked into a couple of other rooms. Some have canopied beds, some have twin beds and some have workable fireplaces.

Ours had a two-poster queen-sized bed and the fireplace was closed off by a decorative screen. Two comfortable chairs, a desk and chair, bedside tables and a dresser completed the furnishings. The bathroom was large with a tub and shower. The clothes closet contained an automatic light, plenty of hangers, an iron and board and a hair dryer. This last came in handy for drying off our rain-wet clothes! I'd stay there again in a minute.

Register for the Colonial House rooms through the Williamsburg Inn, where you also can stay in a room or suite. Guests of the Inn or the Colonial Houses are picked up and delivered to and from airport or train station.

The gorgeous Inn is luxury personified; the Colonial Houses is living history.

Joan West is a Villages resident and freelance columnist. She can be reached at joanpwest@yahoo.com.

ENTERTAINMENT, from D4

Details, 753-3229. Food and beverages available for purchase on site. No pets, BYOB, alcohol or coolers are permitted. Proceeds benefit The Villages Health System Auxiliary in support of The Villages Health System Moffitt Cancer Center.

■ A musical salute to the Armed Forces, presented by the Village Voices, 6 p.m. Oct. 21 and 5 p.m. Oct. 31 at Church on the Square. Advance tickets are available at all Villages Box Office locations. Tickets are $5, $7.50 and $11, depending on seat selection and any remaining tickets at the door are all $15. "Christmas with John Tesh Music and Intelligence for Your Life" will be 6 p.m. and 8:30 p.m. Dec. 2-3 at Savannah Center. This former co-host of "Entertainment Tonight" brings a mix of humor, earnestness and music. Residents tickets are $35 and general public tickets are $40.

For information, visit thevillages.net/boxoffice. Box offices are open 8:30 a.m.-3 p.m. Monday through Friday and are located at Spanish Springs on Del Mar Drive, at Lake Sumter Landing behind the Old Mill Playhouse near the parking lot, and at Saddlebrook Recreation Center.

Television

'Miami Vice' director returns to small screen

HBO series 'Luck' to air next year

By GEOFF BOUCHER
MCCLATCHY NEWSPAPERS

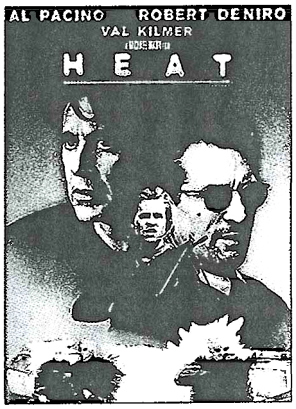
LOS ANGELES – With his arms folded, and showing just the slightest of smiles, Michael Mann stood in his office on a recent afternoon and watched the opening title sequence to the first episode of "Luck," the HBO series that will air next year and give Mann his first television directing credit in 22 years. On the screen, a montage showed racehorses, gamblers, mob men and money as the Massive Attack song "Splitting the Atom" pulsed along with its languid whispers of desire.

"I wanted to nail – in an abstract, free-form way – the yearning," Mann said later. "Just that, the yearning."

At his best moments – in films such as "Heat," "Ali" and "The Last of the Mohicans" – the 67-year-old filmmaker has shown a profound gift for connecting human emotion, music, color and light on the big screen. Before that, as executive producer of "Miami Vice" and "Crime Story" in the 1980s, he brought a new cinematic sensibility to television dramas.

His return to the small screen now is part of a broader migration of big-name talent as adult drama opportunities shrivel in film. But it was still a surprise to many in the industry when it was announced in June, because of the company Mann will be keeping with "Luck." David Milch, the creator of "NYPD Blue" and "Deadwood," is the screenwriter, and Dustin Hoffman and Nick Nolte lead the cast.

Mann and Milch, who each have an executive producer credit on "Luck," have been described as talented tyrants when it comes to putting their visions on the screen. "They're very respectful but, as Michael describes it, 'not great with committees,'" said Michael Lombardo, the HBO programming president who brought the pair together. Hoffman, who is not exactly meek himself, says he sits back and watches it all.



The DVD cover for 'Heat' is shown. Director Michael Mann returns to the small screen with the new HBO series 'Luck.'

Photos by MCT

Mann

"The sharing of the paintbrush is always a tenuous thing," Hoffman said. "In film, the writers hand over the paintbrush, but in television the directors have less power. But with this one, Mann is more active because he's not just a one-time director, he is the (executive) producer of the show too. It's exciting to see Mann do some scenes there and then talk to Milch and Milch is glowing because it's just wonderful work."

Milch was uninterested in any projected clash-of-egos subplots: "There are challenges in every collaboration, and a challenge is an opportunity in disguise." When asked what Mann brings to the project, Milch did have a glow in his growl. "He brings what he brings to every piece of work of his that I've seen. He's an extraordinary shooter. Michael realizes the visual possibilities of the material with a compression and an intensity that is very, very gratifying. The final product is extraordinary."

The return of Mann to television has another subplot. He is regarded by peers and critics as a signature director of his generation, but Hollywood studios aren't banging down his door after his most recent films. The 2006 film "Miami Vice," a remake of the television show with very little evidence of that heritage, was seen as a creative misstep, and it grossed a lukewarm $164 million worldwide (its production budget was $135 million). "Public Enemies" in 2009 pulled in $214 million around the globe but did not live up to commercial expectations or even award-season hopes for a film starring Johnny Depp and Christian Bale.

Fair or not, Mann also has that industry reputation as a bulldozer personality and exhausting perfectionist. Asked if he feels misunderstood or misrepresented, he gave a shrug that was pure Humboldt Park, the tough Chicago neighborhood where he grew up. "Oh, I wouldn't know. Do I care? We're human beings, we care. But I don't really dwell on that. I confess I'm pretty ambitious about what I do, so I don't spend a lot of time looking at that."

Mann is by no means surrendering his big-screen directing pursuits. He has two projects – a European period-piece set after the end of serfdom and a tale set in the future that would be his first science-fiction project – so, like Martin Scorsese and "Boardwalk Empire," the "Luck" pilot might be more creative tourism than career tilt. Mann said he went for a ride with "Luck" for one reason alone: "Milch's script is one of the best I've ever read."

NOTICE OF PUBLIC HEARING TO ADOPT AMENDMENTS TO THE SUMTER COUNTY COMPREHENSIVE PLAN

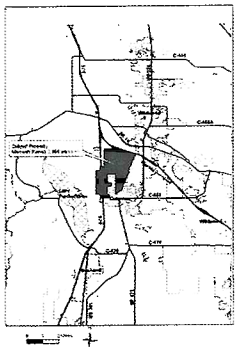
Pursuant to Chapter 163, Florida Statutes, the Board of County Commissioners of Sumter County, Florida, proposes to amend the Sumter County Comprehensive Plan by changing the Future Land Use Map of the Future Land Use Element to amend the future land use of property (as described below) and add and amend policies to the Future Land Use Element and Intergovernmental Coordination Element (as described below). Sumter County proposes to make this change by adopting an ordinance entitled as follows.

AN ORDINANCE OF SUMTER COUNTY, FLORIDA, AMENDING THE SUMTER COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT INCLUDING THE FUTURE LAND USE MAP TO CHANGE LAND USE FROM AGRICULTURE TO INDUSTRIAL FOR A PROPERTY DESCRIBED HEREIN; ADD A POLICY TO THE FUTURE LAND USE ELEMENT LIMITING THE DEVELOPMENT ENTITLEMENTS FOR THE PROPERTY DESCRIBED HEREIN; REVISE EXISTING FUTURE LAND USE POLICY RELATED TO SECTOR PLANS; AND ADDING NEW POLICIES TO THE INTERGOVERNMENTAL COORDINATION ELEMENT TO REFLECT THE ADOPTION OF AN INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT WITH THE CITIES OF WEBSTER AND CENTER HILL; SETTING FORTH THE AUTHORITY FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN; SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENTS; IDENTIFYING PLAN ELEMENTS AND SUB-ELEMENTS TO BE AMENDED; PROVIDING FOR INTERPRETATION; PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE AND EFFECTIVE DATE.

A public hearing to consider the adoption of this ordinance will be held before the Sumter County Board of County Commissioners at the time and place as follows:

Meeting Date & Time:
October 26, 2010, at 5:30 p.m.

Meeting Location:
Colony Cottage Recreation Center
510 Colony Boulevard
The Villages, FL 32162



The proposed amendments are described as follows:

CP-A2010-0001 (George Sola, et al. – Monarch Ranch); Change Future Land Use from Agriculture to Industrial and inclusion in the Urban Development Area on 2,866 acres MOL. Also, add a policy to the Future Land Use Element to limit development entitlements and amends a policy to clarify that Sector Plans are only required for a Development of Regional Impact that includes residential land uses.

CP-A2010-0002 (Sumter County) – Add policies to the Intergovernmental Coordination Element reflecting the adopted Interlocal Service Boundary Agreements with the cities of Webster and Center Hill.

The proposed amendments may be inspected by the public at the Sumter County Division of Planning and Development, The Villages/Sumter County Service Center 7375 Powell Road, Suite 115, Wildwood, FL 34785, between the hours of 7:30 A.M. and 5:00 P.M. weekdays.

Interested parties may attend and be heard regarding the adoption of the amendment. Those parties needing assistance may call 352-689-4600.

APPEAL: NECESSITY OF RECORD In order to appeal the Board's decision in this matter, a verbatim record of the proceedings is required. The Board assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the Board for public use.

Comprehensive Plan Citizen Courtesy Information List

Local Government: Sumter County

Hearing Date: 10/26/10

Type Hearing: Transmittal (Proposed) Adoption

DCA Amendment Number: 10-1 (DCA Official Use)

Please Print Clearly

By providing your name and address you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.

Citizen Name	Address, City, State, Zip Code	• Check Appropriate Response(s)	Identify Amendment which is of Interest
		Written Comment Spoken Comment	
	NONE		

SUMTER COUNTY ORDINANCE 2010- 17

AN ORDINANCE OF SUMTER COUNTY, FLORIDA, AMENDING THE SUMTER COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT INCLUDING THE FUTURE LAND USE MAP TO CHANGE LAND USE FROM AGRICULTURE TO INDUSTRIAL FOR A PROPERTY DESCRIBED HEREIN, AND ADD A POLICY TO THE FUTURE LAND USE ELEMENT LIMITING THE DEVELOPMENT ENTITLEMENTS FOR THE PROPERTY DESCRIBED HEREIN, REVISE EXISTING FUTURE LAND USE POLICY RELATED TO SECTOR PLANS, AND ADDING NEW POLICIES TO THE INTERGOVERNMENTAL COORDINATION ELEMENT TO REFLECT THE ADOPTION OF AN INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT WITH THE CITIES OF WEBSTER AND CENTER HILL, SETTING FORTH THE AUTHORITY FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN, SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENTS, IDENTIFYING PLAN ELEMENTS AND SUB-ELEMENTS TO BE AMENDED; PROVIDING FOR INTERPRETATION, PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR FILING WITH THE DEPARTMENT OF COMMUNITY AFFAIRS AND EFFECTIVE DATE.

WHEREAS, Section 163 3161 et.seq., Fla. Stats. established the Local Government Comprehensive Planning and Land Development Regulation Act, and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has adopted its Comprehensive Plan pursuant to the Act and has now determined that certain amendments to portions of the plan are needed, and

WHEREAS, Section 163.3187, Fla. Stats., allows amendments to be made to the adopted Comprehensive Plan, and

WHEREAS, the Board has provided for opportunity for written comments, public hearings after public notice, provisions for open

discussion, communications programs, and consideration of and response to public comments concerning the proposed amendments to the Comprehensive Plan, and

WHEREAS, the County invited written comment and public participation at scheduled public hearings, and

WHEREAS, Ordinance No. 79-9 adopted by the Board of County Commissioners of Sumter County, Florida, on July 18, 1979, and Ordinance No. 96-23 adopted by the Board of County Commissioners of Sumter County, Florida on December 16, 1996, designated the Sumter County Zoning and Adjustment Board as the Local Planning Agency for the unincorporated areas of Sumter County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, the Sumter County Local Planning Agency held a public hearing on the proposed Comprehensive Plan amendment and considered the findings and advice of all interested parties submitting comments at the public hearing, and recommended to the Board of County Commissioners of Sumter County that CP-A2010-0001 (George Sola, et. al.) and CP-A2010-0002 (Sumter County) be transmitted to the Florida Department of Community Affairs, and

WHEREAS, the Board of County Commissioners of Sumter County held a public hearing on the transmittal of the proposed Comprehensive Plan amendments and considered the findings and advice of all interested parties submitting comments at the public hearing, and the recommendations of the Local Planning Agency, and upon complete consideration and deliberation approved the transmittal of the amendments to the Comprehensive Plan to the Florida Department of Community Affairs, and

WHEREAS, Sumter County transmitted the proposed Comprehensive Plan amendments to the Florida Department of Community Affairs pursuant to chapter 163.3184(3) Fla. Stats. and Florida Administrative Rule 9J-11, and

WHEREAS, The Florida Department of Community Affairs (Department) filed an "Objections, Recommendations and Comments Report" dated September 24, 2010, expressing objections concerning the proposed amendments; and

WHEREAS, Sumter County has addressed the concerns of the Department in the adoption procedures of these proposed amendments with the addition of data and analysis and revisions to the proposed amendments addressing those objections, and

WHEREAS, the Board of County Commissioners of Sumter County held a public hearing on the proposed Comprehensive Plan amendments on October 26, 2010, and considered the findings and advice of all interested parties submitting comments at the public hearing, and upon complete consideration and deliberation, approved the proposed amendments to the Comprehensive Plan for adoption, and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has determined that the adoption of the amendments to the Comprehensive Plan is in the best interests of the health, safety and welfare of the citizens of Sumter County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AS FOLLOWS

Section 1. Authority

This Ordinance is adopted in compliance with, and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3161, et.seq., Fla. Stats.

Section 2. Purpose and Intent.

It is hereby declared that the purpose and intent of the adopted amendments is to make the Comprehensive Plan better able to preserve and enhance present advantages, encourage the most appropriate use of land,

water, and resources consistent with the public interest, overcome present handicaps, and deal effectively with future problems which may result from the use and development of land within the unincorporated areas of Sumter County, Florida. Specifically, the amendment changes the land use designation on the Future Land Use Map to Industrial and expands the Urban Development Boundary on 2,866 acres, MOL, on a property described in Exhibit A together with a new Policy 7 1 2.19 added to the Future Land Use Element restricting the entitlements and including specific development standards and revises Policy 7.1.16.1 regarding sector planning. CP-A2010-0002 adds Policies 5 1 1.6 and 5 1.1 7 to the Intergovernmental Coordination Element to reflect the adoption of the Interlocal Service Boundary Agreement and Joint Planning Agreement with the cities of Center Hill and Webster The amendments are shown in Exhibit B.

Section 3. Adoption of Amendments to Certain Elements of the Comprehensive Plan.

The Future Land Use Element and the Future Land Use Map and Intergovernmental Coordination Element of the Sumter County Comprehensive Plan are hereby amended as per the amendments attached hereto, and as amended, is the official Comprehensive Plan for the unincorporated area of Sumter County, Florida.

Section 4. Interpretation.

The language and provisions of this ordinance and the Comprehensive Plan, as amended, shall be construed in pari materia with Section 163 3161, et. seq., Fla. Stats. and Chapter 9J-5, Florida Administrative Code. Definitions provided in Section 163.3161, et. seq., Fla. Stats as they apply to interpretation of this ordinance are incorporated herein by reference as the same may from time to time be amended.

Section 5. Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is for any reason held by any court or other forum of

competent jurisdiction to be invalid, the validity of the remaining portions of this ordinance shall continue in full force and effect.

Section 6. Effective Date.

The effective date of these plan amendments shall be the date a final order is issued by the Department of Community Affairs determining the adopted amendments to be in compliance in accordance with s. 163.3184(9) Fla. Stats., or until the Administration Commission issues a final order determining the adopted amendments to be in compliance in accordance with s. 163.3184(10) Fla. Stats. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, these amendments may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team.

ADOPTED **26th** **day of** **October ,** **2010**
this

ATTEST: GLORIA R. HAYWARD
CLERK & AUDITOR

BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY

By: **Deputy Clerk**

By: **Doug Gilpin, Chair**

Exhibit A

LEGAL DESCRIPTION

Parcel No. 2
The South 1/2 of the South 1/2 of the Southwest 1/4 and that part of the Southeast 1/4 lying South of the Sunshine State Parkway in Section 11, Township 19 South, Range 22 East, Sumter County, Florida.

That part of the South 1/2 of the Southwest 1/4 of Section 12, Township 19 South, Range 22 East, Sumter County, Florida, lying south of the Sunshine State Parkway

That part of Section 13, Township 19 South, Range 22 East, Sumter County, Florida, lying South of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way, less the East 200 feet of the North 600 feet of the Northeast 1/4 of the Southwest 1/4 and less the West 800 feet of the North 600 feet of the Northwest 1/4 of the Southeast 1/4 and less the following described parcel:

> Beginning at a point on the East line of the Southeast *1/4* of the Northeast 1/4 265.6 feet South of the Northeast corner of said Southeast 1/4 of the Northeast 1/4; running thence South 394.7 feet, more or less, to a point on the Westerly line of Seaboard Air Line Railway right of way, which is 100 feet Westerly, measured at right angles, from the center line of the said railway company's main track; thence South 22° 20' West, parallel with said Main tract, a distance of 734.8 feet, more or less, to a point on the South line of said Southeast 1/4 of the Northeast 1/4; thence West 159.5 feet, more or less, to a point 250 feet Westerly, measured at right angles, from the center line of said railway company's main track, thence North 22° 20' East, parallel with said main track, a distance of 1161 5 feet, more or less, to the point of beginning.

All of Section 14, Township 19 South, Range 22 East, Sumter County, Florida:

That part of the East 1/2 of the East 1/2 of Section 22, Township 19 South, Range 22 East, Sumter County, Florida, lying East of right of way of I-75

The North 1/2; the West 1/2 of the Southwest 1/4, and the East 1/2 of the Southeast 1/4, Section 23, Township 19 South, Range 22 East, Sumter County, Florida.

That part of Section 24, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the Seaboard Air Line Railway right of way. That part of the Northwest 1/4 of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the Seaboard Air Line Railway right of way, LESS the S1/2 of the NW 1/4 West of SCL RR located within the boundaries of the City of Coleman and consisting of 33 +/- acres.

The Northeast 1/4 of the Northwest 1/4, the West 1/2 of the West 1/2, the Southeast 1/4 of the Southwest 1/4; the East 1/2 of the Northeast 1/4, the North 1/2 of the Northeast 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 26, Township 19 South, Range 22 East, Sumter County, Florida, LESS the SE 1/4 of the NE 1/4 and

the NE 1/4 of the SE 1/4 located within the boundaries of the City of Coleman and consisting of 70 +/- acres,

That part of the East 1/2 of the East 1/2 of Section 27, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the right of way of 1-75

That part of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, lying South of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way.

LESS the East 667 feet of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. 3

The Southwest 1/4 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 22, Township 19 South, Range 22 East, Sumter County, Florida.

The West 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. 4

That part of the East 1/2 of the East 1/2 of Section 22, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the right of way of 1-75.

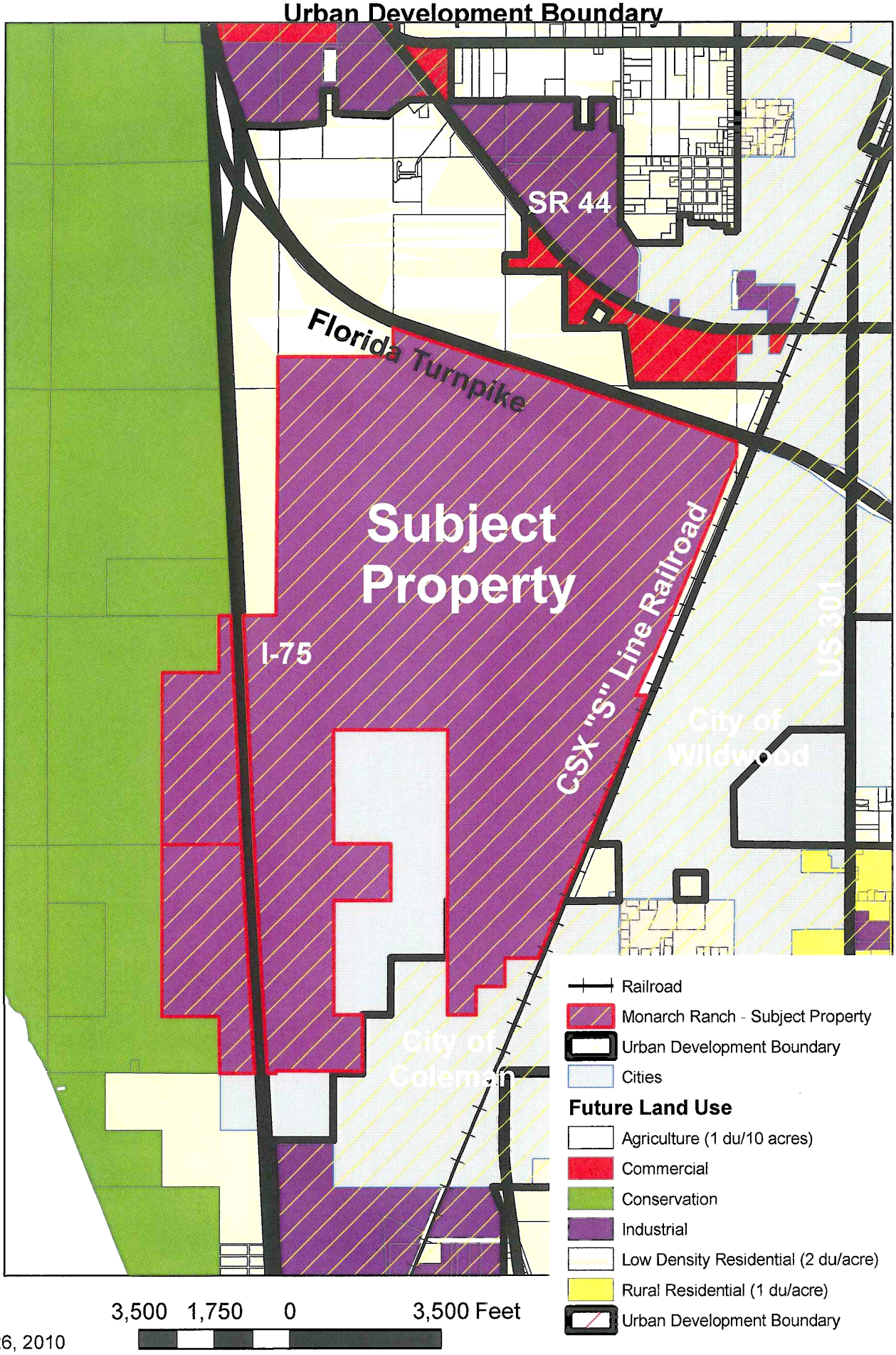
That part of the East 1/2 of the East 1/2 of Section 27, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the right of way of 1 75

Parcel No. 5

The East 200 feet of the North 600 feet of the Northeast 1/4 of the Southwest 1/4 and the West 800 feet of the North 600 feet of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 19 South, Range 22 East, Sumter County, Florida.

Exhibit B

Amended Future Land Use
2,866 acres to Industrial and inclusion within the Urban Development Boundary



October 26, 2010
Sumter County Planning

Exhibit B

Text Amendment to the
Future Land Use Element of the Sumter County Comprehensive Plan

CP-A2010-0001

Policy 7.1.2.~~19~~ 20 BTC – The Monarch Industrial Park (MIP) is located at the intersection of Interstate 75, the Florida Turnpike, State Road 44 and the CSX Railroad S-Line and development therein shall adhere to following standards:

a. The MIP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. Consistent with Policy 7.1.1.2(h) the MIP shall be implemented through PUD Planned Industrial zoning.

b. The maximum industrial square footage within the amendment area shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately a .25 FAR on the Net Buildable Acreage within the amendment area. For purposes of this Policy, Net Buildable Acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.

c. Before any development can occur within the MIP, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code, complying with all applicable financial feasibility and infrastructure requirements. Until said approval of a DRI for the MIP, land use density and intensity shall be restricted to 1 dwelling unit per 10 acres and other uses permitted by the Agricultural Land Use Designation.

d. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient includes green development principles and is financially feasible. The DRI for the MIP shall also identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and the monitoring of transportation impacts.

e. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote transportation efficiency, including reduced vehicles miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts.

f. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a

priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development.

g. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in Policies 3.1.4 – 3.1.4.13. Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. Once the extent of Outstanding Florida Waters (OFW) wetlands has been determined, these wetlands will be placed in a perpetual conservation easement. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.

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

Policy 7.1.16.1. - Sector planning studies shall be required for all Developments of Regional Impact, which include residential density above the established DRI threshold for Sumter County, and for other areas as designated by the Board of County Commissioners. Such areas may include, but are not necessarily limited to highway corridors, interstate interchanges, areas of rapid growth or land use changes and areas of sensitive environmental resources. Upon completion of sector planning studies and adoption of a Sector Plan by the Board of County Commissioners, development within the Sector Plan area shall be pursuant to such adopted Sector Plan and the Comprehensive Plan.

Exhibit B

Text Amendment to the
Intergovernmental Coordination Element of the Sumter County Comprehensive Plan

CP-A2010-0002

Policy 5.1.1.6 The County shall coordinate with the City of Webster regarding planning, 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 an Interlocal Service Boundary and Joint Planning Agreement adopted by the County on September 29, 2009, Ordinance 2009-21.

Policy 5.1.1.7 The County shall coordinate with the City of Center Hill regarding planning, 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 an Interlocal Service Boundary and Joint Planning Agreement adopted by the County on September 22, 2009, Ordinance 2009-19.

Response to
Florida Department of Community Affairs
Objections, Recommendations, and Comments
for
Sumter County Comprehensive Plan Amendment
DCA #10-1

October 26, 2010

On September 24, 2010, the Florida Department of Community Affairs (DCA) issued its Objections, Recommendations, and Comments Report (ORC) for the Sumter County Comprehensive Plan Amendments DCA #10-1.

The amendments include:

- CP-A2010-0001 (George Sola, et.al. – Monarch Ranch): Change Future Land Use from Agriculture to Industrial and inclusion n the Urban Development Boundary on 2,866 acres MOL and add a policy to the Future Land Use Element to limit development entitlements and amends a policy to clarify that Sector Plans are only required for a Development of Regional Impact that includes residential land uses.

- CP-A2010-0002 (Sumter County): Add policies to the Intergovernmental Coordination Element reflecting the adopted Interlocal Service Boundary Agreements with the cities of Webster and Center Hill.

DCA's ORC identified 5 objections to amendment CP-A2010-0001 and no objections to amendment CP-A2010-0002.

Because there were no objections to CP-A2010-0002 no response is necessary. The Board of County Commissioner adopted CP-A2010-0002 on October 26, 2010, without any changes from what was submitted as part of the original transmittal to DCA.

The following provides a response to the 5 objections raised by DCA to amendment CP-A2010-0001.

I.A Future Land Use Amendment

I.A.1 – Inconsistent Data and Analysis

The subject property is 2,866 acres MOL. Please see the attached response provided by BDA Environmental Consultants (pages 1-4).

I.A.2 – Environmental Suitability

Please see the attached response provided by BDA Environmental Consultants (pages 4-13). The proposed Future Land Use Policy 7.1.2.20(g) has been revised to required the placement of Outstanding Florida Waters wetlands to be placed within a perpetual conservation easement. (Note: the original proposed policy was referenced as Policy 7.1.2.19(g). However, the correct policy reference should be Policy 7.1.2.20(g).)

I.A.3 – Potable Water and Wastewater

Please see the attached response provided by Ackerman Senterfitt.

I.A.4 – Transportation

Please see the attached response provided by TDP. It is important to note that the US 301 bypass and potential future interchange at I-75 and CR 514 identified as potential mitigation measures are included as part of the Lake-Sumter Metropolitan Planning Organization 2035 Long Range Transportation Plan Needs Plan that is currently in its public comment phase and is scheduled for adoption in December 2010. In addition, the Monarch Ranch area is also identified as an area to promote intermodal freight opportunities as a strategy within the proposed Lake-Sumter Metropolitan Planning Organization 2035 Long Range Transportation Plan. It is clearly recognized and acknowledged that as the subject property moves through the Development of Regional Impact (DRI) process, the specific mitigation needs and projects will be identified and provided for through the appropriate Development Order conditions and Proportionate Share Agreements. The County continue to work closely with the Lake-Sumter Metropolitan Planning Organization to address the short and long-term needs for transportation within the county and the region. The concept of Monarch Ranch as a future intermodal industrial activity center is part of the continuing regional long-range transportation planning underway by the Lake-Sumter Metropolitan Planning Organization.

I.B.5 – Proposed Text Amendment (FLUM) – Inconsistent Provisions

Please see the attached response provided by Ackerman Senterfitt. Please note that the proposed new Future Land Use Element policy for Monarch Ranch should be referenced as Policy 7.1.2.20 and not Policy 7.1.2.19.

II. Consistency with Chapter 187, F.S. State Comprehensive Plan

The responses to the objections under part I also address the referenced provisions of Chpater 187, Florida Statutes.

ORC Response by

BDA Environmental Consultants

BDA
ENVIRONMENTAL CONSULTANTS

October 11, 2010
File: 2010-034-10.1

SENT VIA FEDERAL EXPRESS

Mr. Brad Cornelius, AICP
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RE: Response to Objections, Recommendations and Comments Report
Comprehensive Plan Amendment for Sumter County DCA Number 10-1
Monarch Industrial Park
Sumter County, Florida

Dear Mr. Cornelius:

In response to the Objections, Recommendations and Comments (ORC) report, addressed to The Honorable Doug Gilpin dated September 24, 2010, Breedlove, Dennis and Associates, Inc. (BDA) has prepared the enclosed information. The exact language from the ORC report is restated herein in bold and the responses or reference to the appropriate information follows each request.

Request No. I.A.1: **Inconsistent Data and Analysis: Included in the amendment are three different acreages for the lands subject to the proposed FLUM change. The staff report indicates 2,688 acres, yet later cites 3,266 acres, and a third reference in the data and analysis notes 2,975 acres. Thus, it is unclear what the exact size of the land area for which the amendment is proposed.**

Additionally, the data and analysis states there are approximately 1,100 acres of wetlands or inaccessible preservation areas. However, the data and analysis in the environmental assessment of the site shows on Figure 2.1-1 that 1,312 acres are wetlands. Thus, the analysis has not provided

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accurate documentation of the extent of wetlands on the site.

<u>Authority:</u> Section 163.3177(2) and (6)(a), F.S., and Rules 9J-5.005(2) and (5); 9J-5.006(2)(b) and (c), F.A.C.

***Recommendation*: Provide the exact acreage of the proposed Future Land Use Map Amendment site. Also, provide the amount of acreages of wetlands on the subject site and if some of the site is already designated preservation show this amount as well. The data and analysis should identify types, sizes, values, functions, conditions and locations for the wetlands on site. Also, the data and analysis should classify the wetlands consistent with the classes of wetlands established in the County's Comprehensive Plan.**

Response: The Monarch Industrial Park (MIP) project is 2,865.51 acres (2,866 acres) and consists of a Central parcel (east of Interstate 75 [I-75]) and West parcel (west of I-75) (Exhibit 1). The current land use designation for the MIP site is Agriculture; there are no preservation areas or Conservation designations on the site. The land owner's environmental consultant (Breedlove, Dennis & Associates, Inc. [BDA]) has identified 123 wetlands and one surface water on the MIP site based on site reviews (groundtruthing) and aerial photo-interpretation. Wetlands and surface waters will be delineated, in accordance with Policy 3.1.4.7, prior to MIP site development in accordance with Policy 3.1.4.6. The number and acreages of wetlands and surface waters will be finalized following reviews by the regulatory agencies (Policy 3.1.4.8). The approximate acreage of wetlands on the MIP site is 1,571.95 acres, and the surface water is 13.36 acres.

Based on the site reviews, BDA has classified the wetlands and surface water in accordance with Florida Land Use, Cover and Forms Classification System (FLUCFCS)[1], which has standardized descriptions of land use types. These cover types are identified on Exhibit 1 for each wetland and on Table 1. In addition, Sumter County classifies wetlands, under Policy 3.1.4.1, as follows:

[1] Florida Department of Transportation (FDOT), 1999. Florida Land Use, Cover and Forms Classification System Handbook, Third Edition. Surveying and Mapping Office, Geographic Mapping Section.

Category I wetlands refers to any wetland located in the area designated Conservation on the Sumter County Future Land Use Map (FLUM).

Category II wetlands are those wetland areas, which are not Category I and which meet at least one of the following criteria:

(a) Any wetland of any size that has a direct hydrological connection to natural surface water bodies greater than 500 acres or to the Floridan aquifer; or
(b) Any large isolated uninterrupted wetland one hundred acres or larger; or
(c) Any wetland of any size that contains nesting federal and/or state listed threatened or endangered species.

Category III wetlands are those wetland areas, which meet any of the following criteria:

(a) Consist of isolated wetlands and are five acres or more; or
(b) Are less than 100 acres and do not otherwise qualify as a Category II wetlands.

Category IV wetlands are areas that meet all of the following criteria:

(a) Isolated wetlands less than five (5) acres; and
(b) Do not otherwise qualify as a Category I, II or III wetlands.

Category V wetlands are areas that meet all of the following criteria:

(a) Are less than 0.5 acre;
(b) Are isolated; and

(c) Do not contain any nests of threatened or endangered wildlife species.

There are no designated Conservation areas on the Sumter County FLUM for the MIP site, and, therefore, no Category I wetlands on the MIP site. The on-site wetlands have been classified according to Policy 3.1.4.1 and are presented on Table 1. There are no known nests of Threatened or Endangered (T&E) wildlife species in the on-site wetlands, therefore T&E species were not a factor in determining the Category.

In addition to the type (FLUCFCS and Category) and size (approximate acreage), Table 1 provides general values and functions of the wetlands and surface water. Prior to development, the wetlands will be assessed for current quantitative value and function. Table 1 provides the best available site data as general, qualitative values and functions for the wetlands on the MIP site.

Overall, the condition of the wetlands is generally poor to moderate due primarily to historic and ongoing agricultural impacts (e.g., cattle utilization, field roadways, and nuisance species encroachment); the condition of the wetlands will be assessed in more detail prior to development.

General wetland and surface water locations are listed on Table 1. The specific locations by identification number for the wetlands and surface water are depicted on Exhibit 1.

Request No. I.A.2: ***Environmental Suitability*: The proposed amendment designates 2,688 acres as Industrial. The current Future Land Use Map designation is Agriculture with a maximum density of one unit per ten acres. The proposed amendment will increase development potential of the site to 16,355,000 square feet of industrial uses limited by a proposed site specific policy.**

Based on the data and analysis provided the amendment site is not environmentally suitable for the types and intensities of the proposed land uses. Nearly 50% of the site is wetland systems connected to Lake Panasoffkee, an Outstanding Florida Waterway (OFW). Allowing 16,355,000 square feet of industrial uses to locate on this site will increase runoff in the area

and introduce hazardous substances into the surface and underground water of the area including Lake Panasoffkee an OFW. Pursuant to 163.3177(6)(a), F.S., and Rule 9-J5.006(3)(b)1, F.A.C., the future land use plan must be coordinated with the environmental conditions of the site. The proposed amendment has not been demonstrated to be consistent with this requirement of state law. The Southwest Florida Water Management District purchased a property adjacent to this site with the purpose of preserving and protecting the associated uplands, wetlands, and tributaries of Lake Panasoffkee. It has not been demonstrated that the proposed industrial uses will be compatible with the adjacent lands and ensure the protection of the natural resources of the area.

Proposed Policy 7.1.2.19(g) states that all activities within the Monarch Industrial Park shall be planned to avoid adverse impacts to wetlands and the required buffers as described in Policies 3.1.4-3.1.4.13 of the Conservation Element. While, the referenced conservation policies outline 5 different classes of wetlands and how each of these classes will be protected, the proposed amendment does not classify the onsite wetlands into the categories of the plan policies and does not show how they will be protected.

Further, the proposed amendment is inconsistent the following policies of the Comprehensive Plan:

Future Land Use Element Policy 7.1.2.16 which states that ***industrial locations shall be provided along railroad corridors and the 1-75 corridor (especially near interchanges) on site that have no environmental constraint,*** **because the site for the amendment has environmental constraints.**

Future Land Use Element Objective 7.1.10 which states that ***Sumter County shall preserve and conserve unique and environmentally sensitive lands and resources from development or development impacts*** **because by designating the site for industrial use the County is not conserving and protecting unique environmentally sensitive lands and resources from the impacts of development.**

Conservation Element Policy 3.1.6.7 requires the County to ***seek methods to***

identify and restrict inappropriate development to enhance the natural systems on the southwest side of Lake Panasoffkee. **By designating the site for industrial use the amendment is not consistent with the protection of Lake Panasoffkee.**

Pursuant to Rule 9J-5.013(3)(b), F.A.C., incompatible land uses are to be directed away from wetlands. The proposed amendment does not ensure that incompatible land uses will be directed away from the large number of wetlands on the site.

Authority- Sections 163.3161(3) and (5); 163.3177(2), (6)(a), (c), and (d), (8), and (10); 163.3187(2), F.S.; Rules 9J-5.005(2), (5), and (6); 9J-5.006(1), (2)(a) and (b), (3)(b) 1 and 4, (3)(c)1 and 6; and 9J-5.013(1), (2)(c)b, and (3), F.A.C.

***Recommendation*: Based on the information provided with the amendment the majority of the site is not suitable for industrial development as proposed in this amendment. In view of this, the Department recommends that the County not adopt the amendment. Alternatively, the County may identify the most suitable portion of the site in the vicinity of existing roadways and infrastructure that will have the least impact on natural resources for industrial use, and designate the remainder of the site Conservation. By designating only a portion of the site for industrial use and designating the remainder for conservation use the County would be directing incompatible land uses away from wetlands as required by State law. The Conservation portion of the site should be placed into a permanent conservation easement at the time of amendment adoption. The County may need to create a new Conservation Future Land Use category or revise the existing category to achieve this because the existing Conservation category is reserved only for publicly owned lands.**

Response: *Wetlands:* As clarified in the Response to Request I.A.1., the total acreage of the MIP is 2,866 acres, and the approximate wetland acreage is 1,572 acres. The Applicant *assumed* that approximately 50% of the MIP site was wetlands thereby limiting the development entitlements. Based on the estimated acreages, the coverage of wetlands on the site is 54.8%. Not all wetlands on the MIP site are designated as Outstanding Florida Waters (OFW).

Outstanding Florida Waters: According to the Florida Department of Environmental Protection (FDEP), a portion of the wetlands on the MIP site are designated as OFW in association with the Withlachoochee Riverine and Lake System under 62-302.700(9)(i) Florida Administrative Code (F.A.C.). The extent of the OFW wetlands is unknown at this time since a delineation of the wetlands and surface waters has not been undertaken nor approved by Southwest Florida Water Management District (SWFWMD) or FDEP. However, the approximate extent of OFW wetlands is represented on Exhibit 2 based on the FDEP GeoData Directory[2]. Of the on-site wetlands, 470.0 acres are mapped as the approximate extent of OFW wetlands (Exhibit 2 and Table 1), or 16%, well less than 50% of the wetlands on the MIP site. These wetlands are located primarily in the northwest portion of the MIP site; development of MIP will be directed away from the OFW wetlands. All wetlands and surface waters will be delineated and surveyed prior to final site plan approval in accordance with Policies 3.1.4.6, 3.1.4.7 and 3.1.4.13.

Runoff and Hazardous Materials: MIP will comply with all local, State and Federal regulations to manage stormwater runoff, and there will be no adverse impacts due to runoff (per Sumter County Policies 3.1.3.2, 3.1.6.6 [if applicable], 4.4.1.1-4.4.1.4, and 7.1.10.2, and SWFWMD Basis of Review [BOR] Sections 2.8.3 and 4.0). Specific details of runoff volume will be addressed through the Development Order and Environmental Resource Permit (ERP) process. For areas with significant impervious areas, SFWMD BOR Section 6.6 would also apply.

Under Exhibit E of the July 20, 2010, *Sumter County Large Scale Amendment Transmittal, First Cycle 2010*, it was specifically stated that no hazardous waste will be generated on-site; the MIP site will comply with Objective 7.1.15 and associated Policies. It is not anticipated that the MIP will store, use, produce, or have present hazardous materials; in particular, hazardous materials in an amount at or above the thresholds established by U.S. Congress under Title III/Emergency Planning and Community Right-To-Know Act (EPCRA) and the corresponding legislation by State of Florida under the Florida Hazardous Materials Emergency Response and Community Right-To-Know Act. Sumter

[2] Florida Department of Environmental Protection GeoData Directory: http://www.dep.state.fl.us/gis/datadir.htm

County is part of the District 5 Local Emergency Planning Committee (LEPC) established to, in part, assist with regional coordination and help public and emergency responders address hazardous materials public safety issues. The District 5 LEPC works with the Withlacoochee Regional Planning Council (RPC), with funding provided from the Department of Community Affairs, to prepare regional plans for hazardous materials stored, used, produced, or present at or above the established thresholds. MIP will comply with the federal and state Acts and will coordinate with District 5 LEPC and Withlacoochee RPC, as necessary. In addition, please be aware that Sumter County authorizes large quantity generators and operations for storage, transfer, and disposal of hazardous waste under conditional uses in the industrial land use (Policy 7.1.15.1 and 7.1.15.2).

Adjacent SWFWMD Property: The referenced property is the SWFWMD recreation site called Lake Panasoffkee. Only the MIP parcels west of I-75 (West parcel) are adjacent to the Lake Panasoffkee recreation site. MIP site activities will be consistent with SWFWMD's land management activities on the adjacent lands to ensure no conflicts with SWFWMD land management activities. The Comprehensive Plan recommends various design techniques such as buffering, screening and open spaces be considered to assure the compatible transition between differing land uses and zoning districts (Policy 7.1.6.4).

Proposed Policy 7.1.2.19(g) and Wetland Categories: The Conservation Element classifies wetlands according to the following (Policy 3.1.4.1):

> *Category I* wetlands refers to any wetland located in the area designated Conservation on the Sumter County Future Land Use Map.
>
> *Category II* wetlands are those wetland areas, which are not Category I and which meet at least one of the following criteria:
>
> > (a) Any wetland of any size that has a direct hydrological connection to natural surface water bodies greater than 500 acres or to the Floridan aquifer; or

(b) Any large isolated uninterrupted wetland one hundred acres or larger; or
(c) Any wetland of any size that contains nesting federal and/or state listed threatened or endangered species.

Category III wetlands are those wetland areas which meet any of the following criteria:

(a) Consist of isolated wetlands and are five acres or more; or
(b) Are less than 100 acres and do not otherwise qualify as a Category II wetlands.

Category IV wetlands are areas that meet all of the following criteria:

(a) Isolated wetlands less than five (5) acres; and
(b) Do not otherwise qualify as a Category I, II or III wetlands.

Category V wetlands are areas that meet all of the following criteria:

(a) Are less than 0.5 acre;
(b) Are isolated; and
(c) Do not contain any nests of threatened or endangered wildlife species.

There are no wetlands designated Conservation on the Sumter County FLUM and therefore no Category I wetlands on the MIP site. The on-site wetlands have been classified according to Policy 3.1.4.1 and are presented on Table 1. These designations may change once the delineation is performed and approved by SWFWMD or FDEP. Exhibit 1 provides the wetland or surface water identification numbers and Table 1 provides the classification Category per Policy 3.1.4.1.

Removal, alteration, and/or encroachment within Category I wetlands is not permitted, except for enhancement or restoration-type activities (Policy 3.1.4.2). Removal, alteration, and/or encroachment of other Categories of wetlands are allowed per the Sumter County Comprehensive Plan Conservation Element, as acceptable under SWFWMD or FDEP regulations and requirements (Policies 3.1.4.3, 3.1.4.4, 3.1.4.5.). MIP will be planned to direct development away from the OFWs and to avoid or minimize wetland impacts in compliance with SWFWMD regulations (SWFWMD BOR Section 3.2.1). Mitigation will be provided to offset wetland impacts remaining after elimination and reduction have been addressed (Policies 3.1.4.3, 3.1.4.4, 3.1.4.9[3], and 3.1.4.10[2]; SWFWMS BOR Sections 3.2.1 and 3.3).

Inconsistencies with Comprehensive Plan: Each Policy or Objective, as cited in the OCR Report, is restated in its entirety here to more fully address consistency with the Comprehensive Plan:

> *Policy 7.1.2.16. Industrial locations shall be provided along railroad corridors and the I-75 corridor (especially near interchange locations) on sites that have no environmental constraints or have provided mitigation for those constraints through existing or proposed public services and utilities. Other locations may be considered for industrial uses upon a showing of suitability and need.*
>
> The MIP site does contain wetlands, which can be an environmental constraint, however, as stated in the OCR Report. As provided for in Policy 7.1.2.16, mitigation for those wetlands constraints can be addressed through wetland mitigation as necessary and in accordance with agency requirements.
>
> Additional mitigation for transportation related constraints can be mitigated by:
>
> - proportionate share, impact fees, and private-public partnerships for traffic improvements;
> - rail transportation via the CSX-S line to reduce project related traffic on the roadways.

These mitigation measures demonstrate compliance with Policy 7.1.2.16 and, therefore, with the Comprehensive Plan.

Objective 7.1.10 Sumter County shall preserve and conserve unique and environmentally sensitive lands and resources from development or developmental impacts. The County shall maintain land development regulations to implement preservation and conservation during the land development process.

The only "unique and environmentally sensitive lands" within the boundaries of the MIP site are any designated OFW wetlands. Other lands on the site are locally and regionally common. OFW wetlands are proposed to be conserved and all development will be directed away from these areas to prevent development-related impacts. Protection of the OFW wetlands conforms to Policy 7.1.10.1. As noted above, stormwater runoff will be managed on-site, conforming to Policy 7.1.10.2. Wildlife surveys were conducted, as included in Exhibit C of the July 20, 2010, *Sumter County Large Scale Amendment Transmittal, First Cycle 2010*, and protection measures will be implemented, if necessary, thereby complying with Policy 7.1.10.3[3]. Compliance with these Policies demonstrates consistency with Objective 7.1.10 and the Comprehensive Plan.

Policy 3.1.6.7. The county will seek methods to identify and restrict inappropriate development to enhance the natural systems on the southwest side of the lake.

The MIP site is located east-northeast of Lake Panasoffkee (the lake referenced in Policy 3.1.6.7). As such, this Policy does not apply to the proposed amendment and the MIP site is consistent with the Comprehensive Plan.

[3] This is the assumed Policy number (7.1.10.3), since it is actually blank in the Land Use Element.

9J-5.013(3)(b) F.A.C. Future land uses which are incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the comprehensive plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

The OFW wetlands are located primarily in the north-northwest portion of the MIP site. Industrial development will be directed away from these areas and other wetlands determined to be highly functional. In addition, mitigation will be provided to compensate for loss of other wetlands that cannot be avoided. Therefore, the proposed ammendment complies with 9J-5.013(3)(b) F.A.C. and the Comprehensive Plan.

Recommendation Response: Approximately 45% (± 1, 281 acres) of the MIP site is uplands suitable for development. With the proposed planning, including directing development away from the most sensitive wetlands and using buffers around the wetlands, the MIP will have minimal impacts on the natural resources. In addition, the use of buffers assures "the compatible transition between differing land uses" under Policy 7.1.6.4.

All development on MIP will be in compliance with state and federal law by obtaining all required permits from the regulatory agencies.

There are no designated Conservation areas on the MIP site under the existing FLUM and, therefore, there is no area to be placed into a conservation easement. However, development will be directed away from OFW wetlands, and, once the extent of the OWF wetlands is

determined, these wetlands will be placed into a perpetual conservation easement. Typically, this is done as part of the ERP process (SWFWMD BOR Section 3.3.8). In most cases, it is SWFWMD policy that a grantee other than SWFWMD accept the easement; since the OFW wetlands proposed for conservation are connected to SWFWMD lands, it is likely that SWFWMD will accept the easement. An appropriate grantee (or grantees) will be determined if SWFWMD will not accept the easement. If Sumter County prefers to be the grantee, then the current Conservation category would be an appropriate land use designation. Based on this, it would be premature to create a new Conservation Future Land Use category since both the extent of the conservation land and the recipient of the easement has not been determined.

We trust that the information provided herein is sufficient for your review. Should you have any questions regarding this information, or require additional information, please do not hesitate to contact our office.

Sincerely yours,

Jennifer L. Rosinski, Ph.D.
Associate Scientist IV

W. Michael Dennis, Ph.D.
President

JLR/WMD/tdm

Enclosures

cc: George Sola
Heather Himes

BDA
ENVIRONMENTAL CONSULTANTS

EXHIBIT 1

APPROXIMATE EXTENT OF WETLANDS AND SURFACE WATERS ON THE MONARCH INDUSTRIAL PARK PROJECT SITE

BDA
ENVIRONMENTAL CONSULTANTS

EXHIBIT 2

APPROXIMATE EXTENT OF OUTSTANDING FLORIDA WATERS ON THE MONARCH INDUSTRIAL PARK PROJECT SITE

BDA
ENVIRONMENTAL CONSULTANTS

TABLE 1

WETLANDS ON THE MONARCH INDUSTRIAL PARK PROJECT SITE, SUMTER COUNTY, FLORIDA

Table 1 Wetlands on the Monarch Industrial Park Project Site, Sumter County, Florida

Wetland ID	FLUCFCS[1]	Size (acres)	OFW[2] (acres)	Category[3]	Value/Functions[4]	Location[5]
1 North	615	665.91	425.63	II	Water quality improvement, water storage/attenuation, wildlife habitat, food chain support	North and west areas of Central parcel
	620	4.40	N/A			
	641	2.86	N/A			
1 South	615	135.80	N/A	II	Water quality improvement, water storage/attenuation, wildlife habitat, food chain support	South central area of Central parcel
	641	9.20	N/A			
	643	5.33	N/A			
2	630	1.18	1.18	IV	Water storage, wildlife habitat	North, within Central parcel
3	630	2.08	Not Applicable (N/A)	IV	Water storage, wildlife habitat	Northwest portion of Central parcel
4	641	0.29	N/A	V	Water storage, wildlife habitat	
5	630	0.60	N/A	IV	Water storage, wildlife habitat	
6	641	0.25	N/A	V	Water storage	
7	630	0.89	N/A	IV	Water storage, wildlife habitat	
8	630	0.74	N/A	IV		
9	630	2.80	N/A	IV		
10	630	3.61	N/A	IV		
11	630	0.63	N/A	IV		
12	641	0.36	N/A	V	Water storage	
13	630	0.76	N/A	IV	Water storage, wildlife habitat	
14	630	1.75	N/A	IV		
15	641	4.40	N/A	IV		West-southwest portion of Central parcel; east side of Interstate 75
16	641	4.25	N/A	IV		
17	641	0.29	N/A	V	Water storage	
18	641	0.38	N/A	V	Water storage	
19	643	1.27	N/A	IV	Water storage, wildlife habitat	

[1] Florida Land Use, Cover and Forms Classification System
Streams and Lake Swamps (Bottomland) (615)
Forested Wetlands (620)
Wetland Forested Mixed (630)
Freshwater Marsh (641)
Wet Prairie (643)
Reservoirs (530)

[2] OFW = Outstanding Florida Waters

[3] Per Sumter County Comprehensive Plan, Conservation Element Policy 3.1.4.1.

[4] These are general, qualitative values and functions. The quantitative value and function will be assessed prior to development of the site.

[5] Please also refer to the Exhibit 1, a map of wetland locations and approximate extent.

Table 1 Continued

Wetland ID	FLUCFCS[1]	Size (acres)	OFW[2] (acres)	Category[3]	Value/Functions[4]	Location[5]
20	641	0.36	N/A	V	Water storage	
21	641	0.89	N/A	IV	Water storage, wildlife habitat	
22	641	0.21	N/A	V	Water storage	
23	641	0.26	N/A	V		
24	630	0.11	N/A	III	Water storage, water quality improvement, wildlife habitat	
	641	2.29	N/A			
	643	5.90	N/A			
25	630	3.28	N/A	III		
	641	6.21	N/A			
	643	1.50	N/A			
26	643	0.25	N/A	V	Water storage	
27	641	2.46	N/A	IV	Water storage, wildlife habitat	
28	641	0.98	N/A	IV		
	643	0.46	N/A			
29	643	0.23	N/A	V	Water storage	
30	630	12.34	N/A	III	Water storage, water quality improvement, wildlife habitat	Central Portion of Central parcel
	643	2.46	N/A			
31	630	0.49	N/A	V		
32	630	0.90	N/A	IV		
33	630	2.67	N/A	IV		
34	630	0.62	N/A	IV		
35	643	0.61	N/A	IV		
36	630	7.20	N/A	III		
37	630	5.99	N/A	III		
38	630	2.54	N/A	IV		
39	630	2.73	N/A	IV		
40	630	4.07	N/A	IV		
41	630	4.97	N/A	IV		
42	630	4.62	N/A	IV		
43	630	3.34	N/A	IV		
44	630	10.49	N/A	III		
45	630	0.92	N/A	IV		
46	630	3.83	N/A	IV		
47	641	0.22	N/A	V	Water storage	Southeast portion of Central parcel
48	641	3.27	N/A	IV	Water storage, wildlife habitat	
49	641	0.97	N/A	IV		
50	641	1.15	N/A	IV		
51	641	2.24	N/A	IV		
52	630	2.85	N/A	IV		
	641	5.65	N/A	III		
53	641	0.63	N/A	IV	Water storage, wildlife habitat	East side of Central parcel
54	641	0.28	N/A	V	Water storage	
55	630	20.72	N/A	III	Water storage, wildlife habitat	
56	641	0.77	N/A	IV		
57	641	1.16	N/A	IV		
58	630	5.58	N/A	III		

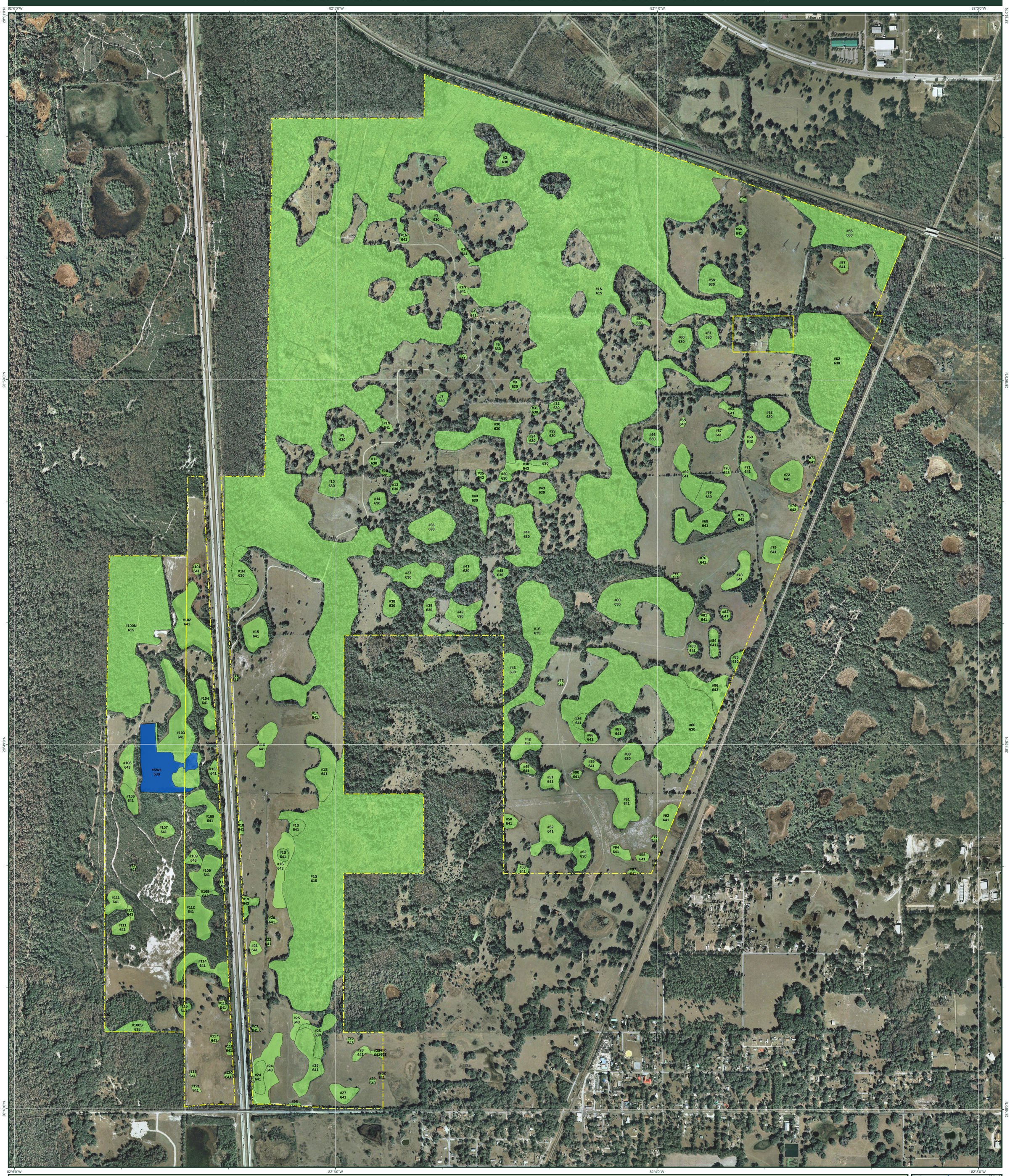
Table 1 Continued

Wetland ID	FLUCFCS[1]	Size (acres)	OFW[2] (acres)	Category[3]	Value/Functions[4]	Location[5]
59	630	0.81	N/A	IV		
60	630	2.77	N/A	IV		
61	630	2.60	N/A	IV		
62	630	39.02	N/A	III		
63	630	5.63	N/A	III		
64	641	1.26	N/A	IV		
65	643	0.36	N/A	V	Water storage	
66	630	1.77	N/A	IV	Water storage, wildlife habitat	
67	641	2.36	N/A	IV		
68	643	1.11	N/A	IV		
69	630	3.85	N/A	III		
	641	11.69	N/A			
70	643	0.50	N/A	V		
71	641	1.37	N/A	IV		
72	641	5.22	N/A	III		
73	641	0.27	N/A	V	Water storage	
74	643	0.43	N/A	V		
75	641	1.26	N/A	IV	Water storage, wildlife habitat	
76	641	0.46	N/A	V	Water storage	
77	643	0.27	N/A	V		
78	641	3.43	N/A	IV	Water storage, wildlife habitat	
79	641	3.67	N/A	IV		
80	630	21.47	N/A	III		
81	641	0.62	N/A	IV		
82	641	0.60	N/A	IV		
83	641	0.60	N/A	IV		
84	641	1.53	N/A	IV		
85	630	0.88	N/A	IV		
86	630	47.85	N/A	III		
	641	1.70	N/A			
	643	5.52	N/A			
87	641	1.05	N/A	IV		
88	630	4.10	N/A	IV		
89	641	0.97	N/A	IV		
90	641	0.50	N/A	V		
91	641	6.82	N/A	III		
92	641	2.48	N/A	IV		
93	641	0.25	N/A	V	Water storage	
94	641	1.33	N/A	IV	Water storage, wildlife habitat	
95	641	0.63	N/A	IV		
96	641	0.04	N/A	V	Water storage	
97	641	0.29	N/A	V		
98	641	0.25	N/A	V	Water storage	West-southwest portion of Central parcel; east side of Interstate 75

Table 1 Continued

Wetland ID	FLUCFCS[1]	Size (acres)	OFW[2] (acres)	Category[3]	Value/Functions[4]	Location[5]
99	641	0.18	N/A	V	Water storage	
100 North	615	47.86	21.54	II	Water quality improvement, water storage/attenuation, wildlife habitat, food chain support	West parcel; west side of Interstate 75
100 South	615	2.23	N/A	II	Water quality improvement, water storage/attenuation, wildlife habitat, food chain support	
101	641	0.52	N/A	IV	Water storage, wildlife habitat	
102	641	10.09	N/A	III		
103	641	15.88	N/A	III		
104	641	3.59	N/A	IV		
105	641	1.15	N/A	IV		
106	641	2.09	N/A	III		
	643	3.45	N/A			
107	641	1.63	N/A	IV		
108	641	6.23	N/A	III		
109	641	4.51	N/A	IV		
110	641	0.17	N/A	IV		
	644	1.93	N/A			
111	641	3.73	N/A	IV		
	643	0.55	N/A			
112	641	6.11	N/A	III		
113	643	0.31	N/A	V	Water storage	
114	641	4.88	N/A	IV	Water storage, wildlife habitat	
115	643	0.70	N/A	IV		
116	641	0.53	N/A	IV	Water storage	
117	641	0.46	N/A	V		
118	641	0.45	N/A	V		
119	641	0.26	N/A	V		
120	641	0.30	N/A	V		
121	641	0.28	N/A	V		
201	630	0.03	N/A	V		
202	641	0.08	N/A	V		
SW1	530	13.35	N/A	N/A	Water storage, wildlife habitat	
Total	---	**1,585.31**	**470.0**	---	---	---

EXHIBIT 1. APPROXIMATE EXTENT OF WETLANDS AND SURFACE WATERS ON THE MONARCH INDUSTRIAL PARK PROJECT SITE.

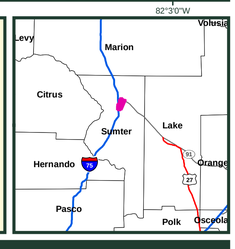


Legend

Project Boundary

- Central (2,492.54 ac)
- West (372.97 ac)

- Wetlands
- Surface Waters



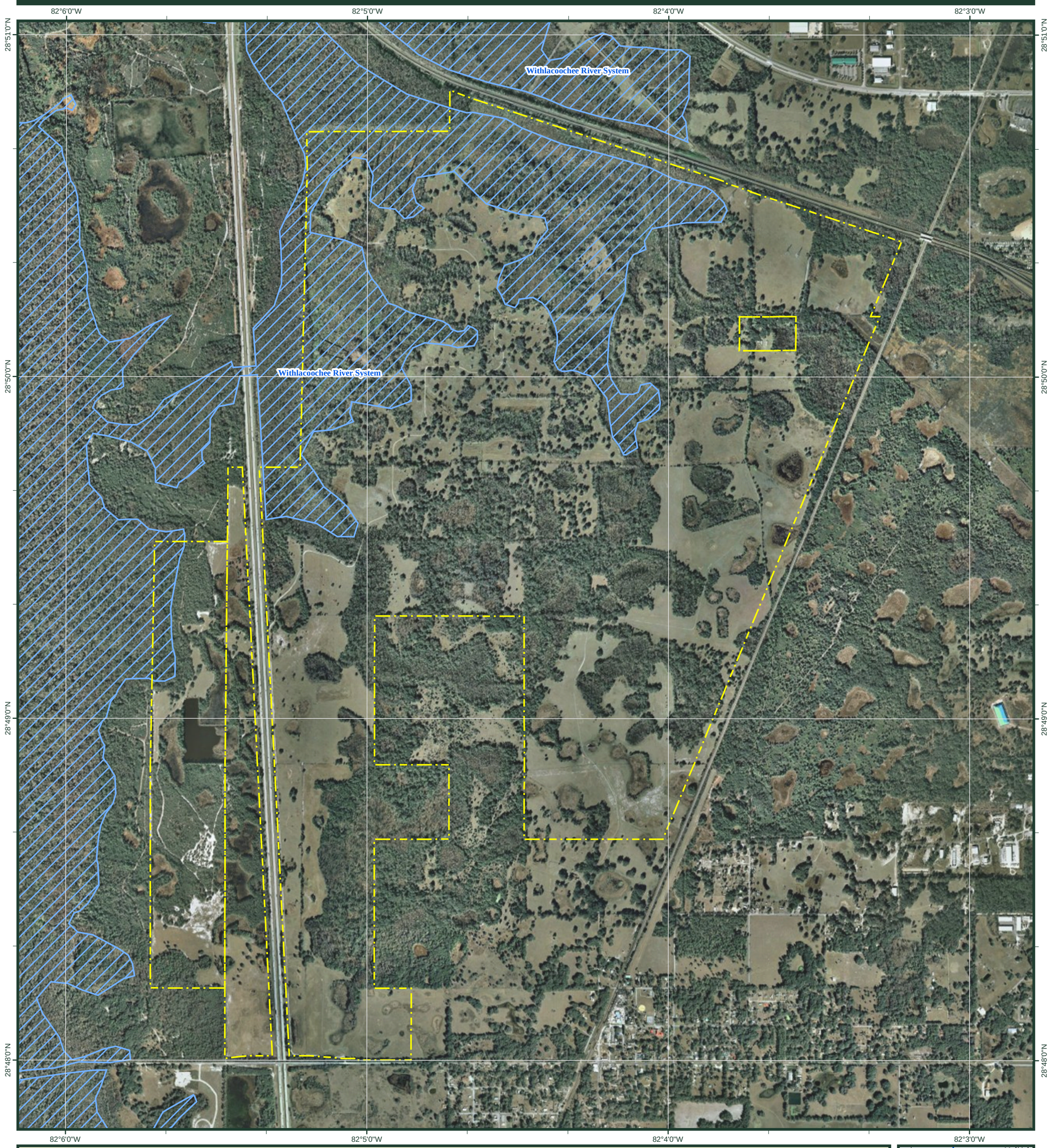
0 500 1,000 1,500 Feet

1 inch = 500 feet

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

CBT • 2010-10-08 • P:\ATG\20100341\BDA_USE\ARCGIS\Wetlands_E.mxd

EXHIBIT 2. APPROXIMATE EXTENT OF OUTSTANDING FLORIDA WATERS ON THE MONARCH INDUSTRIAL PARK PROJECT SITE.



Legend

Project Boundary

Central (2,492.54 ac)

West (372.97 ac)

Florida Dept of Environmental Projection (FDEP) proposed extent

0 1,200 2,400 Feet

1 inch = 1,200 feet

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
Environmental Consultants
330 W. Canton Ave., Winter Park, FL 32789 • 407-677-1882

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ORC Response by

Ackerman Senterfitt

RESPONSE TO DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT/SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT 10-1

I. A. FLUM Amendment:

3. Potable Water and Wastewater:

The Department has stated that the data and analysis for the Monarch Industrial Park does not provide specific amounts of potable, non-potable and wastewater demands for the proposed Industrial uses.

As stated in the Future Land Use Amendment Application, the Monarch Industrial Park is located within the utility service area for the City of Wildwood. Sumter County is not a provider of water, potable water or wastewater services, therefore, all utility services must be obtained from the City of Wildwood. In furtherance of the agreement for the provision of utility services, Sumter County and the City of Wildwood entered into an Interlocal Service Boundary and Joint Planning Agreement dated April 14, 2009.

Potable Water – In its letter of March 3, 2010, the City estimates the daily demand for the MIP to be .67 million gallons per day (MGD) at build out. The City owns and operates (5) water treatment plants which have a combined capacity of 4.752 MGD. Further, that the City is in the design stages of a new water treatment plan which will result in a capacity of 6.90 MGD and which should be operational in 2012. The combined capacity of all water treatment plants in 2012 therefore being 11.652 MGD. See the attached Table 1 from the City of Wildwood which depicts the current and projected capacity and addresses the LOS requirement.

Wastewater Service – In its letter of March 3, 2010, the City estimates the average daily demand for the MIP to be .56 MGD at build out. The City currently has available permitted treatment capacity of 3.55 MGD and effluent disposal capacity of 4.25 MGD. In addition, the City has initiated the design of a new wastewater treatment plant which will have a capacity of 3.0 MGD and is scheduled for completion between 2015-2020. See the attached Table 1 from the City of Wildwood which depicts the current and projected capacity and addresses the LOS requirement.

I. B. Proposed Text Amendments (FLUM)

5. Inconsistent Provisions:

(1) The text of Proposed Policy 7.1.2.19 has been modified in Section g. to address OFW Wetlands.

Policy 7.1.2.19 – The Monarch Industrial Park (MIP) is located at the intersection of Interstate 75, the Florida Turnpike, State Road 44 and the CSX Railroad S-Line and development therein shall adhere to following standards:

a. The MIP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. Consistent with Policy 7.1.1.2(h) the MIP shall be implemented through PUD Planned Industrial zoning.

b. The maximum industrial square footage within the amendment area shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately a .25 FAR on the Net Buildable Acreage within the amendment area. For purposes of this Policy, Net Buildable Acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.

c. Before any development can occur within the MIP, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code, complying with all applicable financial feasibility and infrastructure requirements. Until said approval of a DRI for the MIP, land use density and intensity shall be restricted to 1 dwelling unit per 10 acres and other uses permitted by the Agricultural Land Use Designation.

d. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient includes green development principles and is financially feasible. The DRI for the MIP shall also identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and the monitoring of transportation impacts.

e. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote transportation efficiency, including reduced vehicles miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts.

f. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development.

g. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in Policies 3.1.4 – 3.1.4.13. Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. <u>Once the extent of OFW wetlands has been determined, these wetlands will be placed in a perpetual conservation easement</u>. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable

federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.

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

Policy 7.1.16.1. - Sector planning studies shall be required for all Developments of Regional Impact which include residential density above the established DRI threshold for Sumter County and for other areas as designated by the Board of County Commissioners. Such areas may include, but are not necessarily limited to highway corridors, interstate interchanges, areas of rapid growth or land use changes and areas of sensitive environmental resources. Upon completion of sector planning studies and adoption of a Sector Plan by the Board of County Commissioners, development within the Sector Plan area shall be pursuant to such adopted Sector Plan and the Comprehensive Plan.

(2) The Proposed Text Amendment to the Future Land Use Element of the Sumter County Comprehensive Plan; Policy 7.1.2.19 – The Monarch Industrial Park (MIP) is consistent with the requirements of Chapter 163.3177(6)(a), F.S.; Rule 9J-5.005(1)(c)(5) and (6) and Rule 9J-5.006(4)(a), F.A.C. for the following reasons:

a. The Policy is consistent with the requirement in Chapter 163.3177(6)(a), F.S. which states that (a) the future land use plan shall be based ". . . in rural communities, on the need for job creation, capital investment and economic development that will strengthen and diversify the community's economy . . ."

b. The Policy contains specific standards governing the amount of industrial development and the timing of the development by requiring that the proposed development be processed and approved as a Development of Regional Impact (DRI).

c. The Policy requires that the property be developed in a manner to promote a transportation system, both on and off-site, which is consistent with the goals of providing mobility, that is energy efficient, which reduces greenhouse emissions, reduces vehicle miles and identifies funding mechanisms for implementation.

d. The Policy directs development away from the on-site wetlands so as to ensure compatibility of development.

e. The Policy is consistent with the provision in Chapter 163.3177(6)(a), F.S. that states "[t]he future land use plan may designate areas for future planned development use involving combinations of types of uses for which special regulations may be necessary to ensure development in accord with the principles and standards of the comprehensive plan and this act."

(3) The Policy is consistent with Rule 9J-5.005(1)(c)(5), F.A.C. which requires that the adopted comprehensive plan shall consist of "[r]equired maps showing future conditions, including the future land use map or map series," in that the Future Land Use Map will have a designation of Monarch Industrial Park or MIP. The inclusion of Section (c) in Policy 7.1.2.19 is purely a timing mechanism and recognizes the underlying land use of Agricultural, which has a density of one (1) dwelling unit per 10 acres. The language contained in Policy 7.1.2.19(c) is no different from the requirement by the Department that specific language governing DRIs be placed in the local government's comprehensive plan spelling out densities, the timing of development, mix of housing types, specific transportation improvements and other conditions governing the development of a specific site.

(4) The Department states that Policy 7.1.2.19 is inconsistent with Rule 9J-5.005(1)(c)(6), F.A.C. The section of the Rule cited is not applicable as it requires "[a] copy of the local comprehensive plan adoption ordinance at such time as the plan is adopted." The plan amendment has <u>not</u> yet been adopted, so no ordinance can be provided. Sumter County will furnish the Department a copy of the ordinance after adoption as required by Rule 9J-5.005(1)(c)(6), F.A.C.

(5) Policy 1.7.2.19 is consistent with Rule 9J-5.006(4)(a) which requires that the Future Land Use Map show "(a) the proposed distribution, extent, and location of the following, generalized land uses . . ."

a. Industrial Use

The Future Land Use Map will show an industrial land use on the Monarch Ranch property of Monarch Industrial Park (MIP).

(6) Further, the Department has failed to cite with any particularity how Policy 7.1.2.19 is internally inconsistent with other provisions in the County's Comprehensive Plan. The citations to Sections 163.3177(2) and (6)(a), F.S.; Rules 9J-5.005(1)(c), (5) and (6); and Rule 9J-5.006(4)(a), F.A.C. are not applicable as the content of those citations has been discussed above and they do not address the issue of internal consistency.

TABLE 1

Monarch Ranch										
City of Wildwood										
Water and Wastewater Capacity Analysis										
Water	Current (MGD)	Projected (MGD)								
	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2020*	*2025*	*2030*	*2035*
FDEP Permitted Capacity	4.752	4.752	4.752	4.752	4.752	4.752	8.252	11.752	11.752	14.752
2010 Demand	2.544									
Comprehensive Plan Projections		2.870	3.160	3.460	3.750	4.040	6.060	8.790	10.450	12.310
Monarch Ranch			0.029	0.059	0.088	0.147	0.235	0.381	0.528	0.675
Remaining Capacity	**2.208**	**1.882**	**1.563**	**1.233**	**0.914**	**0.565**	**1.957**	**2.581**	**0.774**	**1.767**

Wastewater	Current (MGD)	Projected (MGD)								
	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2020*	*2025*	*2030*	*2035*
FDEP Permitted Capacity	3.55	3.55	3.55	3.55	3.55	3.55	6.55	6.55	9.55	9.55
2010 Demand	1.609									
Comprehensive Plan Projections		1.91	2.06	2.22	2.37	2.52	3.6	5.04	5.92	6.09
Monarch Ranch			0.024	0.049	0.073	0.122	0.196	0.318	0.44	0.562
Remaining Capacity	**1.941**	**1.640**	**1.466**	**1.281**	**1.107**	**0.908**	**2.754**	**1.192**	**3.190**	**2.898**

Notes:

Figures shown are represented as million gallons per day (MGD)

Current WUP of 4.98 MGD expires in 2013

10-Year Water Supply Plan due in 2012

Planned construction of Champagne Farms WTP to account for needed water demand (increases capacity to 8.252 and 11.752 after expansion)

Construction of Degroen - Plant #8 may be needed for long term (3.0 MGD would increase capacity to 14.752)

Construction and expansion of SEWWTP to account for needed wastewater demand (3.0 MGD with additional 3.0 expansion option)

ORC Response by

TPD

October 11, 2010

Mr. John P. Moore, EI
Systems Planner
Florida Department of Transportation – District 5
Orlando Urban Office
133 S Semoran Blvd
Orlando, Florida 32807

Re: Comprehensive Plan Amendment 10-01 – Monarch Ranch
Sumter County, Florida
TPD № 4149

Dear Mr. Moore,

We offer the following responses to your comments. Each comment is listed first in **bold** typeface and the corresponding response in regular typeface.

The traffic study incorrectly states that the maximum intensity under Industrial is a 0.25 FAR. The County comprehensive plan indicates that a 0.50 FAR is allowed inside the urban development area and a 0.30 FAR is allowed outside the urban development area. Use of a 0.25 FAR, however, is consistent with the proposed text amendment that limits development of the site.

The traffic study is being revised and the statement will be revised accordingly. The maximum development density remains limited as accurately noted in the initial traffic study.

The traffic study analyzes 2,600 acres. The FLUM amendment addresses 2,866 acres.

The traffic study assumes that some wetland areas will not be suitable for development and were thereby excluded from the density calculation.

The traffic study analyzes the proposed development scenario as High-Cube Warehouse. ITE's Industrial Park trip generation rates are a more appropriate match because the text amendment states that Monarch Industrial Park will include "a functional integration of industrial, warehousing, manufacturing, and supporting commercial and office uses" and will allow "all uses allowed in the industrial zoning category." Industrial Park trip generation rates are significantly higher than High-Cube Warehouse trip generation rates and are therefore more indicative of the maximum development scenario.

The proposed use of this area is for regional distribution warehousing, which is best approximated by ITE's High-Cube Warehouse category. It is reasonable to assume, however, that parts of the property will

include the allowable supporting uses as would normally be found in an Industrial Park. Therefore, for purposes of the transportation analysis, 20% of the total development will be assumed as Industrial Park per ITE. The revised transportation analysis will reflect the higher intensity development program.

FDOT has adopted an LOS B standard for the Turnpike between I-75 and US 301.

The revised analysis will reflect the adopted LOS for this segment of the Turnpike.

Widening I-75 is not funded for construction within five years (per the June 23, 2010, Lake-Sumter MPO TIP), so it cannot be considered to be in place for the purposes of mitigating the impacts of the amendment under existing conditions or in the near term. Additionally, assuming that impacted I-75 segments will be re-classified from Rural to Transitioning is not a mitigation strategy. While FDOT acknowledges that area type could change as a result of the 2010 Census, this change has not occurred.

It is understood that the widening of I-75 is not funded for construction in the near term. However, this project is on the regional list of priority projects for future improvement. Therefore, its use in the transportation analysis was based on the recognition that the proposed land use change is a long term development that would not be effected in the near term. However, if assumed in the near term, its impacts to the regional network would be offset by accompanying assumptions that the planned improvements, which are in part planned to accommodate projected growth in the area, will be in place to accommodate that growth.

Adjustments to the model trip distribution pattern should be described in more detail.

The distribution adjustments described in the transportation analysis were made to reassign traffic to the regional facilities, further underlining the regional distribution nature of the project. The adjustments will be further detailed in the revised analysis.

The tables in Appendix A are not completely legible.

The tables in the appendix were obtained from Sumter County's CMS. These can be provided electronically if necessary.

The traffic study defers mitigation to the DRI process.

The traffic study identifies and highlights the long term transportation needs for the area, including the need for the Coleman By-pass, improvements to Interstate-75 and the interchange on I-75 at Warm Springs Road. Sumter County has been coordinating with the Lake-Sumter MPO to include some of the needed transportation improvements in the long range needs plan in response to this land use change. Project specific mitigation and funding of the needed improvements is expected to occur with the application for a DRI, where the project's phasing and specific capacity needs can be further analyzed and assessed.

Please revise the traffic study per the comments above. If the revised traffic study identifies a need for State roadway improvements, please identify the needed improvements. Needed near-term mitigation projects should be added to the five-year schedule of capital improvements. Needed long-term mitigation projects and/or strategies should be added to the Transportation and Capital Improvements Elements and coordinated with the LRTP. Please coordinate with adjacent local governments to ensure that the needed projects are reflected in those local governments' schedules and plans as necessary.

The traffic analysis is being revised to address the FDOT's comments. Improvements needed to support

this land use amendment are being coordinated with the Lake-Sumter MPO and relevant agencies. Sumter County has consistently implemented a rigorous concurrency system that has successfully addressed specific infrastructure needs on local and state roads. Sumter County will continue to maintain its system and ensure that all development activities are concurrent with infrastructure as required by State Statutes and County Ordinances. The project's near term impact to those facilities will be the subject of further analysis as development occurs in the future. Impacts to state roads will be mitigated through binding proportionate-share and/or proportionate-fair share agreements, which will ensure that the project contributes to the necessary capacity improvements in the area.

Furthermore, the County has been coordinating, through the Lake-Sumter MPO the inclusion of needed transportation improvements in the Long Range Plan to support the proposed amendment. Such improvements include the Coleman by-pass road and the I-75 Interchange at Warm Springs Avenue, which will enhance transportation mobility in the area and alleviate traffic on US 301. Finally, Sumter County and the MPO will be coordinating with the FDOT in regard to the statewide freight study being undertaken to establish a long range plan for freight movements. The proposed distribution facility at this site was designated to the state for inclusion in the statewide analysis. The County and MPO will continue to work with the FDOT to ensure that the resulting recommendations are regionally and locally sensitive and that those recommendations are implemented as freight related development proceeds in the area.

Regarding the future DRI intended for this site:

- **Potential near- and long-term impacts of development of the site can be proactively addressed through the current FLUM amendment.**

  The impacts of development are being proactively addressed through the Long Range Transportation Plan, the FDOT Freight Study, and the local concurrency management system. In addition to identifying needed transportation improvements, the County is actively seeking prioritization and funding for those improvements in the long term. Any proposed development on the property will also be subject to the requirements of Concurrency and DRIs, which specify that the project's phased impact are addressed and mitigated prior to approval. Therefore, this pro-active approach of identifying needed infrastructure improvements and taking the steps to plan for their realization as the property develops will ensure that the project and the area are adequately served by the necessary transportation infrastructure in the future.

- **FDOT will review the DRI through the DRI process and will work with the developer and the County to develop mitigation agreements for impacted State roadways.**

  It is understood and agreed that, as is required by DRI rules, the FDOT and all affected public agencies will review any development impacts resulting from the proposed DRI on State and local roads. The FDOT will be a party to any specific mitigation plans addressing State roadways.

- **In case the DRI does not move forward, the proposed text amendment for this site should be revised to include language to the effect that the land use designation of the site will revert to Agriculture if the DRI is abandoned.**

  The text amendment for the site specifically prohibits development on this property to occur without the DRI process. Therefore, the property would remain agricultural in use if a DRI application is not submitted for the project.

We trust that the above adequately address your concerns. Please note that a revised analysis addressing the technical comments provided by the FDOT is being prepared for submittal in addition to the above response.

Regards,

Mohammed Abdallah, PE, PTOE.

CC: Mr. Brad Cornelius, AICP, Sumter County Planning Manager
Ms. Cecelia Bonifay, Akerman Senterfit
Ms. Heather Himes, Akerman Senterfit
Mr. George Sola, Property Owner

TRANSPORTATION FACILITIES ANALYSIS

MONARCH INDUSTRIAL PARK
SUMTER COUNTY, FLORIDA

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TPD № 4149

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INTRODUCTION

This analysis was undertaken in support of an application to amend the Sumter County Comprehensive Plan's (CP) Future Land Use Map (FLUM) designation of the Monarch Ranch property ("Amendment") to provide for a regional distribution center ("Monarch Industrial Park"). The property is generally located east of Interstate 75 and south of the Florida's Turnpike in Sumter County, Florida. The requested amendment is to change the FLUM designation of the property from Agricultural to Industrial/Warehousing. **Figure 1** depicts the location of the proposed development and **Figure 2** illustrates the property boundary.

The total parcel area subject to this amendment is approximately 2,866 acres, of which approximately 1,500 acres are dry and developable and approximately 1,366 acres are wetlands or inaccessible preservation areas. The County's maximum allowable development density for industrial land use is a floor to area ratio (FAR) of 0.30. However, this comprehensive plan amendment will specifically limit the FAR on the site to a maximum of 0.25. Therefore, the maximum allowable density under the proposed FLUM designation is an industrial development with a total of 16,335,000 square feet, which was calculated as follows:

Max Development = 1,500 acres x 43,560 sf/acre x 0.25 = 16,335,000 square feet

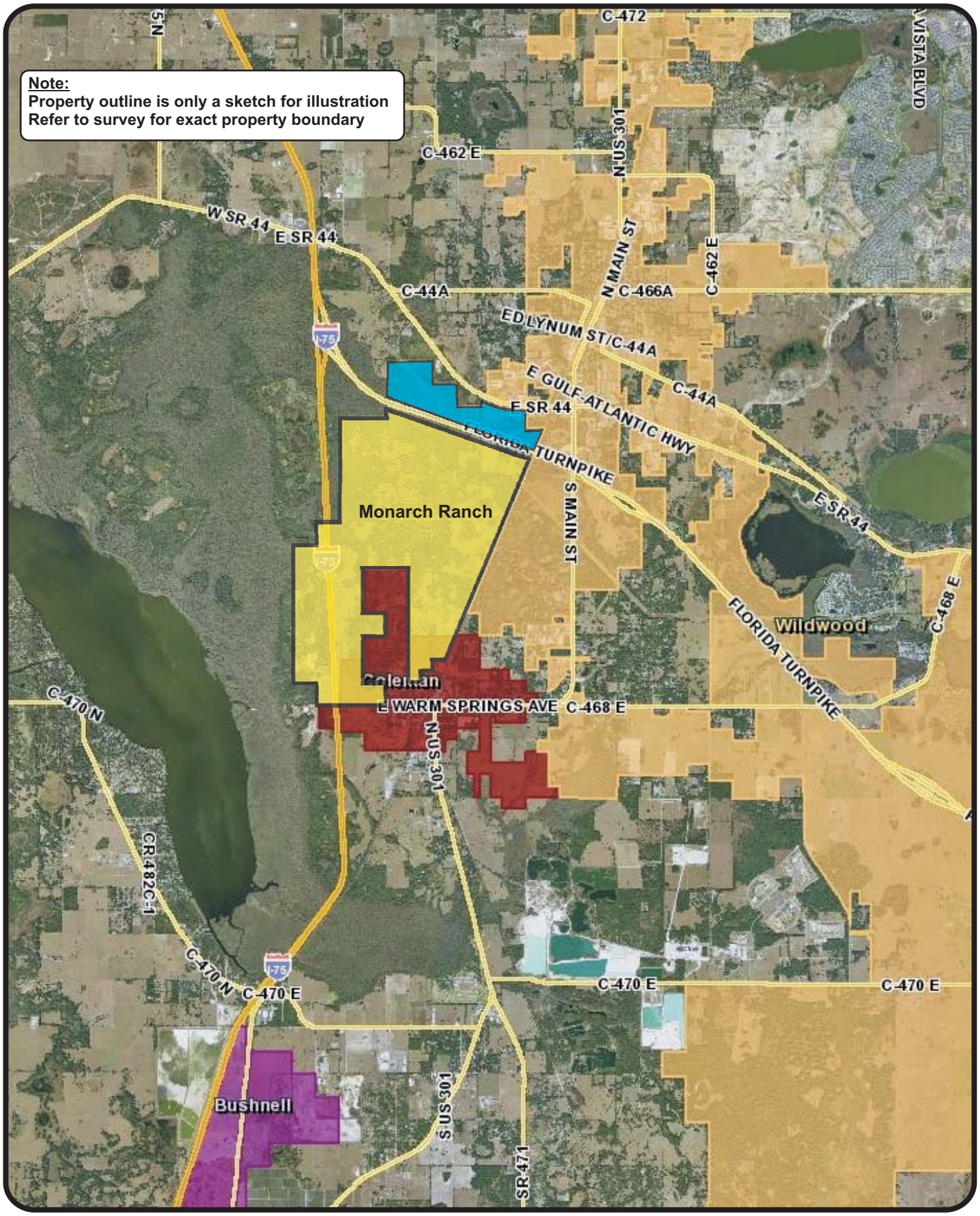
Based on the amount of potential development allowed on the site and given the location and nature of development targeted for the site, it is anticipated that the majority of the Monarch Ranch industrial site will develop as a regional distribution center. The primary use will be distribution warehousing. However, it is reasonable to expect supporting industrial and commercial uses to develop alongside a distribution center of this magnitude. Therefore, industrial park uses will be secondary uses on the site. For the purposes of this analysis, a maximum development mix of 80% warehousing and 20% industrial park was assumed. The development program analyzed is:

Distribution Warehousing: 16,335,000 x 80% = 13,068,000 square feet
Industrial Park: 16,335,000 x 20% = 3,267,000 square feet

Under the existing FLUM designation of Agricultural, a total density of 1 residential unit per 10-acres is allowable on the property. Therefore, the maximum development under the current FLUM designation is 260 residential units.

The site is strategically located along four major regional transportation facilities. From a transportation infrastructure perspective, the site enjoys numerous advantages that will ensure its success as a regional distribution hub for the State. Additionally, the site is located within the County's target area for industrial development and employment center. The development of an industrial distribution center on this property will provide thousands of new employment opportunities to help satisfy the growing demand for local employment centers in Sumter County and the City of Wildwood.

The transportation facilities analysis was performed in accordance with standard practice and analytical methodology required for the completion of a transportation facilities analysis for comprehensive plan amendments. It consisted of an analysis of existing conditions, 5-year horizon buildout conditions, and the 10-year horizon buildout conditions.



Monarch Ranch
Project № 4149
Figure 1

Project Location Map

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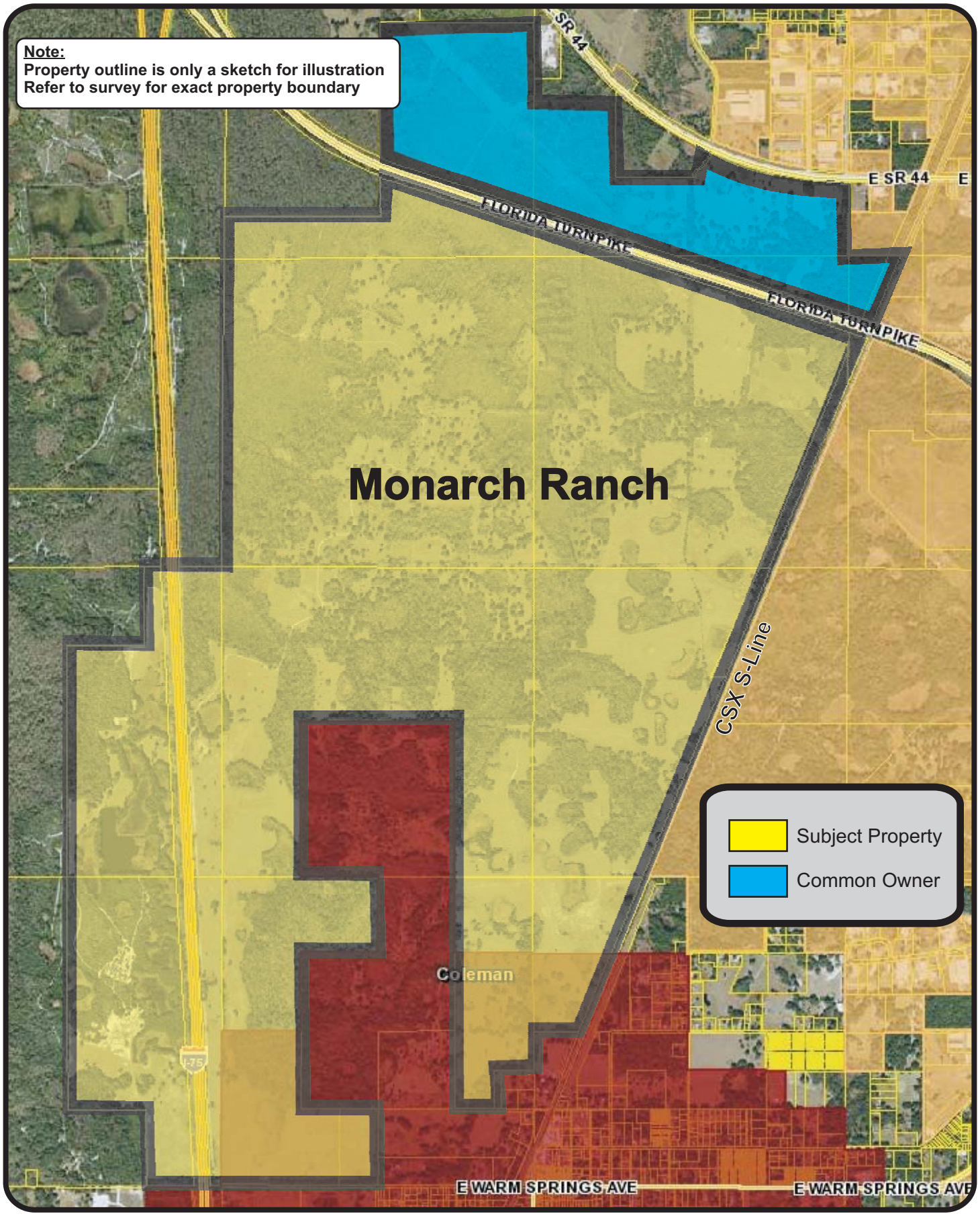

Monarch Ranch
Project № 4149
Figure 2

Sketch of Property Outline

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MONARCH RANCH TRANSPORTATION ADVANTAGES

The Monarch Industrial Park ("MIP") property is nestled between I-75, the Turnpike and the CSX S-Line. Additionally, access to SR 44 and US 301 is available via a proposed by-pass road to provide transportation relief to the community of Coleman. The site's transportation advantages are detailed as follows:

Interstate 75

The MIP property currently has access to I-75 at the SR 44 interchange for northern travel and at the CR 470 interchange for southern travel. However, the property is located on both the east and west sides of I-75. The property's frontage on I-75 is approximate 1.5 miles in length and it straddles the north side of the Warm Springs Road Overpass. This frontage provides opportunities for the applicant to work with State and local agencies to provide transportation solutions that benefit the traveling public as well as the MIP. Planned and potential future improvements include the expansion of I-75 to a six lane freeway in this area and the construction of a new interchange at Warm Springs Road. These improvements would provide additional capacity, accessibility, and economic development to the State, Sumter County, the City of Coleman, MIP and the traveling public.

Florida's Turnpike

The MIP is located along the Florida's Turnpike, east of the I-75 Interchange. Access to the Turnpike is available at the US 310 Interchange, CR 510 Interchange, and the CR 470 Interchange for travel to and from Central and South Florida. The property fronts the Turnpike along the south right-of-way, while the adjacent parcel north of the Turnpike is in common ownership with the Monarch Ranch. This provides an opportunity for the applicant to work with the State on improvements to the Turnpike/I-75 interchange to help provide the south ramps, allowing for travel between the Turnpike and south I-75. The additional connectivity would result in significant relief on I-75, the Turnpike, and on SR 44.

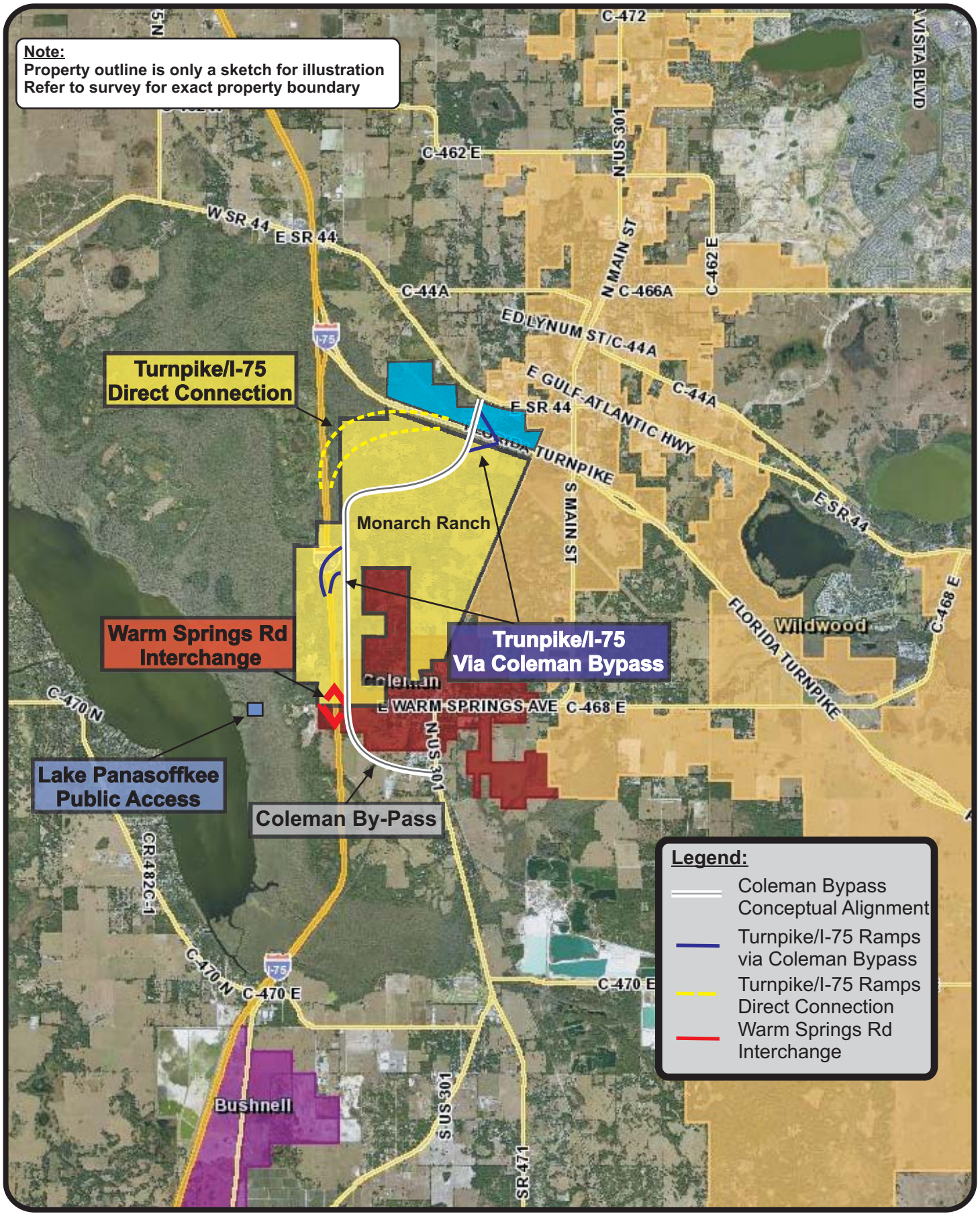
Coleman Bypass Road

The City of Coleman and Sumter County have long worked on a proposed bypass road that will help alleviate traffic on US 301 and on Warm Springs Road through the community. The bypass road would provide an alternative north-south corridor connecting US 301 and SR 44.

The applicant and adjacent property owners have discussed with the County the planned construction of the Coleman Bypass Road, which would travel approximately 5.5 miles around the community. The conceptual alignment is illustrated in **Figure 3**. As envisioned, the roadway would travel through multiple properties all currently held by two major land owners and one minor land owner. The proposed road could be developed through various funding mechanisms with significant reliance on private funds provided by the Monarch Ranch and other local land owners.

CSX S-Line

The MIP property is adjacent to the CSX S-line on its eastern property boundary. The rail frontage is more than 2 miles in length. It is estimated that the property is one of the last three in the state that would be able to accommodate a spur off the main S-line. It is envisioned that a future industrial/distribution warehousing operation on this property will greatly benefit from this access to the freight line. A transfer station at this site would allow direct access to goods and products to be transported by freight train to and from Florida, resulting in significant cost, transportation, and environmental benefits to the State and to the community.



Monarch Ranch
Project № 4149
Figure 3

Coleman Bypass Conceptual Alignment & Alternative Transportation Imporvements

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EXISTING TRAFFIC CONDITIONS

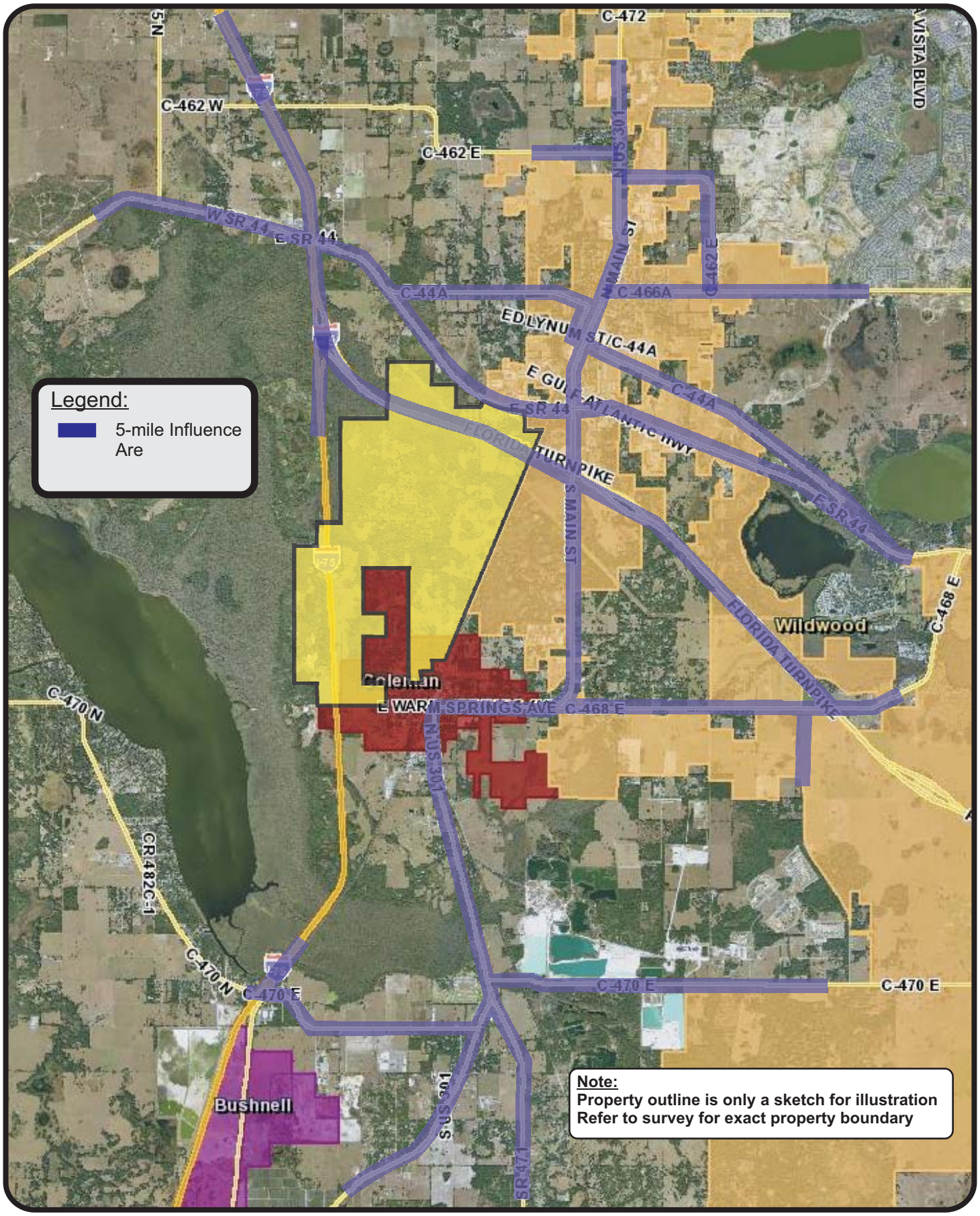
The existing traffic conditions in the vicinity of the project site were evaluated within the project's primary influence area. Generally, the project's influence area was considered to be roadways within 5 miles of the project as measured along the right-of-way. **Figure 4** illustrates the approximate limits of the study area for this project.

The existing conditions were analyzed on the area's major roadways for daily and P.M. peak hour traffic volumes. The analysis evaluates existing Level of Service (LOS) by facility based on a comparison of the latest available traffic volume on each roadway segments with the respective segment's adopted capacity. Adopted LOS standards were obtained from the Sumter County Comprehensive Plan Transportation Element, included in **Appendix A**. Existing traffic volumes were obtained from the latest Sumter County Concurrency Management System (CMS) database. Service volumes were extracted from the Florida Department of Transportation's (FDOT) 2009 Quality/Level of Service Tables. **Table 1** summarizes the existing conditions capacity analysis in the area.

The analysis of existing conditions indicates that all roadway segments within the project's study area currently operate within their adopted LOS for daily and peak hour conditions, with the exception of Interstate 75 from CR 48 to Marion County Line, and US 301 from Jarrell Avenue to CR 472.

Interstate 75 is operating at LOS C, however due to the area's designation as "rural" the adopted LOS on this facility is LOS B. It is anticipated that the Interstate in this area will be designated as "transitioning" in the future as the population in Wildwood continues to grow. Additionally, the FDOT is planning improvements to I-75 that will expand the facility to six lanes between CR 48 and the Turnpike.

US 301 is deficient on the 2-lane segment north of Wildwood. This segment is being improved to a 4-lane divided facility that will connect the existing 4-lane sections to the north and south.



Monarch Ranch
Project № 4149
Figure 4

Project Influence Area

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Table 1
Existing Conditions (2008)

Roadway	Segment Limits from	Segment Limits to	# Lns	LOS Std	Daily Volume	Daily Capacity	Daily LOS	Peak Volume	Peak Capactiy	Peak LOS	Deficient? Daily	Deficient? Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	5,435	58,800	B	587	5,700	B	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	14,915	58,800	B	1,611	5,700	B	n	n
C-44A	SR 44	CR 221	2U	D	1,066	21,100	B	109	2,040	B	n	n
C-44A	CR 221	CR 213	2U	D	1,066	21,100	B	109	2,040	B	n	n
C-44A	CR 213	US 301/SR 35	2U	D	1,066	21,100	B	109	2,040	B	n	n
C-44A	US 301/SR 35	CR 139	2U	D	1,734	15,200	C	177	1,480	C	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	3,108	21,100	B	317	2,040	B	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	3,108	21,100	B	317	2,040	B	n	n
C-462	C-475	CR 229	2U	C	584	15,100	B	67	1,460	B	n	n
C-462	CR 229	CR 223	2U	C	1,803	15,100	B	198	1,460	B	n	n
C-462	CR 223	CR 221	2U	C	1,803	15,100	B	198	1,460	B	n	n
C-462	CR 221	CR 209	2U	C	1,803	15,100	B	198	1,460	B	n	n
C-462	CR 209	US 301/SR 35	2U	D	2,806	21,100	B	286	2,040	B	n	n
C-462	US 301/SR 35	CR 121	2U	D	4,470	15,200	C	455	1,480	C	n	n
C-462	CR 121	C-466A	2U	D	4,233	15,200	C	431	1,480	C	n	n
C-466A	US 301/SR 35	C-462	2U	D	7,496	21,100	B	809	2,040	C	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	9,250	58,800	B	999	5,700	B	n	n
C-468	US 301/SR 35	CR 513	2U	C	2,898	15,100	B	295	1,460	B	n	n
C-468	CR 513	CR 507	2U	C	2,898	15,100	B	295	1,460	B	n	n
C-468	CR 507	CR 501	2U	C	2,967	15,100	B	302	1,460	B	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U	C	2,967	15,100	B	302	1,460	B	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U	D	3,570	20,000	B	368	2,030	B	n	n
C-470 E	SR 93/I-75	C-475	2U	D	8,151	15,200	C	839	1,480	C	n	n
C-470 E	C-475	US 301/SR 35	2U	D	8,151	15,200	C	839	1,480	C	n	n
C-470 E	US 301/SR 35	CR 501	2U	C	7,194	10,500	C	733	1,020	C	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U	C	6,924	14,200	B	713	1,480	B	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	7,743	20,000	B	797	2,030	B	n	n
CR 221	C-44A	C-462 E	2U	C	1,434	15,100	B	145	1,460	B	n	n
CR 501	C-470E	C-468	2U	C	2,304	15,100	B	235	1,460	B	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	8,229	26,300	B	837	2,370	B	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	15,139	30,000	C	1,555	2,910	C	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	15,139	30,000	C	1,555	2,910	C	n	n
SR 44	CR 229	C-44A	4D	D	15,139	30,000	C	1,555	2,910	C	n	n
SR 44	C-44A	INDUSTRIAL DR	4D	D	14,544	33,800	C	1,532	3,280	B	n	n

Table 1
Existing Conditions (2008) (Continued)

Roadway	Segment Limits from	Segment Limits to	# Lns	LOS Std	Daily Volume	Daily Capacity	Daily LOS	Peak Volume	Peak Capactiy	Peak LOS	Deficient? Daily	Deficient? Peak
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	14,544	33,800	C	1,532	3,280	B	n	n
SR 44	US 301/SR 35	CR 156	4D	D	12,750	33,800	C	1,299	3,280	B	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	14,841	58,800	B	1,512	5,700	B	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	14,841	58,800	B	1,512	5,700	B	n	n
SR 44	C-44A	C-468	4D	D	16,932	58,800	B	1,725	5,700	B	n	n
SR 471	C-48 E	C-476	2U	C	5,454	13,860	B	545	1,350	B	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3,624	13,860	B	390	1,350	B	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	3,624	13,000	C	390	1,260	C	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	B	34,800	42,600	B	3,306	4,000	B	n	n
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	35,860	57,600	B	3,593	5,410	B	n	n
SR 93/I-75	C-48	C-470 E	4F	B	39,675	37,100	C	3,964	3,820	C	**Y**	**Y**
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F	B	40,398	37,100	C	4,076	3,820	C	**Y**	**Y**
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	71,500	56,500	C	7,150	5,820	C	**Y**	**Y**
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	68,000	56,500	C	6,800	5,820	C	**Y**	**Y**
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	5,576	13,800	C	580	2,000	B	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	6,324	13,000	C	651	1,260	C	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	6,324	13,000	C	651	1,260	C	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	11,526	13,000	D	1,186	1,260	D	n	n
US 301/SR 35	C-470 E (N)	CR 514	2U	D	6,263	13,000	C	626	1,260	C	n	n
US 301/SR 35	CR 514	C-468	2U	D	6,263	21,100	B	620	2,040	B	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	9,976	21,100	C	1,042	2,040	C	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	11,525	33,800	C	1,205	3,280	B	n	n
US 301/SR 35	CR 156	SR 44	4D	D	13,075	33,800	C	1,370	3,280	B	n	n
US 301/SR 35	SR 44	C-44A	4D	D	22,214	33,800	C	2,352	3,280	B	n	n
US 301/SR 35	C-44A	C-466A	4D	D	19,538	33,800	C	2,039	3,280	B	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	15,765	30,000	C	1,672	2,910	C	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	2U	D	15,765	15,200	F	1,672	1,480	F	**Y**	**Y**
US 301/SR 35	C-462 (S)	C-462 (N)	2U	D	15,728	15,200	F	1,706	1,480	F	**Y**	**Y**
US 301/SR 35	C-462 (N)	CR 222	2U	D	15,322	15,200	F	1,599	1,480	F	**Y**	**Y**
US 301/SR 35	CR 222	C-472	2U	D	15,322	15,200	F	1,599	1,480	F	**Y**	**Y**

PLANNED AND PROGRAMMED IMPROVEMENTS

A review was conducted to identify planned improvements on the transportation network within the project's influence area. This review included the Sumter County Capital Improvements Element (CIE) and Capital Improvements Program (CIP), the Lake-Sumter Metropolitan Planning Organization's Transportation Improvement Program (TIP), and the Sumter County Long Range Transportation Plan (LRTP). Improvements found in these documents were considered to be in place for the purpose of the long range analysis of the impact of the proposed FLUM change related to this comprehensive plan amendment request. Supporting information is included in **Appendix B**.

Programmed Improvements are those funded within the first three years of the CIP, while unfunded improvements are listed as planned improvements.

Programmed Improvements

CR 528, US 301 to SR 471 – Improved 2-Lane Facility
CR 139, SR 44A to CR 466A – Widen to 4 Lanes
CR 462, US 301 to CR 466A – Widen to 4 Lanes
CR 466A, Buena Vista Blvd to CR 139 – Widen to 4 Lanes
US 301, CR 232 to NE 110th Rd – Widen to 4 Lanes

Planned Improvements

CR 468, US 301 to SR 44 – Widen to 4 Lanes
CR 462, CR 209 to CR 466A – Widen to 4 Lanes
CR 470, I-75 to Lake C.L. – Widen to 4 Lanes
CR 501, CR 468 to CR 470 – Widen to 4 Lanes
I-75, Hernando C.L. to Turnpike – Widen to 6 Lanes
I-75 & CR 466, Add Interchange
Turnpike & CR 468, Add Partial Interchange
I-75 & Warm Springs Road, Add Interchange
Coleman Bypass – New Road

PROPOSED DEVELOPMENT AND TRIP GENERATION

Under the existing FLUM designation of Agricultural, the property could be improved with up to 260 residential units. The requested amendment to the FLUM will increase the maximum allowable density to 16,335,000 square feet of distribution warehousing center. The difference in trips generated by the proposed amendment is calculated as follows:

Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Report, 8th Edition.* The trip generation rates and calculations are summarized in **Table 2**, which shows the daily and P.M. peak hour trips. Detailed calculation worksheets are provided in **Appendix C**.

From these calculations, the 260 residential units allowable under the current FLUM designation would generate a total 2,504 daily trips, of which 248 trips occur in the P.M. peak hour. The maximum development with the amendment would generate 41,556 daily trips, of which 4,117 occur in the P.M. peak hour. Therefore, the daily and P.M. peak hour trip generation would increase by 39,052 daily trips and 3,869 P.M. peak hour trips as a result of the proposed amendment.

Table 2
Trip Generation Calculation

Land Use	ITE Code	Size	Daily Rate	PM Peak Rate	Daily Traffic	Peak Hour Total	Peak Hour Enter	Peak Hour Exit
Max Allowable Development - Existing Land Use Designation (Agricultural)								
Single Family Residential	210	260 Units	9.63	0.95	2,504	248	156	92
Max Allowable Development - Proposed Land Use Designation (Warehouse/Industrial)								
Distribution Warehousing	152	13,068,000 SF	1.44	0.10	18,818	1,307	431	876
Industrial Park	130	3,267,000 SF	6.96	0.86	22,738	2,810	588	2,222
Net Change in Trips with Proposed Amendment					**39,052**	**3,869**	**863**	**3,006**

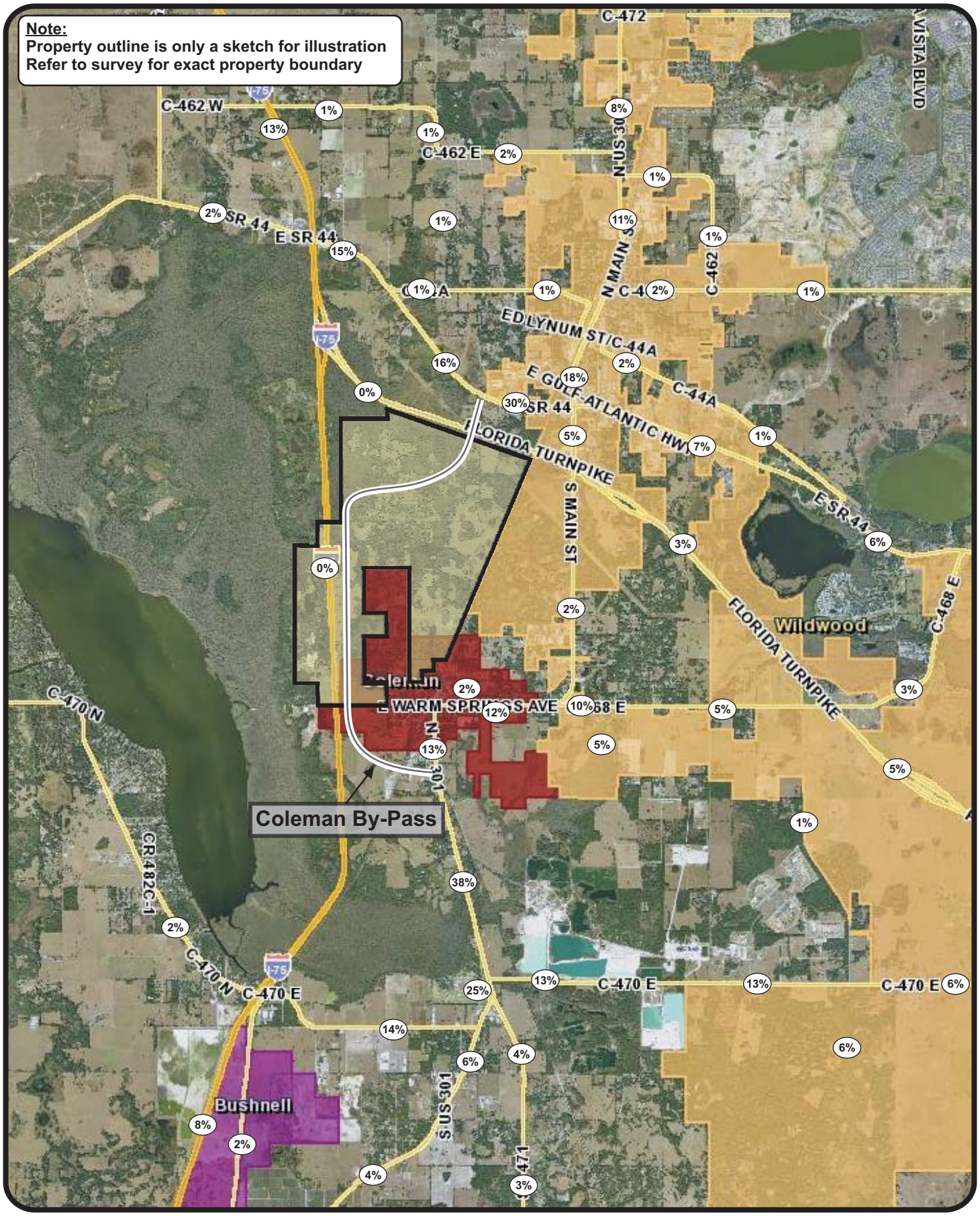
Note: Trip Generation Analysis based on 8th Edition of ITE Trip Generation Report.

Trip Distribution

The Central Florida Regional Planning Model (CFRPM 4.5) was employed using the Florida Standard Urban Transportation Modeling Structure (FSUTMS) and the CUBE Voyager software to obtain a general distribution pattern for the proposed development. A select zone analysis for the project was prepared and applied to isolate the project traffic from the total background traffic on the roadway network. The model-generated distribution pattern is provided in **Appendix D**. Given the limitations inherent to the model, the trip distribution pattern does not reflect the regional component of a warehousing center related to the movement of goods. Therefore, the model-generated distribution pattern was manually adjusted to better reflect the regional movement of goods on limited access facilities, while maintaining the attraction of employment trips to the surrounding residential communities throughout the Wildwood area. These adjustments include the reallocation of trips from SR 471 to I-75 and from US 301/SR 44 to the Turnpike. **Figure 5** illustrates the adjusted trip distribution pattern for the project.

Trip Assignment

Daily and P.M. peak hour project trips were assigned to the transportation network based on the project trip distribution pattern described above.



Monarch Ranch
Project № 4149
Figure 5

Project Trip Distribution

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PROJECTED TRAFFIC CONDITIONS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the interim year (2015) and the horizon year (2020). The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment) as described in the following sections.

Background Traffic Volumes and Transportation Network

Traffic volumes were projected using the annual growth rates observed on the transportation network and listed in the Sumter County CMS tables. The existing (2008) traffic volumes observed on each segment were expanded to the analysis year by applying the corresponding annual growth rate, which results in the projected background traffic volume for the segment.

The projected conditions analysis for the interim year assumes that all programmed transportation improvements listed in the previous section are in place in the year 2015. For the horizon year analysis 2020, planned improvements listed in the previous section are considered in place and their capacity available on the transportation network.

Interim Year 2015 Conditions (Base Analysis)

The interim year analysis was conducted for the base condition in the year 2015, which assumes that the FLUM is not amended. The analysis summarized in **Table 3** indicates that the following roadway segments are projected to operate beyond their adopted LOS threshold:

Roadway/Segment	Daily	Peak Hour
- Turnpike from I-75 to US 301	Y	Y
- I-75 from CR 48 to Marion County Line	Y	Y
- US 301 from SR 471 to CR 470 E (North)	Y	Y

These facilities are planned for improvement in the Long Range Transportation Plan. Additionally, urbanizing trends in this area will likely lead to re-designations of rural facilities as transitioning or urbanized, which will allow for lower and more sustainable LOS thresholds.

Table 3
2015 Base Condition Analysis

	Segment Limits		#	Adopt	Growth	Daily			Peak Hour			Deficient?	
Roadway	from	to	Lns	LOS	Rate	Volume	Capacity	LOS	Volume	Capactiy	LOS	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	4.0%	6,957	58,800	B	751	5,700	B	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	4.0%	19,091	58,800	B	2,062	5,700	B	n	n
C-44A	SR 44	CR 221	2U	D	2.0%	1,215	21,100	B	124	2,040	B	n	n
C-44A	CR 221	CR 213	2U	D	2.0%	1,215	21,100	B	124	2,040	B	n	n
C-44A	CR 213	US 301/SR 35	2U	D	2.0%	1,215	21,100	B	124	2,040	B	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2.0%	1,977	15,200	C	202	1,480	C	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	2.0%	3,543	21,100	B	361	2,040	B	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	2.0%	3,543	21,100	B	361	2,040	B	n	n
C-462	C-475	CR 229	2U	C	5.7%	817	15,100	B	94	1,460	B	n	n
C-462	CR 229	CR 223	2U	C	4.5%	2,373	15,100	B	261	1,460	B	n	n
C-462	CR 223	CR 221	2U	C	4.5%	2,373	15,100	B	261	1,460	B	n	n
C-462	CR 221	CR 209	2U	C	4.5%	2,373	15,100	B	261	1,460	B	n	n
C-462	CR 209	US 301/SR 35	2U	D	2.0%	3,199	21,100	B	326	2,040	B	n	n
C-462	US 301/SR 35	CR 121	4D	D	2.0%	5,096	33,800	C	519	3,280	B	n	n
C-462	CR 121	C-466A	4D	D	2.0%	4,826	33,800	C	491	3,280	B	n	n
C-466A	US 301/SR 35	C-462	2U	D	4.0%	9,595	21,100	C	1,036	2,040	C	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	4.0%	11,840	58,800	B	1,279	5,700	B	n	n
C-468	US 301/SR 35	CR 513	2U	C	2.0%	3,304	15,100	B	336	1,460	B	n	n
C-468	CR 513	CR 507	2U	C	2.0%	3,304	15,100	B	336	1,460	B	n	n
C-468	CR 507	CR 501	2U	C	2.0%	3,382	15,100	B	344	1,460	B	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U	C	2.0%	3,382	15,100	B	344	1,460	B	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U	D	2.0%	4,070	20,000	B	420	2,030	B	n	n
C-470 E	SR 93/I-75	C-475	2U	D	2.0%	9,292	15,200	C	956	1,480	C	n	n
C-470 E	C-475	US 301/SR 35	2U	D	2.0%	9,292	15,200	C	956	1,480	C	n	n
C-470 E	US 301/SR 35	CR 501	2U	C	2.0%	8,201	10,500	C	836	1,020	C	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U	C	2.0%	7,893	14,200	C	813	1,480	B	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2.0%	8,827	20,000	C	909	2,030	C	n	n
CR 221	C-44A	C-462 E	2U	C	1.8%	1,610	15,100	B	163	1,460	B	n	n
CR 501	C-470E	C-468	2U	C	2.0%	2,627	15,100	B	268	1,460	B	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	1.6%	9,145	26,300	B	930	2,370	B	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	2.3%	17,566	30,000	C	1,804	2,910	C	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	2.3%	17,566	30,000	C	1,804	2,910	C	n	n
SR 44	CR 229	C-44A	4D	D	2.3%	17,566	30,000	C	1,804	2,910	C	n	n

Table 3
2015 Base Condition Analysis (Continued)

	Segment Limits		#	Adopt	Growth	Daily			Peak Hour			Deficient?	
Roadway	from	to	Lns	LOS	Rate	Volume	Capacity	LOS	Volume	Capactiy	LOS	Daily	Peak
SR 44	C-44A	INDUSTRIAL DR	4D	D	3.2%	17,751	33,800	C	1,870	3,280	B	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	3.2%	17,751	33,800	C	1,870	3,280	B	n	n
SR 44	US 301/SR 35	CR 156	4D	D	2.0%	14,535	33,800	C	1,481	3,280	B	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	2.0%	16,919	58,800	B	1,724	5,700	B	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	2.0%	16,919	58,800	B	1,724	5,700	B	n	n
SR 44	C-44A	C-468	4D	D	2.0%	19,302	58,800	B	1,967	5,700	B	n	n
SR 471	C-48 E	C-476	2U	C	1.0%	5,836	13,860	B	583	1,350	B	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3.6%	4,525	13,860	B	487	1,350	B	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	3.6%	4,525	13,000	C	487	1,260	C	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	B	3.8%	43,984	42,600	C	4,178	4,000	C	**Y**	**Y**
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	3.8%	45,323	57,600	C	4,541	5,410	C	n	n
SR 93/I-75	C-48	C-470 E	4F	B	1.1%	42,647	37,100	C	4,260	3,820	C	**Y**	**Y**
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F	B	2.5%	47,552	37,100	C	4,798	3,820	C	**Y**	**Y**
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	3.7%	89,768	56,500	D	8,977	5,820	D	**Y**	**Y**
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	2.3%	78,805	56,500	D	7,881	5,820	D	**Y**	**Y**
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	2.0%	6,357	13,800	C	661	2,000	B	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	2.0%	7,209	13,000	C	742	1,260	C	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	2.0%	7,209	13,000	C	742	1,260	C	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	2.0%	13,140	13,000	E	1,352	1,260	F	**Y**	**Y**
US 301/SR 35	C-470 E (N)	CR 514	2U	D	1.0%	6,710	13,000	C	671	1,260	C	n	n
US 301/SR 35	CR 514	C-468	2U	D	1.0%	6,710	21,100	B	664	2,040	B	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2.9%	11,966	21,100	C	1,250	2,040	C	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	2.9%	13,865	33,800	C	1,450	3,280	B	n	n
US 301/SR 35	CR 156	SR 44	4D	D	3.0%	15,775	33,800	C	1,653	3,280	B	n	n
US 301/SR 35	SR 44	C-44A	4D	D	3.3%	27,377	33,800	C	2,899	3,280	C	n	n
US 301/SR 35	C-44A	C-466A	4D	D	2.8%	23,408	33,800	C	2,443	3,280	B	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	3.4%	19,495	30,000	C	2,068	2,910	C	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	4D	D	3.4%	19,495	33,800	C	2,068	3,280	B	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	4D	D	4.2%	20,308	33,800	C	2,203	3,280	B	n	n
US 301/SR 35	C-462 (N)	CR 222	4D	D	2.8%	18,357	33,800	C	1,916	3,280	B	n	n
US 301/SR 35	CR 222	C-472	4D	D	2.8%	18,357	33,800	C	1,916	3,280	B	n	n

Interim Year 2015 Conditions (Proposed Condition)

The interim year analysis was conducted with the proposed FLUM amendment to evaluate the effect of the proposed amendment on the study segments. This analysis considers the increase in trips resulting from the FLUM amendment added to the 2015 background traffic volumes. **Table 4** summarizes the results of this analysis.

Based on the analysis, the following roadway segments are projected to be deficient in the interim year assuming the subject parcels are developed at the proposed density under the proposed FLUM designation:

Roadway/Segment	Daily	Peak Hour
- Turnpike from I-75 to US 301	Y	Y
- I-75 from CR 48 to Marion County Line	Y	Y
- US 310 from SR 471 to CR 514	Y	Y
- CR 470 from US 301 to CR 501	Y	Y

The project's impact on these facilities varies in scope. However, the facilities are planned for improvement in the long range plan and the project will participate in the capacity improvements as necessitated by the impact of development on the property. The project's participation in transportation and other improvements will likely be subject to the procedures governing Developments of Regional Impacts (DRI).

Table 4
2015 Proposed Condition Analysis

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	2%	6,957	781	7,738	58,800	B	751	77	828	5,700	B	1.33%	1.35%	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	1%	19,091	391	19,482	58,800	B	2,062	39	2,101	5,700	B	0.66%	0.68%	n	n
C-44A	SR 44	CR 221	2U	D	1%	1,215	391	1,606	21,100	B	124	39	163	2,040	B	1.85%	1.91%	n	n
C-44A	CR 221	CR 213	2U	D	1%	1,215	391	1,606	21,100	B	124	39	163	2,040	B	1.85%	1.91%	n	n
C-44A	CR 213	US 301/SR 35	2U	D	1%	1,215	391	1,606	21,100	B	124	39	163	2,040	B	1.85%	1.91%	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2%	1,977	781	2,758	15,200	C	202	77	279	1,480	C	5.14%	5.20%	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	1%	3,543	391	3,934	21,100	B	361	39	400	2,040	B	1.85%	1.91%	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	1%	3,543	391	3,934	21,100	B	361	39	400	2,040	B	1.85%	1.91%	n	n
C-462	C-475	CR 229	2U	C	0%	817	0	817	15,100	B	94	0	94	1,460	B	0.00%	0.00%	n	n
C-462	CR 229	CR 223	2U	C	0%	2,373	0	2,373	15,100	B	261	0	261	1,460	B	0.00%	0.00%	n	n
C-462	CR 223	CR 221	2U	C	1%	2,373	391	2,764	15,100	B	261	39	300	1,460	B	2.59%	2.67%	n	n
C-462	CR 221	CR 209	2U	C	1%	2,373	391	2,764	15,100	B	261	39	300	1,460	B	2.59%	2.67%	n	n
C-462	CR 209	US 301/SR 35	2U	D	1%	3,199	391	3,590	21,100	B	326	39	365	2,040	B	1.85%	1.91%	n	n
C-462	US 301/SR 35	CR 121	4D	D	1%	5,096	391	5,487	33,800	C	519	39	558	3,280	B	1.16%	1.19%	n	n
C-462	CR 121	C-466A	4D	D	1%	4,826	391	5,217	33,800	C	491	39	530	3,280	B	1.16%	1.19%	n	n
C-466A	US 301/SR 35	C-462	2U	D	2%	9,595	781	10,376	21,100	C	1,036	77	1,113	2,040	C	3.70%	3.77%	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	1%	11,840	391	12,231	58,800	B	1,279	39	1,318	5,700	B	0.66%	0.68%	n	n
C-468	US 301/SR 35	CR 513	2U	C	10%	3,304	3,905	7,209	15,100	B	336	387	723	1,460	B	25.86%	26.51%	n	n
C-468	CR 513	CR 507	2U	C	5%	3,304	1,953	5,257	15,100	B	336	193	529	1,460	B	12.93%	13.22%	n	n
C-468	CR 507	CR 501	2U	C	5%	3,382	1,953	5,335	15,100	B	344	193	537	1,460	B	12.93%	13.22%	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U	C	5%	3,382	1,953	5,335	15,100	B	344	193	537	1,460	B	12.93%	13.22%	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U	D	3%	4,070	1,172	5,242	20,000	B	420	116	536	2,030	B	5.86%	5.71%	n	n
C-470 E	SR 93/I-75	C-475	2U	D	12%	9,292	4,686	13,978	15,200	D	956	464	1,420	1,480	D	30.83%	31.35%	n	n
C-470 E	C-475	US 301/SR 35	2U	D	14%	9,292	5,467	14,759	15,200	D	956	542	1,498	1,480	E	35.97%	36.62%	n	**Y**
C-470 E	US 301/SR 35	CR 501	2U	C	13%	8,201	5,077	13,278	10,500	D	836	503	1,339	1,020	D	48.35%	49.31%	**Y**	**Y**
C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U	C	6%	7,893	2,343	10,236	14,200	C	813	232	1,045	1,480	C	16.50%	15.68%	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2%	8,827	781	9,608	20,000	C	909	77	986	2,030	C	3.91%	3.79%	n	n
CR 221	C-44A	C-462 E	2U	C	1%	1,610	391	2,001	15,100	B	163	39	202	1,460	B	2.59%	2.67%	n	n
CR 501	C-470E	C-468	2U	C	1%	2,627	391	3,018	15,100	B	268	39	307	1,460	B	2.59%	2.67%	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	2%	9,145	781	9,926	26,300	B	930	77	1,007	2,370	B	2.97%	3.25%	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	9%	17,566	3,515	21,081	30,000	C	1,804	348	2,152	2,910	C	11.72%	11.96%	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	15%	17,566	5,858	23,424	30,000	D	1,804	580	2,384	2,910	D	19.53%	19.93%	n	n
SR 44	CR 229	C-44A	4D	D	15%	17,566	5,858	23,424	30,000	D	1,804	580	2,384	2,910	D	19.53%	19.93%	n	n

Table 4
2015 Proposed Condition Analysis (Continued)

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
SR 44	C-44A	INDUSTRIAL DR	4D	D	16%	17,751	6,248	23,999	33,800	C	1,870	619	2,489	3,280	B	18.49%	18.87%	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	30%	17,751	11,716	29,467	33,800	C	1,870	1,161	3,031	3,280	C	34.66%	35.40%	n	n
SR 44	US 301/SR 35	CR 156	4D	D	7%	14,535	2,734	17,269	33,800	C	1,481	271	1,752	3,280	B	8.09%	8.26%	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	7%	16,919	2,734	19,653	58,800	B	1,724	271	1,995	5,700	B	4.65%	4.75%	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	6%	16,919	2,343	19,262	58,800	B	1,724	232	1,956	5,700	B	3.98%	4.07%	n	n
SR 44	C-44A	C-468	4D	D	6%	19,302	2,343	21,645	58,800	B	1,967	232	2,199	5,700	B	3.98%	4.07%	n	n
SR 471	C-48 E	C-476	2U	C	3%	5,836	1,172	7,008	13,860	B	583	116	699	1,350	B	8.46%	8.59%	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3%	4,525	1,172	5,697	13,860	B	487	116	603	1,350	B	8.46%	8.59%	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	4%	4,525	1,562	6,087	13,000	C	487	155	642	1,260	C	12.02%	12.30%	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	B	0%	43,984	0	43,984	42,600	C	4,178	0	4,178	4,000	C	0.00%	0.00%	**Y**	**Y**
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	5%	45,323	1,953	47,276	57,600	C	4,541	193	4,734	5,410	C	3.39%	3.57%	n	n
SR 93/I-75	C-48	C-470 E	4F	B	8%	42,647	3,124	45,771	37,100	C	4,260	310	4,570	3,820	C	8.42%	8.12%	**Y**	**Y**
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F	B	0%	47,552	0	47,552	37,100	C	4,798	0	4,798	3,820	C	0.00%	0.00%	**Y**	**Y**
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	0%	89,768	0	89,768	56,500	D	8,977	0	8,977	5,820	D	0.00%	0.00%	**Y**	**Y**
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	13%	78,805	5,077	83,882	56,500	D	7,881	503	8,384	5,820	D	8.99%	8.64%	**Y**	**Y**
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	4%	6,357	1,562	7,919	13,800	C	661	155	816	2,000	C	11.32%	7.75%	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	6%	7,209	2,343	9,552	13,000	C	742	232	974	1,260	D	18.02%	18.41%	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	20%	7,209	7,810	15,019	13,000	F	742	774	1,516	1,260	F	60.08%	61.43%	**Y**	**Y**
US 301/SR 35	SR 471	C-470 E (N)	2U	D	25%	13,140	9,763	22,903	13,000	F	1,352	967	2,319	1,260	F	75.10%	76.75%	**Y**	**Y**
US 301/SR 35	C-470 E (N)	CR 514	2U	D	38%	6,710	14,840	21,550	13,000	F	671	1,470	2,141	1,260	F	114.2%	116.7%	**Y**	**Y**
US 301/SR 35	CR 514	C-468	2U	D	12%	6,710	4,686	11,396	21,100	C	664	464	1,128	2,040	C	22.21%	22.75%	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2%	11,966	781	12,747	21,100	C	1,250	77	1,327	2,040	C	3.70%	3.77%	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	5%	13,865	1,953	15,818	33,800	C	1,450	193	1,643	3,280	B	5.78%	5.88%	n	n
US 301/SR 35	CR 156	SR 44	4D	D	5%	15,775	1,953	17,728	33,800	C	1,653	193	1,846	3,280	B	5.78%	5.88%	n	n
US 301/SR 35	SR 44	C-44A	4D	D	18%	27,377	7,029	34,406	33,800	F	2,899	696	3,595	3,280	F	20.80%	21.22%	**Y**	**Y**
US 301/SR 35	C-44A	C-466A	4D	D	16%	23,408	6,248	29,656	33,800	C	2,443	619	3,062	3,280	C	18.49%	18.87%	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	11%	19,495	4,296	23,791	30,000	D	2,068	426	2,494	2,910	D	14.32%	14.64%	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	4D	D	10%	19,495	3,905	23,400	33,800	C	2,068	387	2,455	3,280	B	11.55%	11.80%	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	4D	D	9%	20,308	3,515	23,823	33,800	C	2,203	348	2,551	3,280	B	10.40%	10.61%	n	n
US 301/SR 35	C-462 (N)	CR 222	4D	D	8%	18,357	3,124	21,481	33,800	C	1,916	310	2,226	3,280	B	9.24%	9.45%	n	n
US 301/SR 35	CR 222	C-472	4D	D	7%	18,357	2,734	21,091	33,800	C	1,916	271	2,187	3,280	B	8.09%	8.26%	n	n

Horizon Year 2020 Conditions (Base Condition)

Horizon year 2020 conditions were analyzed for the base condition as summarized in **Table 5**. The analysis indicates that in the year 2020, the following roadway facilities are projected to be operating above their adopted LOS thresholds:

Roadway/Segment	Daily	Peak Hour
- Turnpike from I-75 to US 301	Y	Y
- I-75 from Turnpike to Marion County Line	Y	Y
- US 301 from SR 471 to CR 470 E (North)	Y	Y

Horizon Year 2020 Conditions (Proposed Condition)

The horizon year analysis was conducted with the proposed FLUM amendment to evaluate the effect of the proposed amendment on the study segments. This analysis considers the 2020 background traffic volume with the projected increase in trips resulting from the FLUM amendment added to the background. **Table 6** summarizes the results of this analysis, which indicates that the following roadway facilities are projected to operate beyond their adopted LOS standards:

Roadway/Segment	Daily	Peak Hour
- I-75 from Turnpike to Marion County Line	Y	Y
- US 301 from SR 471 to CR 514	Y	Y
- US 301 from SR 44 to CR 44A	Y	Y

Table 5
2020 Base Condition Analysis

	Segment Limits		#	Adopt	Growth	Daily						Deficient?	
Roadway	from	to	Lns	LOS	Rate	Volume	Capacity	LOS	Total	Capactiy	LOS	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	4.0%	8,044	58,800	B	869	5,700	B	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	4.0%	22,074	58,800	B	2,384	5,700	B	n	n
C-44A	SR 44	CR 221	2U	D	2.0%	1,322	21,100	B	135	2,040	B	n	n
C-44A	CR 221	CR 213	2U	D	2.0%	1,322	21,100	B	135	2,040	B	n	n
C-44A	CR 213	US 301/SR 35	2U	D	2.0%	1,322	21,100	B	135	2,040	B	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2.0%	2,150	15,200	C	219	1,480	C	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	2.0%	3,854	21,100	B	393	2,040	B	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	2.0%	3,854	21,100	B	393	2,040	B	n	n
C-462	C-475	CR 229	2U	C	5.7%	984	15,100	B	113	1,460	B	n	n
C-462	CR 229	CR 223	2U	C	4.5%	2,781	15,100	B	305	1,460	B	n	n
C-462	CR 223	CR 221	2U	C	4.5%	2,781	15,100	B	305	1,460	B	n	n
C-462	CR 221	CR 209	2U	C	4.5%	2,781	15,100	B	305	1,460	B	n	n
C-462	CR 209	US 301/SR 35	4D	D	2.0%	3,479	33,800	B	355	3,280	B	n	n
C-462	US 301/SR 35	CR 121	4D	D	2.0%	5,543	33,800	B	564	3,280	B	n	n
C-462	CR 121	C-466A	4D	D	2.0%	5,249	33,800	B	534	3,280	B	n	n
C-466A	US 301/SR 35	C-462	2U	D	4.0%	11,094	21,100	C	1,197	2,040	C	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	4.0%	13,690	58,800	B	1,479	5,700	B	n	n
C-468	US 301/SR 35	CR 513	4D	C	2.0%	3,594	22,700	C	366	2,200	C	n	n
C-468	CR 513	CR 507	4D	C	2.0%	3,594	22,700	C	366	2,200	C	n	n
C-468	CR 507	CR 501	4D	C	2.0%	3,679	22,700	C	374	2,200	C	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	4D	C	2.0%	3,679	22,700	C	374	2,200	C	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	4D	D	2.0%	4,427	30,000	C	456	2,910	C	n	n
C-470 E	SR 93/I-75	C-475	4D	D	2.0%	10,107	30,000	C	1,040	2,910	C	n	n
C-470 E	C-475	US 301/SR 35	4D	D	2.0%	10,107	30,000	C	1,040	2,910	C	n	n
C-470 E	US 301/SR 35	CR 501	4D	C	2.0%	8,921	22,700	C	909	2,200	C	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	4D	C	2.0%	8,586	22,700	C	884	2,200	C	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2.0%	9,601	20,000	C	988	2,030	C	n	n
CR 221	C-44A	C-462 E	2U	C	1.8%	1,735	15,100	B	175	1,460	B	n	n
CR 501	C-470E	C-468	2U	C	2.0%	2,857	15,100	B	291	1,460	B	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	1.6%	9,799	26,300	B	997	2,370	B	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	2.3%	19,299	30,000	C	1,982	2,910	C	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	2.3%	19,299	30,000	C	1,982	2,910	C	n	n
SR 44	CR 229	C-44A	4D	D	2.3%	19,299	30,000	C	1,982	2,910	C	n	n

Table 5
2020 Base Condition Analysis (Continued)

	Segment Limits		#	Adopt	Growth	Daily						Deficient?	
Roadway	from	to	Lns	LOS	Rate	Volume	Capacity	LOS	Total	Capactiy	LOS	Daily	Peak
SR 44	C-44A	INDUSTRIAL DR	4D	D	3.2%	20,042	33,800	C	2,111	3,280	B	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	3.2%	20,042	33,800	C	2,111	3,280	B	n	n
SR 44	US 301/SR 35	CR 156	4D	D	2.0%	15,810	33,800	C	1,611	3,280	B	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	2.0%	18,403	58,800	B	1,875	5,700	B	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	2.0%	18,403	58,800	B	1,875	5,700	B	n	n
SR 44	C-44A	C-468	4D	D	2.0%	20,996	58,800	B	2,139	5,700	B	n	n
SR 471	C-48 E	C-476	2U	C	1.0%	6,108	13,860	B	610	1,350	B	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3.6%	5,168	13,860	B	556	1,350	B	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	3.6%	5,168	13,000	C	556	1,260	C	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	B	3.8%	50,544	42,600	C	4,802	4,000	C	**Y**	**Y**
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	3.8%	52,083	57,600	C	5,219	5,410	C	n	n
SR 93/I-75	C-48	C-470 E	6F	B	1.1%	44,769	56,500	B	4,472	5,820	B	n	n
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	6F	B	2.5%	52,663	56,500	B	5,314	5,820	B	n	n
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	3.7%	102,817	56,500	F	10,282	5,820	F	**Y**	**Y**
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	2.3%	86,523	56,500	D	8,652	5,820	D	**Y**	**Y**
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	2.0%	6,914	13,800	C	719	2,000	B	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	2.0%	7,842	13,000	C	807	1,260	C	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	2.0%	7,842	13,000	C	807	1,260	C	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	2.0%	14,292	13,000	F	1,471	1,260	F	**Y**	**Y**
US 301/SR 35	C-470 E (N)	CR 514	2U	D	1.0%	7,030	13,000	C	703	1,260	C	n	n
US 301/SR 35	CR 514	C-468	2U	D	1.0%	7,030	21,100	B	696	2,040	B	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2.9%	13,388	21,100	C	1,398	2,040	C	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	2.9%	15,536	33,800	C	1,624	3,280	B	n	n
US 301/SR 35	CR 156	SR 44	4D	D	3.0%	17,704	33,800	C	1,855	3,280	B	n	n
US 301/SR 35	SR 44	C-44A	4D	D	3.3%	31,064	33,800	C	3,278	3,280	D	n	n
US 301/SR 35	C-44A	C-466A	4D	D	2.8%	26,173	33,800	C	2,731	3,280	C	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	3.4%	22,159	30,000	C	2,350	2,910	D	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	2U	D	3.4%	22,159	33,800	C	2,350	3,280	B	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	2U	D	4.2%	23,579	33,800	C	2,558	3,280	B	n	n
US 301/SR 35	C-462 (N)	CR 222	2U	D	2.8%	20,525	33,800	C	2,142	3,280	B	n	n
US 301/SR 35	CR 222	C-472	2U	D	2.8%	20,525	33,800	C	2,142	3,280	B	n	n

Table 6
2020 Proposed Condition Analysis

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	2%	8,044	781	8,825	58,800	B	869	77	946	5,700	B	1.33%	1.35%	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	1%	22,074	391	22,465	58,800	B	2,384	39	2,423	5,700	B	0.66%	0.68%	n	n
C-44A	SR 44	CR 221	2U	D	1%	1,322	391	1,713	21,100	B	135	39	174	2,040	B	1.85%	1.91%	n	n
C-44A	CR 221	CR 213	2U	D	1%	1,322	391	1,713	21,100	B	135	39	174	2,040	B	1.85%	1.91%	n	n
C-44A	CR 213	US 301/SR 35	2U	D	1%	1,322	391	1,713	21,100	B	135	39	174	2,040	B	1.85%	1.91%	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2%	2,150	781	2,931	15,200	C	219	77	296	1,480	C	5.14%	5.20%	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	1%	3,854	391	4,245	21,100	B	393	39	432	2,040	B	1.85%	1.91%	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	1%	3,854	391	4,245	21,100	B	393	39	432	2,040	B	1.85%	1.91%	n	n
C-462	C-475	CR 229	2U	C	0%	984	0	984	15,100	B	113	0	113	1,460	B	0.00%	0.00%	n	n
C-462	CR 229	CR 223	2U	C	0%	2,781	0	2,781	15,100	B	305	0	305	1,460	B	0.00%	0.00%	n	n
C-462	CR 223	CR 221	2U	C	1%	2,781	391	3,172	15,100	B	305	39	344	1,460	B	2.59%	2.67%	n	n
C-462	CR 221	CR 209	2U	C	1%	2,781	391	3,172	15,100	B	305	39	344	1,460	B	2.59%	2.67%	n	n
C-462	CR 209	US 301/SR 35	4D	D	1%	3,479	391	3,870	21,100	B	355	39	394	2,040	B	1.85%	1.91%	n	n
C-462	US 301/SR 35	CR 121	4D	D	1%	5,543	391	5,934	33,800	B	564	39	603	3,280	B	1.16%	1.19%	n	n
C-462	CR 121	C-466A	4D	D	1%	5,249	391	5,640	33,800	B	534	39	573	3,280	B	1.16%	1.19%	n	n
C-466A	US 301/SR 35	C-462	2U	D	2%	11,094	781	11,875	21,100	C	1,197	77	1,274	2,040	C	3.70%	3.77%	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	1%	13,690	391	14,081	58,800	B	1,479	39	1,518	5,700	B	0.66%	0.68%	n	n
C-468	US 301/SR 35	CR 513	4D	C	10%	3,594	3,905	7,499	15,100	C	366	387	753	1,460	C	25.86%	26.51%	n	n
C-468	CR 513	CR 507	4D	C	5%	3,594	1,953	5,547	15,100	C	366	193	559	1,460	C	12.93%	13.22%	n	n
C-468	CR 507	CR 501	4D	C	5%	3,679	1,953	5,632	15,100	C	374	193	567	1,460	C	12.93%	13.22%	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	4D	C	5%	3,679	1,953	5,632	15,100	C	374	193	567	1,460	C	12.93%	13.22%	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	4D	D	3%	4,427	1,172	5,599	20,000	C	456	116	572	2,030	C	5.86%	5.71%	n	n
C-470 E	SR 93/I-75	C-475	4D	D	12%	10,107	4,686	14,793	15,200	C	1,040	464	1,504	1,480	C	30.83%	31.35%	n	n
C-470 E	C-475	US 301/SR 35	4D	D	14%	10,107	5,467	15,574	15,200	C	1,040	542	1,582	1,480	C	35.97%	36.62%	n	n
C-470 E	US 301/SR 35	CR 501	4D	C	13%	8,921	5,077	13,998	10,500	C	909	503	1,412	1,020	C	48.35%	49.31%	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	4D	C	6%	8,586	2,343	10,929	14,200	C	884	232	1,116	1,480	C	16.50%	15.68%	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2%	9,601	781	10,382	20,000	C	988	77	1,065	2,030	C	3.91%	3.79%	n	n
CR 221	C-44A	C-462 E	2U	C	1%	1,735	391	2,126	15,100	B	175	39	214	1,460	B	2.59%	2.67%	n	n
CR 501	C-470E	C-468	2U	C	1%	2,857	391	3,248	15,100	B	291	39	330	1,460	B	2.59%	2.67%	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	2%	9,799	781	10,580	26,300	B	997	77	1,074	2,370	B	2.97%	3.25%	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	9%	19,299	3,515	22,814	30,000	D	1,982	348	2,330	2,910	D	11.72%	11.96%	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	15%	19,299	5,858	25,157	30,000	D	1,982	580	2,562	2,910	D	19.53%	19.93%	n	n
SR 44	CR 229	C-44A	4D	D	15%	19,299	5,858	25,157	30,000	D	1,982	580	2,562	2,910	D	19.53%	19.93%	n	n

Table 6
2020 Proposed Condition Analysis (Continued)

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
SR 44	C-44A	INDUSTRIAL DR	4D	D	16%	20,042	6,248	26,290	33,800	C	2,111	619	2,730	3,280	C	18.49%	18.87%	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	30%	20,042	11,716	31,758	33,800	C	2,111	1,161	3,272	3,280	D	34.66%	35.40%	n	n
SR 44	US 301/SR 35	CR 156	4D	D	7%	15,810	2,734	18,544	33,800	C	1,611	271	1,882	3,280	B	8.09%	8.26%	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	7%	18,403	2,734	21,137	58,800	B	1,875	271	2,146	5,700	B	4.65%	4.75%	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	6%	18,403	2,343	20,746	58,800	B	1,875	232	2,107	5,700	B	3.98%	4.07%	n	n
SR 44	C-44A	C-468	4D	D	6%	20,996	2,343	23,339	58,800	B	2,139	232	2,371	5,700	B	3.98%	4.07%	n	n
SR 471	C-48 E	C-476	2U	C	3%	6,108	1,172	7,280	13,860	B	610	116	726	1,350	B	8.46%	8.59%	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3%	5,168	1,172	6,340	13,860	B	556	116	672	1,350	B	8.46%	8.59%	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	4%	5,168	1,562	6,730	13,000	C	556	155	711	1,260	C	12.02%	12.30%	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	B	0%	50,544	0	50,544	42,600	C	4,802	0	4,802	4,000	C	0.00%	0.00%	**Y**	**Y**
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	5%	52,083	1,953	54,036	57,600	C	5,219	190	5,409	5,410	C	3.39%	3.51%	n	n
SR 93/I-75	C-48	C-470 E	6F	B	8%	44,769	3,124	47,893	37,100	B	4,472	310	4,782	3,820	B	8.42%	8.12%	n	n
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	6F	B	0%	52,663	0	52,663	37,100	B	5,314	0	5,314	3,820	B	0.00%	0.00%	n	n
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	0%	102,817	0	######	56,500	F	10,282	0	10,282	5,820	F	0.00%	0.00%	**Y**	**Y**
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	13%	86,523	5,077	91,600	56,500	E	8,652	503	9,155	5,820	D	8.99%	8.64%	**Y**	**Y**
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	4%	6,914	1,562	8,476	13,800	D	719	155	874	2,000	C	11.32%	7.75%	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	6%	7,842	2,343	10,185	13,000	D	807	232	1,039	1,260	D	18.02%	18.41%	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	20%	7,842	7,810	15,652	13,000	F	807	774	1,581	1,260	F	60.08%	61.43%	**Y**	**Y**
US 301/SR 35	SR 471	C-470 E (N)	2U	D	25%	14,292	9,763	24,055	13,000	F	1,471	967	2,438	1,260	F	75.10%	76.75%	**Y**	**Y**
US 301/SR 35	C-470 E (N)	CR 514	2U	D	38%	7,030	14,840	21,870	13,000	F	703	1,470	2,173	1,260	F	114.2%	116.7%	**Y**	**Y**
US 301/SR 35	CR 514	C-468	2U	D	12%	7,030	4,686	11,716	21,100	C	696	464	1,160	2,040	C	22.21%	22.75%	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2%	13,388	781	14,169	21,100	C	1,398	77	1,475	2,040	D	3.70%	3.77%	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	5%	15,536	1,953	17,489	33,800	C	1,624	193	1,817	3,280	B	5.78%	5.88%	n	n
US 301/SR 35	CR 156	SR 44	4D	D	5%	17,704	1,953	19,657	33,800	C	1,855	193	2,048	3,280	B	5.78%	5.88%	n	n
US 301/SR 35	SR 44	C-44A	4D	D	18%	31,064	7,029	38,093	33,800	F	3,278	696	3,974	3,280	F	20.80%	21.22%	**Y**	**Y**
US 301/SR 35	C-44A	C-466A	4D	D	16%	26,173	6,248	32,421	33,800	D	2,731	619	3,350	3,280	F	18.49%	18.87%	n	Y
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	11%	22,159	4,296	26,455	30,000	D	2,350	426	2,776	2,910	D	14.32%	14.64%	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	2U	D	10%	22,159	3,905	26,064	33,800	C	2,350	387	2,737	3,280	C	11.55%	11.80%	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	2U	D	9%	23,579	3,515	27,094	33,800	C	2,558	348	2,906	3,280	C	10.40%	10.61%	n	n
US 301/SR 35	C-462 (N)	CR 222	2U	D	8%	20,525	3,124	23,649	33,800	C	2,142	310	2,452	3,280	B	9.24%	9.45%	n	n
US 301/SR 35	CR 222	C-472	2U	D	7%	20,525	2,734	23,259	33,800	C	2,142	271	2,413	3,280	B	8.09%	8.26%	n	n

PROPOSED MITIGATION STRATEGIES

The findings of the transportation facilities analysis conducted for the requested FLUM amendment indicate that segments of Interstate 75, US 301 and CR 470 are projected to be deficient in the horizon analysis year. The development of the property at the maximum density will contribute traffic to these facilities and other transportation facilities. Therefore, the project's impact and the conditions of these facilities should continue to be monitored in the future. The project will be required to participate in the improvement of these facilities through proportionate share, impact fees, and public-private partnership improvements to the transportation network.

Future improvements that may significantly affect the transportation network and the project's impacts include the Coleman Bypass Road, improvements to the I-75/Turnpike interchange, improvements to CR 470 including realignment at US 301, and a new interchange on I-75 at Warm Springs Road. These improvements are currently within the draft Long Range Transportation Plan under development in coordination between Sumter County, Lake County, and the Lake~Sumter MPO. The Monarch Ranch property is ideally situated to provide partnership assistance to many of these transportation network improvements.

It should also be noted that the FDOT is currently undertaking a comprehensive statewide freight study to establish a freight movement plan. This site has been identified as a regional distribution hub by Sumter County and information was provided to the FDOT for inclusion in the study. Sumter County, the Lake~Sumter MPO, and Monarch Ranch will continue to coordinate with the FDOT to ensure that the infrastructure necessary to support the distribution hub is adequately planned. Additionally, the proposed rail transfer station on this property and its positive effects on the transportation network will be investigated and defined further through the ADA/DRI process. However, it is likely that a direct connection to the CSX S-line will result in significant benefits for the movement of goods into and out of the State, while reducing the impact of additional truck traffic and truck miles traveled on the roadway network.

The MIP regional distribution center will profoundly affect the travel and commuting patterns in Sumter County. This employment center is expected to capture a significant amount of the job demand necessary to accommodate projected growth in population in the Wildwood and Sumter County areas. The development of the job center will capture a sizeable number of homebase-work trips from the surrounding area, and will significantly reduce long distance commute work

trips from Wildwood/Sumter to the Orlando or Ocala metropolitan areas.

As noted above, planned transportation improvements, including improvements to surrounding roadways, the Coleman Bypass, and an interchange at I-75 and Warm Springs Road, will support the proposed regional distribution center and address the transportation infrastructure needs of the employment center. Considering the magnitude of the property and development program, the comprehensive plan amendment requires that an Application for Development Approval is processed prior to any development on the site. Through the Development of Regional Impact process the timing, phasing, and funding of the regional transportation improvements will be further defined and solidified through development and funding agreements. Sumter County and Monarch Ranch will continue to coordinate with local, regional, and state agencies to ensure that adequate planning, funding, and implementation of the needed improvements.

STUDY CONCLUSIONS

This study was conducted in support of a comprehensive plan amendment application for the Monarch Ranch property generally located in the southeast quadrant of the I-75/Turnpike interchange in Sumter County, Florida. The requested amendment is to change the Future Land Use Map designation of the property from Agricultural to Industrial to allow for the development of the MIP, a regional distribution warehousing center.

The MIP is strategically situated adjacent to multiple significant regional transportation facilities. Its location provides it exceptional access to the transportation network and makes the property a potential partner in various transportation solutions contemplated for the area. These include the expansion of Interstate 75, the I-75/Turnpike Interchange improvements, the Coleman Bypass Road, and a multimodal station along the CSX S-Line.

The analysis assessed the impacts of the additional traffic resulting from the proposed amendment on the roadway network. The findings are as follows:

- The requested amendment will result in an additional 39,052 daily trips and 3,869 peak hour trips on the roadway network at buildout of the maximum allowable development.

- An analysis of existing conditions indicates that all roadway segments within the project's influence area currently operate at adequate levels of service with the exception of I-75 from CR 48 to the Marion County Line, Turnpike from I-75 to US 301, and US 301 from Jarrell Avenue to CR 472.

- The roadway capacity analysis for the interim year 2015 base conditions indicates that I-75 will continue to operate beyond its adopted LOS and the segment of US 301 from SR 471 to CR 470 E will also exceed its LOS standard. With the FLUM amendment, the segment of US 301 from CR 470E to CR 514 and the segment of CR 470 from US 301 to CR 501 will also exceed its LOS threshold.

- The analysis of the 2020 horizon year indicates that in the base condition I-75 will continue to exceed its minimum LOS threshold on the segments north of the Turnpike. US 301 from SR 471 to CR 470E and the Turnpike from I-75 to US 301 will also operate beyond its LOS threshold. With the proposed amendment, two additional segments of

US 301 are projected to operate beyond their LOS thresholds. Namely US 301 from CR 470E to CR 514, and from CR 44A to SR 44 will exceed their adopted capacities.

- In order to adequately plan for the infrastructure needs of the regional distribution hub at Monarch Ranch, the applicant, Sumter County and Lake~Sumter MPO have made provisions to include the Coleman Bypass Road and the interchange at I-75 and Warm Springs Road in the Long Range Transportation Plan. Additionally, other planned improvements to the transportation network, including improvement to US301, I-75, CR470, and CR 468 will provide significant capacity enhancements to alleviate the demand generated by this employment hub.

- The MIP will profoundly affect the travel and commuting patterns in Sumter County. This employment center is expected to capture a significant amount of the job demand necessary to accommodate projected growth in population in the Wildwood and Sumter County areas. The development of the job center will capture a sizeable number of homebase-work trips from the surrounding area, and will significantly reduce long distance commute work trips from Wildwood/Sumter to the Orlando or Ocala metropolitan areas.

- Finally, MIP will continue to work with the appropriate reviewing agencies through the process of Application for Development Approval for a Development of Regional Impact. Additionally, as stated earlier, the site enjoys significant frontage to multiple regional transportation facilities. Development of this property will result in a beneficial partnership with the agencies to help realize the various planned transportation improvements in this area. Lastly, the property's substantial frontage on the CSX S-Line, and the potential for a multi-modal station servicing the warehousing center will benefit the roadway network by reducing truck trips and truck VMTs on the system.

APPENDICES

APPENDIX A

Sumter County Concurrency Management Tables

Table 1
Sumter County Concurrency Management System
Tier I Test: To Determine Concurrency or Need for Additional Analysis
Version: 08/21/2008, Valid October 2008 - October 2009, unless superseded
Sorted ascending by Facility ID and On Street

Notes:
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

(1) Manually enter the **new external project traffic** associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Pass-By + Internal Capture

(2) Manually enter the **total external project traffic** associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.

Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to **verify the level of study that will need to be performed.**

1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2" then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1," then data collection is required.

Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

General Information: Segment ID	Facility ID (2008)	Facility ID (2011)	Facility ID (2013)	On Street	From Street	To Street	Lanes/Type: Existing Number of Lanes and Type	Programmed Improvements	Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2011)	Growth: Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (Daily Volumes): AADT (2008)	AADT (2011)	AADT (2013)	K Factor	Segment Peak Hour Two Way Volumes: 2008	2011	2013	Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS): LOS Method	LOS Standard	Facility Maximum Service Volume (MSV) Peak Hour Two Way: MSV (2008)	MSV (2011)	MSV (2013)	Conceptual Analysis Required (V:MSV > 90%) Base Traffic + 3 or 5 Year Growth + Project Traffic: 2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status	Witihin Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
A	B_1	B_2	B_3	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
5000610	1	1	1	AVENIDA CENTRAL	RIO GRANDE AVE	US 27/US 441/SR 500	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5000620	1	1	1	AVENIDA CENTRAL	RIO GRANDE AVE	EL CAMINO REAL	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5000600	1	1	1	AVENIDA CENTRAL	EL CAMINO REAL	US 27/US 441/SR 500	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
6000015	2	2	2	BUENA VISTA BLVD	SR 44	C-44A	0	4D	N	N				4.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	0	4,060	4,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
6000010	3	3	3	BUENA VISTA BLVD	C-44A	C-466A	0	4D	N	N				4.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	0	4,190	4,190	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
6000005	4	4	4	BUENA VISTA BLVD	C-466A	C-472	4D		N	N		5,435	2008	4.00%	5,435	6,114	6,613	0.096	522	587	635			GEN. TABLES	D	5,420	5,420	5,420	522	0.096	OK	587	0.108	OK	635	0.117	OK	N	N	0.00%	
3300000	5	5	5	BUENA VISTA BLVD	C-472	C-466	4D		N	N		14,915	2008	4.00%	14,915	16,777	18,146	0.096	1,432	1,611	1,742			GEN. TABLES	D	5,420	5,420	5,420	1,432	0.264	OK	1,611	0.297	OK	1,742	0.321	OK	N	N	0.00%	
5000010.1	6	6	6	BUENA VISTA BLVD	C-466	SADDLEBROOK LN	4D		N	N		16,490	2008	8.10%	16,490	20,830	24,342	0.096	1,583	2,000	2,337			GEN. TABLES	D	3,126	3,126	3,126	1,583	0.506	OK	2,000	0.64	OK	2,337	0.748	OK	N	N	0.00%	
5000010.2	6	6	6	BUENA VISTA BLVD	SADDLEBROOK LN	EL CAMINO REAL	4D		N	N		16,490	2008	8.10%	16,490	20,830	24,342	0.096	1,583	2,000	2,337			GEN. TABLES	D	3,126	3,126	3,126	1,583	0.506	OK	2,000	0.64	OK	2,337	0.748	OK	N	N	0.00%	
5000000	6	6	6	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4D		N	N		18,818	2008	5.34%	18,818	21,996	24,408	0.096	1,807	2,112	2,343			GEN. TABLES	D	3,126	3,126	3,126	1,807	0.578	OK	2,112	0.676	OK	2,343	0.75	OK	N	N	0.00%	
5000110	7	7	7	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	1,387	1,387	1,387	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3528100	8	8	8	C-44A	SR 44	CR 221	2U		N	N		1,066	2008	2.00%	1,066	1,131	1,177	0.096	102	109	113			GEN. TABLES	D	2,040	2,040	2,040	102	0.05	OK	109	0.053	OK	113	0.055	OK	N	N	0.00%	
3528110.1	8	8	8	C-44A	CR 221	CR 213	2U		N	N		1,066	2008	2.00%	1,066	1,131	1,177	0.096	102	109	113			GEN. TABLES	D	2,040	2,040	2,040	102	0.05	OK	109	0.053	OK	113	0.055	OK	N	N	0.00%	
3528110.2	9	9	9	C-44A	CR 213	US 301/SR 35	2U		N	N		1,066	2008	2.00%	1,066	1,131	1,177	0.096	102	109	113			GEN. TABLES	D	2,040	2,040	2,040	102	0.05	OK	109	0.053	OK	113	0.055	OK	N	N	0.00%	
3528120	10	10	10	C-44A	US 301/SR 35	CR 139	2U		N	N		1,734	2008	2.00%	1,734	1,840	1,914	0.096	166	177	184			GEN. TABLES	D	1,416	1,416	1,416	166	0.117	OK	177	0.125	OK	184	0.13	OK	N	N	0.00%	
3528130.1	11	11	11	C-44A	CR 139	BUENA VISTA BLVD	2U		N	N		3,108	2008	2.00%	3,108	3,298	3,431	0.096	298	317	329			GEN. TABLES	D	2,040	2,040	2,040	298	0.146	OK	317	0.155	OK	329	0.161	OK	N	N	0.00%	
3528130.2	11	11	11	C-44A	BUENA VISTA BLVD	SR 44	2U		N	N		3,108	2008	2.00%	3,108	3,298	3,431	0.096	298	317	329			GEN. TABLES	D	2,040	2,040	2,040	298	0.146	OK	317	0.155	OK	329	0.161	OK	N	N	0.00%	
3542100	12	12	12	C-462	C-475	CR 229	2U		N	N		584	2008	5.71%	584	690	771	0.097	57	67	75			GEN. TABLES	C	1,480	1,480	1,480	57	0.039	OK	67	0.045	OK	75	0.051	OK	N	N	0.00%	
3542120	13	13	13	C-462	CR 229	CR 223	2U		N	N		1,803	2008	4.52%	1,803	2,059	2,249	0.096	173	198	216			GEN. TABLES	C	1,440	1,440	1,440	173	0.12	OK	198	0.138	OK	216	0.15	OK	N	N	0.00%	
3542130	13	13	13	C-462	CR 223	CR 221	2U		N	N		1,803	2008	4.52%	1,803	2,059	2,249	0.096	173	198	216			GEN. TABLES	C	1,440	1,440	1,440	173	0.12	OK	198	0.138	OK	216	0.15	OK	N	N	0.00%	
3542140	13	13	13	C-462	CR 221	CR 209	2U		N	N		1,803	2008	4.52%	1,803	2,059	2,249	0.096	173	198	216			GEN. TABLES	C	1,440	1,440	1,440	173	0.12	OK	198	0.138	OK	216	0.15	OK	N	N	0.00%	
3542150	14	14	14	C-462	CR 209	US 301/SR 35	2U		N	N		2,806	2008	2.00%	2,806	2,978	3,098	0.096	269	286	297			GEN. TABLES	D	2,040	2,040	2,040	269	0.132	OK	286	0.14	OK	297	0.146	OK	N	N	0.00%	
3541110	15	15	15	C-462	US 301/SR 35	CR 121	2U		N	N		4,470	2008	2.00%	4,470	4,744	4,935	0.096	429	455	474			GEN. TABLES	D	1,416	1,416	1,416	429	0.303	OK	455	0.321	OK	474	0.335	OK	N	N	0.00%	
3541100	15	15	15	C-462	CR 121	C-466A	2U		N	N		4,229	2008	2.00%	4,233	4,492	4,674	0.096	406	431	449			GEN. TABLES	D	1,416	1,416	1,416	406	0.287	OK	431	0.304	OK	449	0.317	OK	N	N	0.00%	
3537100	16	16	16	C-466	C-475	CR 237	2U		N	N		4,531	2008	5.93%	4,531	5,386	6,044	0.097	440	522	586			GEN. TABLES	C	1,480	1,480	1,480	440	0.297	OK	522	0.353	OK	586	0.396	OK	N	N	0.00%	
3537105	16	16	16	C-466	CR 237	CR 229	2U		N	N		4,531	2008	5.41%	4,701	5,506	6,118	0.097	456	534	593			GEN. TABLES	C	1,480	1,480	1,480	456	0.308	OK	534	0.361	OK	593	0.401	OK	N	N	0.00%	
3537110	16	16	16	C-466	CR 229	CR 227	2U		N	N		4,871	2008	4.90%	4,871	5,623	6,187	0.097	472	545	600			GEN. TABLES	C	1,480	1,480	1,480	472	0.319	OK	545	0.368	OK	600	0.405	OK	N	N	0.00%	
3537115	16	16	16	C-466	CR 227	CR 223	2U		N	N		4,871	2008	4.90%	4,871	5,623	6,187	0.097	472	545	600			GEN. TABLES	C	1,480	1,480	1,480	472	0.319	OK	545	0.368	OK	600	0.405	OK	N	N	0.00%	
3537200	17	17	17	C-466	CR 223	CR 209	2U		N	N		5,583	2008	4.73%	5,583	6,413	7,034	0.096	536	616	675			GEN. TABLES	C	1,197	1,197	1,197	536	0.448	OK	616	0.515	OK	675	0.564	OK	N	N	0.00%	
3537130	18	18	18	C-466	CR 209	US 301/SR 35	2U		N	N		5,583	2008	4.73%	5,583	6,413	7,034	0.096	536	616	675			GEN. TABLES	D	1,416	1,416	1,416	536	0.379	OK	616	0.435	OK	675	0.477	OK	N	N	0.00%	
3537140	19	19	19	C-466	US 301/SR 35	CR 103	4D		N	N		11,787	2004	6.00%	14,572	17,355	19,501	0.095	1,384	1,649	1,853			GEN. TABLES	D	3,220	3,220	3,220	1,384	0.43	OK	1,649	0.512	OK	1,853	0.575	STUDY 2	N	N	0.00%	
3537150	19	19	19	C-466	CR 103	CR 101	4D		N	N		10,981	2003	6.00%	15,059	17,936	20,152	0.095	1,431	1,704	1,914			GEN. TABLES	D	3,220	3,220	3,220	1,431	0.444	OK	1,704	0.529	OK	1,914	0.594	STUDY 2	N	N	0.00%	
3537180	19	19	19	C-466	CR 101	TALL TREES LN	4D		N	N		24,121	2008	6.00%	24,121	28,728	32,279	0.095	2,291	2,729	3,067			GEN. TABLES	D	3,220	3,220	3,220	2,291	0.711	OK	2,729	0.848	OK	3,067	0.952	STUDY 2	N	N	0.00%	
3537190	19	19	19	C-466	TALL TREES LN	BUENA VISTA BLVD	4D		N	N		24,121	2008	6.00%	24,121	28,728	32,279	0.095	2,291	2,729	3,067			GEN. TABLES	D	3,220	3,220	3,220	2,291	0.711	OK	2,729	0.848	OK	3,067	0.952	STUDY 2	N	N	0.00%	
3537160	20	20	20	C-466	BUENA VISTA BLVD	MORSE BLVD	4D		N	N		13,086	2003	6.00%	17,510	20,855	23,432	0.095	1,663	1,981	2,226			GEN. TABLES	D	3,220	3,220	3,220	1,663	0.516	OK	1,981	0.615	OK	2,226	0.691	OK	N	N	0.00%	
3537170	20	20	20	C-466	MORSE BLVD	LAKE COUNTY BOUNDARY	4D		N	N		20,323	2008	6.00%	21,283	25,349	28,482	0.095	2,022	2,408	2,706			GEN. TABLES	D	3,220	3,220	3,220	2,022	0.628	OK	2,408	0.748	OK	2,706	0.84	OK	N	N	0.00%	
3533100	21	21	21	C-466A	US 301/SR 35	C-462	2U		N	N		7,496	2008	4.00%	7,496	8,432	9,120	0.096	720	809	876			GEN. TABLES	D	1,416	1,416	1,416	720	0.508	OK	809	0.571	OK	876	0.619	OK	N	N	0.00%	
3533110.1	22	22	22	C-466A	C-462	BUENA VISTA BLVD	2U	4D	N	N		9,250	2008	4.00%	9,250	10,405	11,254	0.096	888	999	1,080			GEN. TABLES	D	2,040	5,420	5,420	888	0.435	OK	999	0.184	OK	1,080	0.199	OK	N	N	0.00%	
3533110.3	23	23	23	C-466A	BUENA VISTA BLVD	MORSE BLVD	4D		N	N		9,250	2008	4.00%	9,250	10,405	11,254	0.096	888	999	1,080			GEN. TABLES	D	5,420	5,420	5,420	888	0.164	OK	999	0.184	OK	1,080	0.199	OK	N	N	0.00%	
3533110.4	23	23	23	C-466A	MORSE BLVD	LAKE COUNTY BOUNDARY	4D		N	N		9,250	2008	4.00%	9,250	10,405	11,254	0.096	888	999	1,080			GEN. TABLES	D	5,420	5,420	5,420	888	0.164	OK	999	0.184	OK	1,080	0.199	OK	N	N	0.00%	
3557110	24	24	24	C-468	US 301/SR 35	CR 513	2U		N	N		2,898	2008	2.00%	2,898	3,075	3,200	0.096	278	295	307			GEN. TABLES	C	1,440	2,040	2,040	278	0.193	OK	295	0.145	OK	307	0.15	OK	N	N	0.00%	
3557120	24	24	24	C-468	CR 513	CR 507	2U		N	N		2,898	2008	2.00%	2,898	3,075	3,200	0.096	278	295	307			GEN. TABLES	C	1,440	2,040	2,040	278	0.193	OK	295	0.145	OK	307	0.15	OK	N	N	0.00%	
3557130.2	24	24	24	C-468	CR 507	CR 501	2U		N	N		2,967	2008	2.00%	2,967	3,149	3,276	0.096	285	302	314			GEN. TABLES	C	1,440	2,040	2,040	285	0.198	OK	302	0.148	OK	314	0.154	OK	N	N	0.00%	
3557130.3	24	24	24	C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U		N	N		2,967	2008	2.00%	2,967	3,149	3,276	0.096	285	302	314			GEN. TABLES	C	1,440	2,040	2,040	285	0.198	OK	302	0.148	OK	314	0.154	OK	N	N	0.00%	
3557140	25	25	25	C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U		N	N		3,570	2008	2.00%	3,570	3,789	3,942	0.097	346	368	382			GEN. TABLES	D	2,030	2,030	2,030	346	0.17	OK	368	0.181	OK	382	0.188	OK	N	N	0.00%	
3553150	26	26	26	C-469	SR 50	CR 728	2U		N	N		2,472	2008	2.00%	2,472	2,623	2,729	0.097	240	254	265			GEN. TABLES	C	1,480	1,480	1,480	240	0.162	OK	254	0.172	OK	265	0.179	OK	N	N	0.00%	
3553140	27	27	27	C-469	CR 728	CR 716	2U		N	N		2,472	2008	2.00%	2,472	2,623	2,729	0.097	240	254	265			GEN. TABLES	D	2,030	2,030	2,030	240	0.118	OK	254	0.125	OK	265	0.131	OK	N	N	0.00%	
3553110	27	27	27	C-469	CR 716	C-48 E	2U		N	N		2,472	2008	2.00%	2,472	2,623	2,729	0.097	240	254	265			GEN. TABLES	D	2,030	2,030	2,030	240	0.118	OK	254	0.125	OK	265	0.131	OK	N	N	0.00%	
3550120	28	28	28	C-470 E	SR 93/I-75	C-475	2U		N	N		8,151	2008	2.00%	8,151	8,650	8,999	0.097	791	839	873			GEN. TABLES	D	1,282	1,282	1,282	791	0.617	OK	839	0.654	OK	873	0.681	OK	N	N	0.00%	
3550110	28	28	28	C-470 E	C-475	US 301/SR 35	2U		N	N		8,151	2008	2.00%	8,151	8,650	8,999	0.097	791	839	873			GEN. TABLES	D	1,282	1,282	1,282	791	0.617	OK	839	0.654	OK	873	0.681	OK	N	N	0.00%	
3527000.1	29	29	29	C-470 E	US 301/SR 35	CR 501	2U		N	N		6,740	2008	2.00%	7,194	7,634	7,943	0.096	691	733	763			GEN. TABLES	C	1,197	1,416	1,416	691	0.577	OK	733	0.518	OK	763	0.539	OK	N	N	0.00%	
3527000.2	30	30	30	C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U		N	N		6,740	2008	2.00%	6,924	7,348	7,645	0.097	672	713	742			GEN. TABLES	C	1,480	2,030	2,030	672	0.454	OK	713	0.351	OK	742	0.366	OK	N	N	0.00%	
3526000	31	31	31	C-470 N	SR 44	CR 412	2U		N	N		5,059	2008	3.07%	4,351	4,764	5,061	0.097	422	462	491			GEN. TABLES	D	2,030	2,030	2,030	422	0.208	OK	462	0.228	OK	491	0.242	OK	N	N	0.00%	
3530000	31	31	31	C-470 N	CR 412	CR 416 N	2U		N	N		5,059	2008	1.50%	5,059	5,290	5,450	0.097	491	513	529			GEN. TABLES	D	2,030	2,030	2,030	491	0.242	OK	513	0.253	OK	529	0.261	OK	N	N	0.00%	
3550100	32	32	32	C-470 N	CR 416 N	SR 93/I-75	2U		N	N		7,348	2008	2.00%	7,743	8,217	8,549	0.097	751	797	829			GEN. TABLES	D	2,030	2,030	2,030	751	0.37	OK	797	0.393	OK	829	0.408	OK	N	N	0.00%	
3543100	33	33	33	C-472	US 301/SR 35	CR 117	2U		N	N		3,165	2008	5.12%	3,165	3,676	4,063	0.096	304	353	390			GEN. TABLES	C	1,440	2,040	2,040	304	0.211	OK	353	0.173	OK	390	0.191	OK	N	N	0.00%	
3543110	34	34	34	C-472	CR 117	BUENA VISTA BLVD	2U		N	N		3,980	2008	10.68%	3,980	5,396	6,610	0.096	382	518	635			GEN. TABLES	D	2,040	2,040	2,040	382	0.187	OK	518	0.254	OK	635	0.311	OK	N	N	0.00%	
3531000.1	35	35	35	C-475	SR 48 W	CR 542	4U		N	N		10,168	2008	2.00%	10,168	10,790	11,226	0.098	996	1,057	1,100			GEN. TABLES	D	4,883	4,883	4,883	996	0.204	OK	1,057	0.216	OK	1,100	0.225	OK	N	N	0.00%	
3531000.2	36	36	36	C-475	CR 542	C-470 E	2U		N	N		3,919	2008	2.00%	4,442	4,714	4,904	0.098	435	462	481			GEN. TABLES	C	770	1,340	1,340	435	0.565	OK	462	0.345	OK	481	0.359	OK	N	N	0.00%	
3525100	37	37	37	C-475 N	SR 44	C-462	2U		N	N		2,352	2008	3.17%	2,352	2,583	2,749	0.098	230	253	269			GEN. TABLES	C	770	770	770	230	0.299	OK	253	0.329	OK	269	0.349	OK	N	N	0.00%	
3525110	37	37	37	C-475 N	C-462	CR 245	2U		N	N		2,352	2008	3.17%	2,352	2,583	2,749	0.098	230	253	269			GEN. TABLES	C	770	770	770	230	0.299	OK	253	0.329	OK	269	0.349	OK	N	N	0.00%	
3536100	37	37	37	C-475 N	CR 245	C-466	2U		N	N		2,491	2008	4.27%	2,491	2,824	3,070	0.098	244	277	301			GEN. TABLES	C	770	770	770	244	0.317	OK	277	0.36	OK	301	0.391	OK	N	N	0.00%	
3537120	38	38	38	C-475 N	C-466	MARION COUNTY BOUNDARY	2U		N	N		4,240	2008	5.62%	4,240	4,996	5,573	0.097	411	485	541			GEN. TABLES	D	2,030	2,030	2,030	411	0.202	OK	485	0.239	OK	541	0.267	OK	N	N	0.00%	
3540100	39	39	39	C-476 E	US 301/SR 35	JASPER ST	2U		N	N		1,730	2008	2.00%	1,730	1,836	1,910	0.097	168	178	185			GEN. TABLES	C	1,480	2,030	2,030	168	0.114	OK	178	0.088	OK	185	0.091	OK	N	N	0.00%	
3540110	39	39	39	C-476 E	JASPER ST	SR 471	2U		N	N		1,730	2008	2.00%	1,730	1,836	1,910	0.097	168	178	185			GEN. TABLES	C	1,480	2,030	2,030	168	0.114	OK	178	0.088	OK	185	0.091	OK	N	N	0.00%	
3549100	40	40	40	C-476 W	HERNANDO COUNTY BOUNDA	C-575	2U		Y	N		3,263	2008	2.00%	3,263	3,463	3,603	0.098	320	339	353			GEN. TABLES	C	770	770	770	320	0.416	OK	339	0.44	OK	353	0.458	OK	N	N	0.00%	
3549110	40	40	40	C-476 W	C-575	C-476B	2U		Y	N		3,047	2008	2.00%	3,047	3,234	3,364	0.098	299	317	330			GEN. TABLES	C	770	770	770	299	0.388	OK	317	0.412	OK	330	0.429	OK	N	N	0.00%	
3549120	41	41	41	C-476 W	C-476B	CR 625	2U		Y	N		3,890	2008	2.00%	3,890	4,128	4,295	0.098	381	405	421			GEN. TABLES	C	770	770	770	381	0.495	OK	405	0.526	OK	421	0.547	OK	N	N	0.00%	
3549130	41	41	41	C-476 W	CR 625	CR 616	2U		Y	N		3,890	2008	2.00%	3,890	4,128	4,295	0.098	381	405	421			GEN. TABLES	C	770	770	770	381	0.495	OK	405	0.526	OK	421	0.547	OK	N	N	0.00%	
3549140	42	42	42	C-476 W	CR 616	SR 93/I-75	2U		Y	N		3,890	2008	2.00%	4,068	4,317	4,491	0.098	399	423	440			GEN. TABLES	D	1,340	1,340	1,340	399	0.298	OK	423	0.316	OK	440	0.328	OK	N	N	0.00%	
3549150	42	42	42	C-476 W	SR 93/I-75	US 301/SR 35	2U		Y	N		4,245	2008	2.00%	4,245	4,505	4,687	0.098	416	441	459			GEN. TABLES	D	1,340	1,340	1,340	416	0.31	OK	441	0.329	OK	459	0.343	OK	N	N	0.00%	
3549160	43	43	43	C-476/C-48	US 301/SR 35	C-48	2U		Y	N		4,245	2008	2.00%	4,245	4,505	4,687	0.097	412	437	455			GEN. TABLES	D	1,350	1,350	1,350	412	0.305	OK	437	0.324	OK	455	0.337	OK	N	N	0.00%	
3538000	44	44	44	C-476B	SR 93/I-75	C-476 W	2U		N	N		2,273	2008	2.00%	2,111	2,240	2,331	0.098	207	220	228			GEN. TABLES	C	770	770	770	207	0.269	OK	220	0.286	OK	228	0.296	OK	N	N	0.00%	
3535100	45	45	45	C-478 E	US 301/SR 35	CR 747	2U		N	N		2,047	2008	3.64%	2,047	2,279	2,448	0.098	201	223	240			GEN. TABLES	D	1,340	1,340	1,340	201	0.15	OK	223	0.166	OK	240	0.179	OK	N	N	0.00%	
3535110	45	45	45	C-478 E	CR 747	SR 471	2U		N	N		2,009	2008	2.00%	2,009	2,132	2,218	0.098	197	209	217			GEN. TABLES	D	1,340	1,340	1,340	197	0.147	OK	209	0.156	OK	217	0.162	OK	N	N	0.00%	
3534100	46	46	46	C-478 E	SR 471	CR 707	2U		N	N		1,557	2008	2.00%	1,557	1,652	1,719	0.098	153	162	168			GEN. TABLES	D	1,340	1,340	1,340	153	0.114	OK	162	0.121	OK	168	0.125	OK	N	N	0.00%	
3534110	47	47	47	C-478 E	CR 707	C-48 E	2U		N	N		962	2008	2.00%	962	1,021	1,062	0.098	94	100	104			GEN. TABLES	D	1,340	1,340	1,340	94	0.07	OK	100	0.075	OK	104	0.078	OK	N	N	0.00%	
3529000	48	48	48	C-478A	SR 50	SR 471	2U		N	N		631	2008	2.00%	588	624	649	0.098	58	61	64			GEN. TABLES	D	1,340	1,340	1,340	58	0.043	OK	61	0.046	OK	64	0.048	OK	N	N	0.00%	
3555100	49	49	49	C-48	CITRUS COUNTY BOUNDARY	C-575	2U		Y	N		3,808	2008	2.00%	3,808	4,041	4,204	0.098	373	396	412			GEN. TABLES	C	770	770	770	373	0.484	OK	396	0.514	OK	412	0.535	OK	N	N	0.00%	
3555110	49	49	49	C-48	C-575	CR 625	2U		Y	N		3,808	2008	3.96%	3,808	4,279	4,624	0.098	373	419	453			GEN. TABLES	C	770	770	770	373	0.484	OK	419	0.544	OK	453	0.588	OK	N	N	0.00%	
3555120	50	50	50	C-48	CR 625	CR 616	2U		Y	N		4,683	2008	2.00%	4,683	4,970	5,170	0.097	454	482	501			GEN. TABLES	C	1,480	1,480	1,480	454	0.307	OK	482	0.326	OK	501	0.339	OK	N	N	0.00%	
3555130	51	51	51	C-48	CR 616	CR 313	4D		Y	N		9,144	2008	2.00%	9,144	9,704	10,096	0.097	887	941	979			GEN. TABLES	D	2,708	2,708	2,708	887	0.328	OK	941	0.347	OK	979	0.362	OK	N	N	0.00%	
3554100.1	52	52	52	C-48	CR 313	SR 93/I-75	2U		Y	N		9,674	2008	2.00%	9,674	10,266	10,681	0.097	938	996	1,036			CONC. (ART-PLAN)	D	1,600	1,600	1,600	938	0.586	OK	996	0.623	OK	1,036	0.648	OK	N	N	0.00%	
3553160	53	53	53	C-48	C-476 W	CR 557	2U		Y	N		4,894	2008	2.00%	4,894	5,194	5,403	0.097	475	504	524			GEN. TABLES	D	2,030	2,030	2,030	475	0.234	OK	504	0.248	OK	524	0.258	OK	N	N	0.00%	
3553170	53	53	53	C-48	CR 557	CR 747	2U		Y	N		4,894	2008	2.00%	4,894	5,194	5,403	0.097	475	504	524			GEN. TABLES	D	2,030	2,030	2,030	475	0.234	OK	504	0.248	OK	524	0.258	OK	N	N	0.00%	
3553180	54	54	54	C-48	CR 747	SR 471	2U		Y	N		4,526	2008	2.00%	4,526	4,803	4,997	0.097	439	466	485			GEN. TABLES	C	1,070	1,070	1,070	439	0.41	OK	466	0.436	OK	485	0.453	OK	N	N	0.00%	
3553190	54	54	54	C-48	SR 471	CR 567	2U		N	N		4,526	2008	2.00%	3,823	4,057	4,221	0.097	371	394	409			GEN. TABLES	C	1,070	1,070	1,070	371	0.347	OK	394	0.368	OK	409	0.382	OK	N	N	0.00%	
3553200	55	55	55	C-48	CR 567	CR 569	2U		N	N		3,120	2008	2.00%	3,823	4,057	4,221	0.097	371	394	409			GEN. TABLES	D	2,030	2,030	2,030	371	0.183	OK	394	0.194	OK	409	0.201	OK	N	N	0.00%	
3553210	55	55	55	C-48	CR 569	C-478	2U		N	N		4,526	2008	2.00%	3,823	4,057	4,221	0.097	371	394	409			GEN. TABLES	D	2,030	2,030	2,030	371	0.183	OK	394	0.194	OK	409	0.201	OK	N	N	0.00%	
3553100	55	55	55	C-48	C-478	MAGNOLIA AVE	2U		N	N		3,120	2008	2.00%	3,120	3,311	3,445	0.097	303	321	334			GEN. TABLES	D	2,030	2,030	2,030	303	0.149	OK	321	0.158	OK	334	0.165	OK	N	N	0.00%	
3553120	55	55	55	C-48	MAGNOLIA AVE	C-469	2U		N	N		3,120	2008	2.00%	3,120	3,311	3,445	0.097	303	321	334			GEN. TABLES	D	2,030	2,030	2,030	303	0.149	OK	321	0.158	OK	334	0.165	OK	N	N	0.00%	
3556100	56	56	56	C-48	C-469	CR 558	2U		N	N		3,120	2008	2.00%	2,972	3,154	3,281	0.097	288	306	318			GEN. TABLES	D	2,030	2,030	2,030	288	0.142	OK	306	0.151	OK	318	0.157	OK	N	N	0.00%	
3556110	56	56	56	C-48	CR 558	LAKE COUNTY BOUNDARY	2U		N	N		2,825	2008	2.00%	2,825	2,998	3,119	0.097	274	291	303			GEN. TABLES	D	2,030	2,030	2,030	274	0.135	OK	291	0.143	OK	303	0.149	OK	N	N	0.00%	
3532000	57	57	57	C-575	C-476	C-48	2U		N	N		795	2008	2.00%	957	1,016	1,057	0.098	94	100	104			GEN. TABLES	C	770	770	770	94	0.122	OK	100	0.13	OK	104	0.135	OK	N	N	0.00%	
5000200	58	58	58	CHULA VISTA AVE	C-466 E	RIO GRANDE AVE	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248000	59	59	59	CR 101	C-466	CR 104	2U		N	N		1,540	2008	2.00%	2,658	2,821	2,935	0.096	255	271	282			GEN. TABLES	D	2,040	2,040	2,040	255	0.125	OK	271	0.133	OK	282	0.138	OK	N	N	0.00%	
4002000	59	59	59	CR 101	CR 104	CR 102	2U		N	N		1,540	2008	2.00%	1,540	1,634	1,700	0.096	148	157	163			GEN. TABLES	D	2,040	2,040	2,040	148	0.073	OK	157	0.077	OK	163	0.08	OK	N	N	0.00%	
4000100	60	60	60	CR 102	US 301/SR 35	CR 103	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	

Tindale-Oliver and Associates, Inc.
2/16/2010
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Notes:
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

(1) Manually enter the **new external project traffic** associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Pass-By + Internal Capture

(2) Manually enter the **total external project traffic** associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.

Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to **verify the level of study that will need to be performed.**

1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2" then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1," then data collection is required.

Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

General Information								Lanes/Type		Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2011)	Growth			AADT (Daily Volumes)			K Factor	Segment Peak Hour Two Way Volumes			Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS)		Facility Maximum Service Volume (MSV) Peak Hour Two Way			Conceptual Analysis Required (V:MSV > 90%) Base Traffic + 3 or 5 Year Growth + Project Traffic									Witihin Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
Segment ID	Facility ID (2008)	Facility ID (2011)	Facility ID (2013)	On Street	From Street	To Street	Existing Number of Lanes and Type	Programmed Improvements					Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (2008)	AADT (2011)	AADT (2013)		2008	2011	2013			LOS Method	LOS Standard	MSV (2008)	MSV (2011)	MSV (2013)	2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status				
A	B_1	B_2	B_3	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
4000000	60	60	60	CR 102	CR 103	CR 101	2U		N	N				2.00%	880	934	972	0.098	86	92	95			GEN. TABLES	C	770	770	770	86	0.112	OK	92	0.119	OK	95	0.123	OK	N	N	0.00%	
4001000.1	61	61	61	CR 103	C-466 E	WEDGEWOOD LN	2U		N	N		5,072	2008	2.00%	5,072	5,382	5,600	0.096	487	517	538			GEN. TABLES	D	1,416	1,197	1,197	487	0.344	OK	517	0.432	OK	538	0.449	OK	N	N	0.00%	
4001000.2	61	61	61	CR 103	WEDGEWOOD LN	CR 104	2U		N	N		1,216	2008	2.00%	1,216	1,290	1,343	0.096	117	124	129			GEN. TABLES	D	1,416	1,197	1,197	117	0.083	OK	124	0.104	OK	129	0.108	OK	N	N	0.00%	
4001100	61	61	61	CR 103	CR 104	CR 102	2U		N	N		1,216	2008	2.00%	1,216	1,290	1,343	0.096	117	124	129			GEN. TABLES	D	1,416	1,197	1,197	117	0.083	OK	124	0.104	OK	129	0.108	OK	N	N	0.00%	
3248400	62	62	62	CR 104	US 301/SR 35	CR 103	2U		N	N				2.00%	948	1,006	1,047	0.096	91	97	101			GEN. TABLES	C	1,440	1,440	1,440	91	0.063	OK	97	0.067	OK	101	0.07	OK	N	N	0.00%	
3248410	62	62	62	CR 104	CR 103	CR 101	2U		N	N				2.00%	948	1,006	1,047	0.096	91	97	101			GEN. TABLES	C	1,440	1,440	1,440	91	0.063	OK	97	0.067	OK	101	0.07	OK	N	N	0.00%	
4003000	63	63	63	CR 114	US 301/SR 35	CR 117	2U		N	N				2.00%	1,476	1,567	1,630	0.096	142	150	156			GEN. TABLES	D	1,416	1,416	1,416	142	0.1	OK	150	0.106	OK	156	0.11	OK	N	N	0.00%	
3224010	64	64	64	CR 117	CR 114	C-472	2U		N	N				2.00%	1,420	1,507	1,568	0.096	136	145	151			GEN. TABLES	C	1,440	1,440	1,440	136	0.094	OK	145	0.101	OK	151	0.105	OK	N	N	0.00%	
3224000	65	65	65	CR 121	C-462	CR 117	2U		N	N				2.00%	2,044	2,170	2,257	0.096	196	208	217			GEN. TABLES	D	2,040	2,040	2,040	196	0.096	OK	208	0.102	OK	217	0.106	OK	N	N	0.00%	
3290000	66	66	66	CR 139	C-44A	C-466A	2U	4D	N	N				2.00%	1,504	1,596	1,660	0.096	144	153	159			GEN. TABLES	D	2,040	5,420	5,420	144	0.071	OK	153	0.028	OK	159	0.029	OK	N	N	0.00%	
3221000	67	67	67	CR 156	US 301/SR 35	SR 44	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	D	2,040	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4004000	68	68	68	CR 202	CR 227	CR 223	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4004100	69	69	69	CR 202	CR 223	CR 209	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248300	69	69	69	CR 202	CR 209	US 301/SR 35	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232300	70	70	70	CR 204	CR 223	CR 209	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248100	71	71	71	CR 209	C-462 E	CR 222	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248105	71	71	71	CR 209	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248110	72	72	72	CR 209	C-466	CR 204	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248115	72	72	72	CR 209	CR 204	CR 202	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3216000	73	73	73	CR 221	C-44A	C-462 E	2U		N	N		1,803	2008	1.75%	1,434	1,511	1,564	0.096	138	145	150			GEN. TABLES	C	1,440	1,440	1,440	138	0.096	OK	145	0.101	OK	150	0.104	OK	N	N	0.00%	
4005100	74	74	74	CR 222	CR 237	CR 229	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4005300	74	74	74	CR 222	CR 229	CR 223	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4005200	75	75	75	CR 222	CR 223	CR 209	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,197	1,197	1,197	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4005000	75	75	75	CR 222	CR 209	US 301/SR 35	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,197	1,197	1,197	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232100	76	76	76	CR 223	C-462	CR 222	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232105	76	76	76	CR 223	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232110	77	77	77	CR 223	C-466	CR 204	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4006000	77	77	77	CR 223	CR 204	CR 202	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4007000	78	78	78	CR 227	C-466	CR 202	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3245100	79	79	79	CR 229	SR 44	C-462	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3245110	79	79	79	CR 229	C-462	CR 222	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3245120	80	80	80	CR 229	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4008000	81	81	81	CR 237	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4009000	82	82	82	CR 501	C-470E	C-468	2U		N	N		2,382	2008	2.00%	2,304	2,445	2,544	0.096	221	235	244			GEN. TABLES	C	1,440	2,040	2,040	221	0.153	OK	235	0.115	OK	244	0.12	OK	N	N	0.00%	
3222110	83	83	83	CR 507	CR 504	C-468	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3222100	84	84	84	CR 513	C-468	CR 504	2U		N	N				2.00%	0	0	0	0.096	0	0	0			GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4091000	85	85	85	CR 514	18TH WAY NW	US 301/SR 35	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3544000	86	86	86	CR 557	C-48	E SEMINOLE AVE	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3277000	87	87	87	CR 558	CR 569	C-48 E	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3255000	88	88	88	CR 567	SR 471	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3276100	89	89	89	CR 569	C-48	CR 558	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3276110	89	89	89	CR 569	CR 558	65TH ST	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	C	1,480	1,480	1,480	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3301000	90	90	90	CR 616	C-476	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3297000	91	91	91	CR 625	C-476	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3223000	92	92	92	CR 673	SR 93/I-75	US 301/SR 35	2U		N	N		2,419	2008	2.00%	2,419	2,567	2,671	0.097	235	249	259			GEN. TABLES	C	1,480	1,480	1,480	235	0.159	OK	249	0.168	OK	259	0.175	OK	N	N	0.00%	
3269200	93	93	93	CR 707	CR 721	C-478	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3235000	94	94	94	CR 716	C-469	LAKE COUNTY BOUNDARY	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3269100	95	95	95	CR 721	SR 471	CR 727	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3269110	95	95	95	CR 721	CR 727	CR 707	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3295000	96	96	96	CR 722	CR 747	SR 471	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3229000	97	97	97	CR 727	SR 50	CR 721	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	D	1,340	1,340	1,340	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3231000	98	98	98	CR 728	C-469	LAKE COUNTY BOUNDARY	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3296000	99	99	99	CR 730	CR 747	SR 471	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	D	1,340	1,340	1,340	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3293100	100	100	100	CR 747	C-478 E	CR 730	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3293110	100	100	100	CR 747	CR 730	CR 722	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3293120	100	100	100	CR 747	CR 722	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5000300	101	101	101	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4D		N	N		17,375	2008	1.00%	17,375	17,901	18,261	0.095	1,651	1,701	1,735			GEN. TABLES	D	3,220	3,220	3,220	1,651	0.513	OK	1,701	0.528	OK	1,735	0.539	OK	N	N	0.00%	
5000390	101	101	101	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4D		N	N		17,375	2008	1.00%	17,375	17,901	18,261	0.095	1,651	1,701	1,735			GEN. TABLES	D	3,220	3,220	3,220	1,651	0.513	OK	1,701	0.528	OK	1,735	0.539	OK	N	N	0.00%	
5999990	101	101	101	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD N	4D		N	N		14,041	2008	2.64%	14,041	15,183	15,995	0.095	1,334	1,442	1,520			GEN. TABLES	D	3,220	3,220	3,220	1,334	0.414	OK	1,442	0.448	OK	1,520	0.472	OK	N	N	0.00%	
5000700	101	101	101	EL CAMINO REAL	MORSE BLVD N	AVENIDA CENTRAL	4D		N	N		14,041	2008	2.64%	14,041	15,183	15,995	0.095	1,334	1,442	1,520			GEN. TABLES	D	3,220	3,220	3,220	1,334	0.414	OK	1,442	0.448	OK	1,520	0.472	OK	N	N	0.00%	
3553130	102	102	102	FLORIDA ST	US 301/SR 35	C-476 W	2U		N	N		4,526	2008	2.00%	4,526	4,803	4,997	0.097	439	466	485			GEN. TABLES	D	2,030	2,030	2,030	439	0.216	OK	466	0.23	OK	485	0.239	OK	N	N	0.00%	
3539100	103	103	103	JASPER ST	SEMINOLE AVE	C-476 E	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3554140	104	104	104	MAIN ST N	US 301/SR 35	SR 48	4U		N	N		11,000	2007	2.00%	11,220	11,907	12,388	0.097	1,088	1,155	1,202			GEN. TABLES	D	2,708	2,708	2,708	1,088	0.402	OK	1,155	0.427	OK	1,202	0.444	OK	N	N	0.00%	
6000000	105	105	105	MORSE BLVD N	SR 44	C-466A	0	4D	N	N				4.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	0	5,250	5,250	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5999995.1	106	106	106	MORSE BLVD N	C-466A	STILLWATER TRAIL	4D		N	N		8,629	2008	4.00%	8,629	9,706	10,498	0.095	820	922	997			GEN. TABLES	D	2,708	5,250	5,250	820	0.303	OK	922	0.176	OK	997	0.19	OK	N	N	0.00%	
5999995.2	106	106	106	MORSE BLVD N	STILLWATER TRAIL	C-466	4D		N	N		21,061	2008	4.00%	21,061	23,691	25,624	0.095	2,001	2,251	2,434			GEN. TABLES	D	2,708	5,250	5,250	2,001	0.739	OK	2,251	0.429	OK	2,434	0.464	OK	N	N	0.00%	
5000430	107	107	107	MORSE BLVD N	C-466	RIO GRANDE AVE	2U		N	N		16,680	2006	4.00%	15,412	17,336	18,751	0.095	1,464	1,647	1,781			GEN. TABLES	D	1,482	1,482	1,482	1,464	0.988	STUDY 2	1,647	1.111	STUDY 2	1,781	1.202	STUDY 2	N	N	0.00%	
5000420	107	107	107	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2U		N	N		10,437	2008	3.66%	9,736	10,845	11,653	0.095	925	1,030	1,107			GEN. TABLES	D	1,482	1,482	1,482	925	0.624	STUDY 2	1,030	0.695	STUDY 2	1,107	0.747	STUDY 2	N	N	0.00%	
5000410	107	107	107	MORSE BLVD N	EL CAMINO REAL	US 27/US 441/SR 500	2U		N	N		10,437	2008	2.00%	10,437	11,076	11,523	0.095	992	1,052	1,095			GEN. TABLES	D	1,482	1,482	1,482	992	0.669	STUDY 2	1,052	0.71	STUDY 2	1,095	0.739	STUDY 2	N	N	0.00%	
5000500	108	108	108	RIO GRANDE AVE	MORSE BLVD N	CHULA VISTA AVE	2U		N	N		8,066	2008	4.29%	8,066	9,149	9,951	0.095	766	869	945			GEN. TABLES	D	2,060	2,060	2,060	766	0.372	OK	869	0.422	OK	945	0.459	OK	N	N	0.00%	
5000510	108	108	108	RIO GRANDE AVE	CHULA VISTA AVE	AVENIDA CENTRAL	2U		N	N		8,066	2008	4.29%	8,066	9,149	9,951	0.095	766	869	945			GEN. TABLES	D	2,060	2,060	2,060	766	0.372	OK	869	0.422	OK	945	0.459	OK	N	N	0.00%	
3539120	109	109	109	SEMINOLE AVE E	C-48	CR 557	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	1,282	1,282	1,282	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3539110	109	109	109	SEMINOLE AVE E	CR 557	JASPER ST	2U		N	N				2.00%	0	0	0	0.097	0	0	0			GEN. TABLES	D	1,282	1,282	1,282	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3552100	110	110	110	SR 44	CITRUS COUNTY BOUNDARY	C-470 N	4D		Y	H		9,000	2007	2.17%	9,195	9,807	10,237	0.097	892	951	993			GEN. TABLES	B	2,800	2,800	2,800	892	0.319	OK	951	0.34	OK	993	0.355	OK	N	N	0.00%	
3552110	111	111	111	SR 44	C-470 N	C-475	4D		Y	H		9,000	2007	1.88%	8,711	9,211	9,561	0.097	845	893	927			GEN. TABLES	B	2,800	2,800	2,800	845	0.302	OK	893	0.319	OK	927	0.331	OK	N	N	0.00%	
3552120	112	112	112	SR 44	C-475	SR 93/I-75 W	4D		Y	H		8,100	2007	1.59%	8,229	8,628	8,904	0.097	798	837	864			GEN. TABLES	B	2,800	2,800	2,800	798	0.285	OK	837	0.299	OK	864	0.309	OK	N	N	0.00%	
3999990	113	113	113	SR 44	SR 93/I-75 W	SR 93/I-75 E	4D		Y	H		14,800	2007	2.29%	15,139	16,203	16,954	0.096	1,453	1,555	1,628			GEN. TABLES	D	2,940	2,940	2,940	1,453	0.494	OK	1,555	0.529	OK	1,628	0.554	OK	N	N	0.00%	
3552130	113	113	113	SR 44	SR 93/I-75 E	CR 229	4D		Y	N		14,800	2007	2.29%	15,139	16,203	16,954	0.096	1,453	1,555	1,628			GEN. TABLES	D	2,940	2,940	2,940	1,453	0.494	OK	1,555	0.529	OK	1,628	0.554	OK	N	N	0.00%	
3552140	113	113	113	SR 44	CR 229	C-44A	4D		Y	N		14,800	2007	2.29%	15,139	16,203	16,954	0.096	1,453	1,555	1,628			GEN. TABLES	D	2,940	2,940	2,940	1,453	0.494	OK	1,555	0.529	OK	1,628	0.554	OK	N	N	0.00%	
3552150	114	114	114	SR 44	C-44A	INDUSTRIAL DR	4D		Y	N		14,100	2007	3.15%	14,544	15,962	16,984	0.096	1,396	1,532	1,630			GEN. TABLES	D	3,290	3,290	3,290	1,396	0.424	OK	1,532	0.466	OK	1,630	0.495	OK	N	N	0.00%	
3552160	114	114	114	SR 44	INDUSTRIAL DR	US 301/SR 35	4D		Y	N		14,100	2007	3.15%	14,544	15,962	16,984	0.096	1,396	1,532	1,630			GEN. TABLES	D	3,290	3,290	3,290	1,396	0.424	OK	1,532	0.466	OK	1,630	0.495	OK	N	N	0.00%	
3551100	115	115	115	SR 44	US 301/SR 35	CR 156	4D		Y	N		12,500	2007	2.00%	12,750	13,530	14,077	0.096	1,224	1,299	1,351			GEN. TABLES	D	3,290	3,290	3,290	1,224	0.372	OK	1,299	0.395	OK	1,351	0.411	OK	N	N	0.00%	
3551120.1	116	116	116	SR 44	CR 156	BUENA VISTA BLVD	4D		Y	N		16,600	2007	2.00%	14,841	15,749	16,386	0.096	1,425	1,512	1,573			GEN. TABLES	D	5,420	5,420	5,420	1,425	0.263	OK	1,512	0.279	OK	1,573	0.29	OK	N	N	0.00%	
3551120.2	116	116	116	SR 44	BUENA VISTA BLVD	C-44A	4D		Y	N		16,600	2007	2.00%	14,841	15,749	16,386	0.096	1,425	1,512	1,573			GEN. TABLES	D	5,420	5,420	5,420	1,425	0.263	OK	1,512	0.279	OK	1,573	0.29	OK	N	N	0.00%	
3551130.1	117	117	117	SR 44	C-44A	C-468	4D		Y	N		16,600	2007	2.00%	16,932	17,968	18,694	0.096	1,625	1,725	1,795			GEN. TABLES	D	5,420	5,420	5,420	1,625	0.3	OK	1,725	0.318	OK	1,795	0.331	OK	N	N	0.00%	
3551130.2	117	117	117	SR 44	C-468	LAKE COUNTY BOUNDARY	4D		Y	N		16,600	2007	2.00%	16,932	17,968	18,694	0.096	1,625	1,725	1,795			GEN. TABLES	D	5,420	5,420	5,420	1,625	0.3	OK	1,725	0.318	OK	1,795	0.331	OK	N	N	0.00%	
3548000.1	118	118	118	SR 471	POLK COUNTY BOUNDARY	1/4 MILE S OF SR 50	2U		Y	N		2,500	2007	2.00%	2,550	2,706	2,815	0.098	250	265	276			GEN. TABLES	C	780	780	780	250	0.321	OK	265	0.34	OK	276	0.354	OK	N	N	0.00%	
3548000.2	119	119	119	SR 471	1/4 MILE S OF SR 50	SR 50	2U		Y	N		2,500	2007	2.00%	2,550	2,706	2,815	0.098	250	265	276			GEN. TABLES	C	780	780	780	250	0.321	OK	265	0.34	OK	276	0.354	OK	N	N	0.00%	
3558170	120	120	120	SR 471	SR 50	CR 721	2U		Y	N		4,100	2007	2.00%	4,182	4,438	4,617	0.097	406	430	448			GEN. TABLES	C	1,480	1,480	1,480	406	0.274	OK	430	0.291	OK	448	0.303	OK	N	N	0.00%	
3558180	120	120	120	SR 471	CR 721	C-478A	2U		Y	N		5,200	2007	2.00%	5,304	5,629	5,856	0.097	514	546	568			GEN. TABLES	C	1,480	1,480	1,480	514	0.347	OK	546	0.369	OK	568	0.384	OK	N	N	0.00%	
3558190	121	121	121	SR 471	C-478A	C-478 E (S)	2U		Y	N		5,200	2007	2.00%	5,304	5,629	5,856	0.097	514	546	568			GEN. TABLES	D	2,030	2,030	2,030	514	0.253	OK	546	0.269	OK	568	0.28	OK	N	N	0.00%	
3558110	121	121	121	SR 471	C-478 E (S)	C-478 E (N)	2U		Y	N		6,600	2007	2.00%	6,732	7,144	7,433	0.097	653	693	721			GEN. TABLES	D	2,030	2,030	2,030	653	0.322	OK	693	0.341	OK	721	0.355	OK	N	N	0.00%	
3558120	121	121	121	SR 471	C-478 (N)	CR 730	2U		Y	N		6,600	2007	2.00%	6,732	7,144	7,433	0.097	653	693	721			GEN. TABLES	D	2,030	2,030	2,030	653	0.322	OK	693	0.341	OK	721	0.355	OK	N	N	0.00%	
3558130	121	121	121	SR 471	CR 730	CR 722	2U		Y	N		6,600	2007	1.95%	6,729	7,130	7,411	0.097	653	692	719			GEN. TABLES	D	2,030	2,030	2,030	653	0.322	OK	692	0.341	OK	719	0.354	OK	N	N	0.00%	
3558140	122	122	122	SR 471	CR 722	C-48 E	2U		Y	N		6,600	2007	1.95%	6,729	7,130	7,411	0.097	653	692	719			GEN. TABLES	C	1,070	1,070	1,070	653	0.61	OK	692	0.647	OK	719	0.672	OK	N	N	0.00%	
3558150	123	123	123	SR 471	C-48 E	C-476	2U		Y	N		5,400	2007	1.00%	5,454	5,619	5,732	0.097	529	545	556			GEN. TABLES	C	1,480	1,480	1,480	529	0.357	OK	545	0.368	OK	556	0.376	OK	N	N	0.00%	
3558160.1	123	123	123	SR 471	C-476	1/4 MILE S OF US 301	2U		Y	N		3,500	2007	3.55%	3,624	4,024	4,315	0.097	352	390	419			GEN. TABLES	C	1,480	1,480	1,480	352	0.238	OK	390	0.264	OK	419	0.283	OK	N	N	0.00%	
3558160.2	124	124	124	SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U		Y	N		3,500	2007	3.55%	3,624	4,024	4,315	0.097	352	390	419			GEN. TABLES	D	1,350	1,350	1,350	352	0.261	OK	390	0.289	OK	419	0.31	OK	N	N	0.00%	
3554100.2	125	125	125	SR 48	SR 93/I-75	CR 609	2D		Y	N		10,500	2007	8.20%	11,361	14,391	16,848	0.097	1,102	1,396	1,634			GEN. TABLES	D	1,418	1,418	1,418	1,102	0.777	OK	1,396	0.984	STUDY 2	1,634	1.152	STUDY 2	N	N	0.00%	
3554120	125	125	125	SR 48	CR 609	CR 311	2U		Y	N		9,300	2007	6.27%	10,521	12,626	14,259	0.097	1,021	1,225	1,383			GEN. TABLES	D	1,418	1,418	1,418	1,021	0.72	OK	1,225	0.864	STUDY 2	1,383	0.975	STUDY 2	N	N	0.00%	
3554130	125	125	125	SR 48	CR 311	C-475 S	2U		Y	N		9,300	2007	4.35%	9,705	11,027	12,007	0.097	941	1,070	1,165			GEN. TABLES	D	1,418	1,418	1,418	941	0.664	OK	1,070	0.755	STUDY 2	1,165	0.822	STUDY 2	N	N	0.00%	
3559100	126	126	126	SR 50	HERNANDO COUNTY BOUNDA	C-478A	2U		Y	N		7,100	2007	2.00%	6,885	7,306	7,602	0.097	668	709	737			GEN. TABLES	C	1,070	1,070	1,070	668	0.624	OK	709	0.663	OK	737	0.689	OK	N	N	0.00%	
3559110	126	126	126	SR 50	C-478A	SR 471	2U		Y	N		6,400	2007	2.00%	6,885	7,306	7,602	0.097	668	709	737			GEN. TABLES	C	1,070	1,070	1,070	668	0.624	OK	709	0.663	OK	737	0.689	OK	N	N	0.00%	
3560100	127	127	127	SR 50	SR 471	CR 727	2U		Y	N		7,600	2007	2.00%	7,497	7,956	8,277	0.097	727	772	803			GEN. TABLES	C	1,480	1,480	1,480	727	0.491	OK	772	0.522	OK	803	0.543	OK	N	N	0.00%	
3560110	127	127	127	SR 50	CR 727	C-469	2U		Y	N		7,600	2007	2.00%	7,752	8,226	8,559	0.097	752	798	830			GEN. TABLES	C	1,480	1,480	1,480	752	0.508	OK	798	0.539	OK	830	0.561	OK	N	N	0.00%	
3560120	127	127	127	SR 50	C-469	LAKE COUNTY BOUNDARY	2U		Y	N		9,100	2007	2.00%	9,282	9,850	10,248	0.097	900	955	994			GEN. TABLES	C	1,480	1,480	1,480	900	0.608	OK	955	0.645	OK	994	0.672	OK	N	N	0.00%	

Notes:
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

(1) Manually enter the **new external project traffic** associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Pass-By + Internal Capture

(2) Manually enter the **total external project traffic** associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.

Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to **verify the level of study that will need to be performed.**

1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2" then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1," then data collection is required.

Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

General Information							Lanes/Type		Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2011)	Growth			AADT (Daily Volumes)			K Factor	Segment Peak Hour Two Way Volumes			Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS)		Facility Maximum Service Volume (MSV) Peak Hour Two Way			Conceptual Analysis Required (V:MSV > 90%) Base Traffic + 3 or 5 Year Growth + Project Traffic									Witihin Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
Segment ID	Facility ID (2008)	Facility ID (2011)	Facility ID (2013)	On Street	From Street	To Street	Existing Number of Lanes and Type	Programmed Improvements				Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (2008)	AADT (2011)	AADT (2013)		2008	2011	2013			LOS Method	LOS Standard	MSV (2008)	MSV (2011)	MSV (2013)	2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status					
A	B_1	B_2	B_3	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
3545100	128	128	128	SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F		Y	H		38,883	2007	3.77%	40,349	45,087	48,550	0.104	4,196	4,689	5,049			GEN. TABLES	B	3,670	3,670	3,670	4,196	1.143	STUDY 2	4,689	1.278	STUDY 2	5,049	1.376	STUDY 2	N	N	0.00%	
3545110	129	129	129	SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F		Y	H		38,883	2007	3.77%	40,349	45,087	48,550	0.1	4,035	4,509	4,855			GEN. TABLES	C	5,250	5,250	5,250	4,035	0.769	OK	4,509	0.859	OK	4,855	0.925	STUDY 2	N	N	0.00%	
3546100	130	130	130	SR 93/I-75	HERNANDO COUNTY BOUND/	CR 673	4F		Y	H		40,500	2007	2.85%	41,654	45,318	47,938	0.104	4,332	4,713	4,986			GEN. TABLES	B	3,670	3,670	3,670	4,332	1.18	STUDY 2	4,713	1.284	STUDY 2	4,986	1.359	STUDY 2	N	N	0.00%	
3546120	131	131	131	SR 93/I-75	CR 673	C-48	4F		Y	H		37,500	2007	2.64%	38,490	41,620	43,846	0.104	4,003	4,328	4,560			GEN. TABLES	B	3,670	3,670	3,670	4,003	1.091	STUDY 2	4,328	1.179	STUDY 2	4,560	1.243	STUDY 2	N	N	0.00%	
3546130	132	132	132	SR 93/I-75	C-48	C-470 E	4F		Y	H		42,948	2007	1.07%	43,408	44,816	45,780	0.104	4,514	4,661	4,761			GEN. TABLES	B	3,670	3,670	3,670	4,514	1.23	STUDY 2	4,661	1.27	STUDY 2	4,761	1.297	STUDY 2	N	N	0.00%	
3546140	133	133	133	SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F		Y	H		43,616	2007	2.53%	44,719	48,200	50,670	0.104	4,651	5,013	5,270			GEN. TABLES	B	3,670	3,670	3,670	4,651	1.267	STUDY 2	5,013	1.366	STUDY 2	5,270	1.436	STUDY 2	N	N	0.00%	
3546150	134	134	134	SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F		Y	H		73,000	2007	3.65%	75,665	84,256	90,519	0.104	7,869	8,763	9,414			GEN. TABLES	B	5,650	5,650	5,650	7,869	1.393	STUDY 2	8,763	1.551	STUDY 2	9,414	1.666	STUDY 2	N	N	0.00%	
3546180	135	135	135	SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F		Y	H		69,500	2007	2.27%	71,078	76,029	79,520	0.104	7,392	7,907	8,270			GEN. TABLES	B	5,650	5,650	5,650	7,392	1.308	STUDY 2	7,907	1.399	STUDY 2	8,270	1.464	STUDY 2	N	N	0.00%	
3547105	136	136	136	US 27/US 441/SR 500	MARION COUNTY BOUNDARY	BUENOS AIRES BLVD	4D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.101	3,657	3,881	4,038			CONC. (ART-PLAN)	D	3,650	3,650	3,650	3,657	1.002	STUDY 1	3,881	1.063	STUDY 1	4,038	1.106	STUDY 1	N	N	0.00%	
3547100	137	137	137	US 27/US 441/SR 500	BUENOS AIRES BLVD	BELLA CRUZ DR	6D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.095	3,440	3,650	3,798			GEN. TABLES	D	4,240	4,240	4,240	3,440	0.811	OK	3,650	0.861	OK	3,798	0.896	OK	N	N	0.00%	
3547120	137	137	137	US 27/US 441/SR 500	BELLA CRUZ DR	MORSE BLVD	6D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.095	3,440	3,650	3,798			GEN. TABLES	D	4,240	4,240	4,240	3,440	0.811	OK	3,650	0.861	OK	3,798	0.896	OK	N	N	0.00%	
3547130	137	137	137	US 27/US 441/SR 500	MORSE BLVD	LAKE COUNTY BOUNDARY	6D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.095	3,440	3,650	3,798			GEN. TABLES	D	4,240	4,240	4,240	3,440	0.811	OK	3,650	0.861	OK	3,798	0.896	OK	N	N	0.00%	
3253100	138	138	138	US 301/SR 35	HERNANDO COUNTY BOUND/	CR 656	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535			GEN. TABLES	C	1,480	1,480	1,480	485	0.328	OK	514	0.347	OK	535	0.361	OK	N	N	0.00%	
325310	138	138	138	US 301/SR 35	CR 656	CR 673	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535			GEN. TABLES	C	1,480	1,480	1,480	485	0.328	OK	514	0.347	OK	535	0.361	OK	N	N	0.00%	
3253120	138	138	138	US 301/SR 35	CR 673	C-478	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535			GEN. TABLES	C	1,480	1,480	1,480	485	0.328	OK	514	0.347	OK	535	0.361	OK	N	N	0.00%	
3253140	139	139	139	US 301/SR 35	C-478	C-476 W	2U		Y	N		6,100	2007	2.26%	6,238	6,670	6,975	0.097	605	647	677			GEN. TABLES	D	1,350	1,350	1,350	605	0.448	OK	647	0.479	OK	677	0.501	OK	N	N	0.00%	
3253150	140	140	140	US 301/SR 35	C-476 W	MAIN ST	4U		Y	N		10,200	2007	2.00%	10,404	11,041	11,487	0.097	1,009	1,071	1,114			GEN. TABLES	D	2,708	2,708	2,708	1,009	0.373	OK	1,071	0.395	OK	1,114	0.411	OK	N	N	0.00%	
3253130	141	141	141	US 301/SR 35	MAIN ST	C-48	2U		Y	N		4,800	2007	2.22%	7,667	8,189	8,556	0.097	744	794	830			GEN. TABLES	D	1,350	1,350	1,350	744	0.551	OK	794	0.588	OK	830	0.615	OK	N	N	0.00%	
3253110	141	141	141	US 301/SR 35	C-48	C-476	2U		Y	N		4,800	2007	2.22%	7,667	8,189	8,556	0.097	744	794	830			GEN. TABLES	D	1,350	1,350	1,350	744	0.551	OK	794	0.588	OK	830	0.615	OK	N	N	0.00%	
3253160.2	142	142	142	US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U		Y	N		6,200	2007	2.00%	5,576	5,918	6,157	0.098	546	580	603			GEN. TABLES	D	1,340	1,340	1,340	546	0.407	OK	580	0.433	OK	603	0.45	OK	N	N	0.00%	
3253160.1	143	143	143	US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U		Y	N		6,200	2007	2.00%	6,324	6,711	6,982	0.097	613	651	677			GEN. TABLES	D	1,350	1,350	1,350	613	0.454	OK	651	0.482	OK	677	0.501	STUDY 2	N	N	0.00%	
3253170	143	143	143	US 301/SR 35	C-470 E (S)	SR 471	2U		Y	N		6,200	2007	2.00%	6,324	6,711	6,982	0.097	613	651	677			GEN. TABLES	D	1,350	1,350	1,350	613	0.454	OK	651	0.482	OK	677	0.501	STUDY 2	N	N	0.00%	
3253180	143	143	143	US 301/SR 35	SR 471	C-470 E (N)	2U		Y	N		11,300	2007	2.00%	11,526	12,231	12,726	0.097	1,118	1,186	1,234			GEN. TABLES	D	1,350	1,350	1,350	1,118	0.828	OK	1,186	0.879	OK	1,234	0.914	STUDY 2	N	N	0.00%	
3253190	144	144	144	US 301/SR 35	C-470 E (N)	CR 514	2U		Y	N		6,200	2007	1.02%	6,263	6,457	6,589	0.097	608	626	639			GEN. TABLES	D	1,350	1,350	1,350	608	0.45	OK	626	0.464	OK	639	0.473	OK	N	N	0.00%	
3253200	145	145	145	US 301/SR 35	CR 514	C-468	2U		Y	N		6,200	2007	1.02%	6,263	6,457	6,589	0.096	601	620	633			GEN. TABLES	D	2,040	2,040	2,040	601	0.295	OK	620	0.304	OK	633	0.31	OK	N	N	0.00%	
3253210	145	145	145	US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U		Y	N		9,700	2007	2.85%	9,976	10,854	11,481	0.096	958	1,042	1,102			GEN. TABLES	D	2,040	2,040	2,040	958	0.47	OK	1,042	0.511	OK	1,102	0.54	OK	N	N	0.00%	
3253220	146	146	146	US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D		Y	N		9,700	2007	2.90%	11,525	12,557	13,296	0.096	1,106	1,205	1,276			GEN. TABLES	D	3,290	3,290	3,290	1,106	0.336	OK	1,205	0.366	OK	1,276	0.388	OK	N	N	0.00%	
3253230	146	146	146	US 301/SR 35	CR 156	SR 44	4D		Y	N		12,700	2007	2.95%	13,075	14,266	15,120	0.096	1,255	1,370	1,452			GEN. TABLES	D	3,290	3,290	3,290	1,255	0.381	OK	1,370	0.416	OK	1,452	0.441	OK	N	N	0.00%	
3253240	147	147	147	US 301/SR 35	SR 44	C-44A	4D		Y	N		21,500	2007	3.32%	22,214	24,501	26,154	0.096	2,133	2,352	2,511			GEN. TABLES	D	3,290	3,290	3,290	2,133	0.648	OK	2,352	0.715	OK	2,511	0.763	OK	N	N	0.00%	
3253250	147	147	147	US 301/SR 35	C-44A	C-466A	4D		Y	N		19,000	2007	2.83%	19,538	21,244	22,463	0.096	1,876	2,039	2,156			GEN. TABLES	D	3,290	3,290	3,290	1,876	0.57	OK	2,039	0.62	OK	2,156	0.655	OK	N	N	0.00%	
3253260.1	148	148	148	US 301/SR 35	C-466A	JARRELL AVE.	4D		Y	N		15,100	2007	3.38%	15,765	17,419	18,616	0.096	1,513	1,672	1,787			GEN. TABLES	D	2,940	2,940	2,940	1,513	0.515	OK	1,672	0.569	OK	1,787	0.608	OK	N	N	0.00%	
3253260.2	149	149	149	US 301/SR 35	JARRELL AVE.	C-462 (S)	2U		Y	N		15,100	2007	3.38%	15,765	17,419	18,616	0.096	1,513	1,672	1,787			GEN. TABLES	D	1,490	1,490	1,490	1,513	1.015	STUDY 2	1,672	1.122	STUDY 2	1,787	1.199	STUDY 2	N	N	0.00%	
3253270	149	149	149	US 301/SR 35	C-462 (S)	C-462 (N)	2U		Y	N		15,100	2007	4.16%	15,728	17,774	19,283	0.096	1,510	1,706	1,851			GEN. TABLES	D	1,490	1,490	1,490	1,510	1.013	STUDY 2	1,706	1.145	STUDY 2	1,851	1.242	STUDY 2	N	N	0.00%	
3253280	149	149	149	US 301/SR 35	C-462 (N)	CR 222	2U		Y	N		14,900	2007	2.83%	15,322	16,660	17,616	0.096	1,471	1,599	1,691			GEN. TABLES	D	1,490	1,490	1,490	1,471	0.987	STUDY 2	1,599	1.073	STUDY 2	1,691	1.135	STUDY 2	N	N	0.00%	
3253290	149	149	149	US 301/SR 35	CR 222	C-472	2U		Y	N		14,900	2007	2.83%	15,322	16,660	17,616	0.096	1,471	1,599	1,691			GEN. TABLES	D	1,490	1,490	1,490	1,471	0.987	STUDY 2	1,599	1.073	STUDY 2	1,691	1.135	STUDY 2	N	N	0.00%	
3253300.1	149	149	149	US 301/SR 35	C-472	CR 214	2U		Y	N		15,900	2007	2.78%	16,342	17,743	18,743	0.096	1,569	1,703	1,799			GEN. TABLES	D	1,490	1,490	1,490	1,569	1.053	STUDY 2	1,703	1.143	STUDY 2	1,799	1.207	STUDY 2	N	N	0.00%	
3253300.2	150	150	150	US 301/SR 35	CR 214	C-466	4D		Y	N		15,900	2007	2.78%	16,342	17,743	18,743	0.096	1,569	1,703	1,799			GEN. TABLES	D	3,290	3,290	3,290	1,569	0.477	OK	1,703	0.518	OK	1,799	0.547	OK	N	N	0.00%	
3253310.1	150	150	150	US 301/SR 35	C-466	CR 204	4D		Y	N		12,400	2007	2.00%	12,648	13,422	13,964	0.096	1,214	1,289	1,341			GEN. TABLES	D	3,290	3,290	3,290	1,214	0.369	OK	1,289	0.392	OK	1,341	0.408	OK	N	N	0.00%	
3253310.2	151	151	151	US 301/SR 35	CR 204	CR 104	4D		Y	N		12,400	2007	2.00%	12,648	13,422	13,964	0.096	1,214	1,289	1,341			GEN. TABLES	D	5,420	5,420	5,420	1,214	0.224	OK	1,289	0.238	OK	1,341	0.247	OK	N	N	0.00%	
3253320	151	151	151	US 301/SR 35	CR 104	MARION COUNTY BOUNDARY	4D		Y	N		12,400	2007	2.00%	12,648	13,422	13,964	0.096	1,214	1,289	1,341			GEN. TABLES	D	5,420	5,420	5,420	1,214	0.224	OK	1,289	0.238	OK	1,341	0.247	OK	N	N	0.00%	

APPENDIX B

Transportation Improvement Element/Plan & LRTP

TRANSPORTATION 2035 LAKE~SUMTER MPO
DRAFT COST FEASIBLE PLAN PROJECTS

Street	From	To	County	Miles	Project Scope	Project Costs (YOE$)
ROADWAYS						*(in millions)*
State Strategic Intermodal System (SIS) Corridors						
Clermont Interchange	SR 50/US 27		Lake	1.00	New Interchange (urban)	$ 80.1
US 27/SR 25	Lake Louisa Rd	Boggy Marsh Road	Lake	4.38	State Widen Road (4 to 6 lanes)	$ 0.4
CR 475 Interchange (CR 466)*	I-75/CR 475		Sumter	1.00	New Interchange (Mainline)	$ 29.6
Monarch Ranch Interchage*	I-75/CR 468		Sumter	1.00	New Interchange (Mainline)	$ 29.6
Unfunded SIS Needs						
US 27 / SR 25	*CR 561 East*	*CR 561 West*	*Lake*	*2.14*	*State Widen Road (4 to 6 lanes)*	$ 25.1
US 27/SR 25	*Lake Louisa Rd*	*Boggy Marsh Road*	*Lake*	*4.38*	*State Widen Road (4 to 6 lanes)*	$ 45.5
SR 93/I-75	*Hernando County Line*	*Florida Turnpike*	*Sumter*	*21.83*	*Widen Freeway (4 to 6 lanes)*	$ 115.3
Florida Turnpike						
Minneola Interchange	Florida Turnpike/Turkey Farm Rd		Lake	1.00	New Interchange (Mainline)	$ 29.6
CR 468 Interchange	Florida Turnpike/CR 468		Sumter	1.00	New Interchange (Mainline)	$ 29.6
Unfunded Tpike Needs						
SR 91/Florida Turnpike	*Minneola Interchange*	*Orange County Line*	*Lake*	*5.76*	*Widen Freeway (6 to 8 lanes)*	$ 42.3
SR 91/Florida Turnpike	*Sumter County Line*	*Minneola Interchange*	*Lake*	*18.00*	*Widen Freeway (4 to 6 lanes)*	$ 132.1
SR 91/Florida Turnpike	*I-75*	*Sumter County Line*	*Sumter*	*10.67*	*Widen Freeway (4 to 6 lanes)*	$ 78.3
Orlando Orange County Expressway Authority (OOCEA)						
SR 46	US 441	Orange County Line (connection to SR 429)	Lake	2.02	State Widen Road (2 to 6 lanes)	$ 30.1
Wekiva Pkwy (SR 429 / SR 46)	Seminole Cnty Line	Orange County Line	Lake	10.00	State New 4 Lane Road	$ 117.4
State Roads / Other Arterials						
US 27/US 441	Lake Ella Rd	MLK JR Blvd	Lake	3.24	State Widen Road (4 to 6 lanes)	$ 33.7
US 27/US 441	Avenida Central	Lake Ella Rd	Lake	4.18	State Widen Road (4 to 6 lanes)	$ 61.0
US 441/SR 500	Perkins St	SR 44	Lake	1.36	State Widen Road (4 to 6 lanes)	$ 12.4
SR 48	I-75	CR 475	Sumter	1.84	State Widen Road (2 to 4 Lanes)	$ 14.3
SR 44*	Orange Ave	US 441	Lake	1.66	State Widen Road (2 to 4 Lanes) with Frontage	$ 9.5
SR 50 / SR 33	CR 565 (Villa City)	CR 565 (Montevista)	Lake	1.89	New 4 Lane Road	$ 21.2
US 441	SR 44	SR 46	Lake	2.50	State Widen Road (4 to 6 lanes)	$ 43.0
SR 19	CR 561	CR 48	Lake	4.77	State Widen Road (2 to 4 Lanes)	$ 138.2
SR 19	*CR 561*	*CR 448*	*Lake*	*1.45*	*State Widen Road (2 to 4 Lanes)*	*$ 18.7*
SR 19	*CR 448*	*Bridge*	*Lake*	*1.74*	*State Widen Road (2 to 4 Lanes)*	*$ 20.8*
SR 19	*Bridge*	*Bridge*	*Lake*	*0.63*	*New 4 Lane Bridge*	*$ 88.3*
SR 19	*Bridge*	*CR 48*	*Lake*	*0.80*	*State Widen Road (2 to 4 Lanes)*	*$ 10.3*
US 301/SR 35	Florida Turnpike	CR 468	Sumter	2.74	State Widen Road (2 to 4 Lanes)	$ 37.6
US 301/SR 35	CR 468	CR 470 west	Sumter	4.30	State Widen Road (2 to 4 Lanes)	$ 58.9
SR 44 / US 27			Lake	0.25	Upgrade Intersection (turn lanes)	$ 0.7
SR 19	CR 455	CR 48	Lake	3.93	Turn Lanes / Safety Improvement	$ 28.9
Unfunded State Road / Other Arterial Needs						
SR 19	*SR 50*	*CR 478*	*Lake*	*1.92*	*State Widen Road (2 to 4 Lanes)*	$ 28.4
SR 19	*CR 478*	*US 27 / SR 25*	*Lake*	*4.73*	*State Widen Road (2 to 4 Lanes)*	$ 69.8
SR 19	*US 27 / SR 25*	*CR 455*	*Lake*	*2.73*	*State Widen Road (2 to 4 Lanes)*	$ 40.2

** Developer funding percentage of total cost (Local funding is 50% or less)*

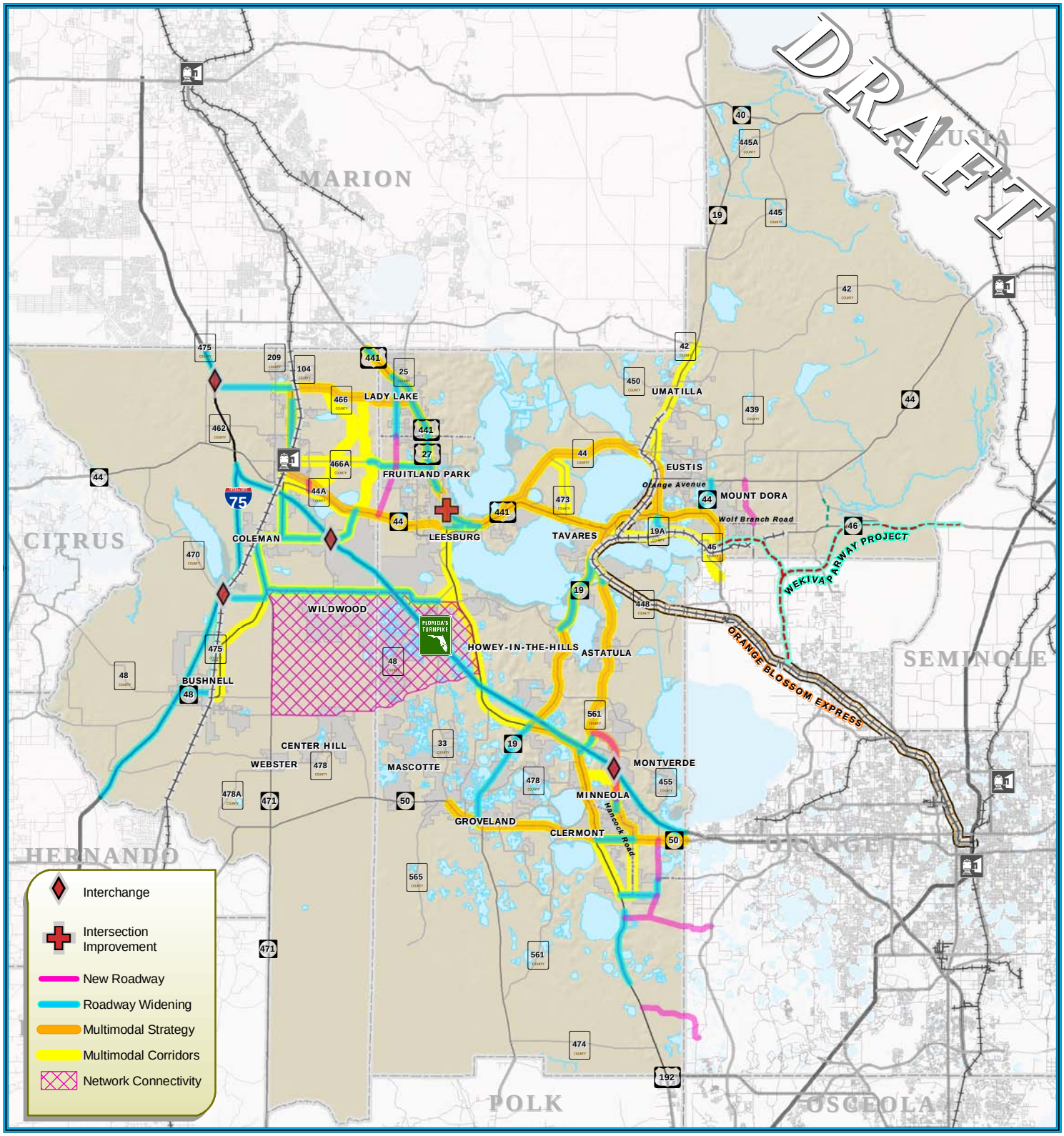
TRANSPORTATION 2035 LAKE~SUMTER MPO
DRAFT COST FEASIBLE PLAN PROJECTS

Street	From	To	County	Miles	Project Scope	Project Costs (YOE$)
ROADWAYS (Cont.)						
Lake County (Local Funds)						
CR 466A	Morse Blvd	US 27	Lake	3.69	Widen Road (2 to 4 Lanes)	$ 35.7
Hartwood Marsh	US 27	Hancock Rd	Lake	0.71	Widen Road (2 to 4 Lanes)	$ 6.8
CR 48	East of US 27 (Palatlakaha Bridge)	CR 33	Lake	2.64	Widen Road (2 to 4 Lanes)	$ 23.5
CR 470*	Sumter County	CR 33	Lake	3.87	Widen Road (2 to 4 Lanes)	$ 14.1
North Hancock Extension*	SR 91 / FL Tpike	CR 50	Lake	1.30	Widen Road (2 to 4 Lanes)	$ 1.4
Rolling Acres Rd	US 27/US 441	CR 466	Lake	1.28	Widen Road (2 to 4 Lanes)	$ 13.6
Citrus Grove Rd.*	US 27	N. Hancock / FL Tpike	Lake	2.00	Widen Road (2 to 4 Lanes)	$ 11.1
CR 500A (Old 441)	SR 19	Disston Ave / FCR	Lake	0.67	Corridor Study	$ 1.0
CR 561 / CR 561A Realignment*	CR Old 50	CR 561	Lake	5.66	New 4 Lane Road	$ 39.9
CR 561	SR 19	CR 448	Lake	1.62	Widen Road (2 to 4 Lanes)	$ 18.7
CR 19A	US 441	CR 44C	Lake	1.22	Widen Road (2 to 4 Lanes)	$ 14.5
Hooks Street*	Hancock Rd	Hartle Rd	Lake	1.43	Corridor Study	$ 0.3
Round Lake Road Ext	Wolf Branch Rd	SR 44	Lake	2.57	New 4 Lane Road	$ 28.4
Round Lake Road	SR 46	SR 44	Lake	3.57	Widen Road (2 to 4 Lanes)	$ 36.4
Unfunded Lake County Needs						
Hartle Rd	*SR 50*	*Hartwood Marsh Rd*	*Lake*	*2.29*	*New 4 Lane Road*	$ 32.7
US 27 Reliever	*US 27 / US 441*	*SR 44*	*Lake*	*6.70*	*New 4 Lane Road*	$ 115.7
Lake Orange Parkway	*US 27*	*Orange County Line*	*Lake*	*4.70*	*State New 4 Lane Road*	$ 97.4
Hartle Rd	*Hartwood Marsh Rd*	*Lake Orange Parkway*	*Lake*	*1.20*	*New 4 Lane Road*	$ 20.7
Sawgrass Extension	*US 27*	*Orange County Line*	*Lake*	*4.60*	*New 4 Lane Road*	$ 79.4
*CR 48**	*Sumter County*	*CR 470*	*Lake*	*6.10*	*Widen Road (2 to 4 Lanes)*	$ 80.7
Sumter County (Local Funds)						
CR 468	Florida Turnpike	SR 44	Sumter	2.56	Widen Road (2 to 4 Lanes)	$ 24.8
CR 466A	US 301	C 139 / C 462	Sumter	1.16	Widen Road (2 to 4 Lanes)	$ 17.5
CR 470*	SR 93/I-75	Lake County	Sumter	9.58	Widen Road (2 to 4 Lanes)	$ 50.7
CR 475	SR 48	C-470	Sumter	4.97	Widen Road (2 to 4 Lanes)	$ 57.3
CR 470	SR 44	I-75	Sumter	9.85	Corridor Study	$ 1.0
CR 468*	US 301	Florida Turnpike	Sumter	3.10	Widen Road (2 to 4 Lanes)	$ 9.1
CR 466	CR 475	US 301/SR 35	Sumter	4.45	Widen Road (2 to 4 Lanes)	$ 52.7
Unfunded Sumter County Needs						
C-48	*CR 625*	*I-75*	*Sumter*	*1.76*	*Corridor Study*	$ 1.8
C-48	*US 301*	*Lake County*	*Sumter*	*10.20*	*Corridor Study*	$ 1.8
CR 475	*County Line*	*CR 466*	*Sumter*	*2.18*	*Widen Road (2 to 4 Lanes)*	$ 28.9
C-501	*C-468*	*C-470*	*Sumter*	*3.18*	*Corridor Study*	$ 1.8
*Monarch Ranch Blvd**			*Sumter*	*3.00*	*New 4 Lane Road*	$ 51.2
TRANSIT						
Orange Blossom Express	Lake County Line	Eustis	Lake		Phases 1, 2 & 3 Commuter Rail	$ 48.0
Route 1 - Cross County Connector	Lady Lake	Eustis	Lake		Fixed Route Bus	$ 2.56
Route 2 - Leesburg Circulator	Leesburg	Leesburg	Lake		Fixed Route Bus	$ 0.73
Route 3 - Mount Dora Circulator	Mount Dora	Mount Dora	Lake		Fixed Route Bus	$ 1.66
Route 4 - Umatilla to Zellwood	Umatilla	Zellwood	Lake		Fixed Route Bus	$ 0.91
US 192 - Lynx	Lake County Line	US 192 Wal-Mart Park and Ride/US 27	Lake		Fixed Route Bus	$ 0.89
SR 50 - Lynx	Lake County Line	Clermont Park and Ride/US 27	Lake		Fixed Route Bus	$ 1.21
Sumter County Transit	TBD	TBD	Sumter		TBD	
CORRIDOR OPERATIONAL ENHANCEMENTS						
SR 50	SR 19	Orange County Line		2.80	Multimodal Corridor / ITS	$ 3.80
US 441	Tavares	Orange County Line		2.66	Multimodal Corridor / ITS	$ 3.60
SR 19	CR 561	CR 455		2.66	Multimodal Corridor / ITS	$ 4.00
US 441	Sumter County Line	Leesburg		3.62	Multimodal Corridor / ITS	$ 3.80
US 441	Leesburg	Tavares		5.51	Multimodal Corridor / ITS	$ 5.30
CR 44/ SR 19	US 441	Eustis		4.17	Multimodal Corridor / ITS	$ 4.20
SR 19	Eustis	CR 561		5.12	Multimodal Corridor / ITS	$ 5.10
CR 561	SR 19	CR 455		4.15	Multimodal Corridor / ITS	$ 4.60
BICYCLE AND PEDESTRIAN						
Lake County Trails Masterplan	Countywide		Lake		Projects TBD by Masterplan	$ 3.90
Sumter County Trails / Regional Projects	Countywide		Sumter		Regional Trails / Bike / Pedestrian Projets	TBD

** Developer funding percentage of cost (Local contributions 50% or less)*

Lake~Sumter MPO
TRANSPORTATION 2035

ROADWAY NEEDS PLAN



LEGEND:

- County Road
- State Road
- US Highway
- Interstate
- Turnpike
- Water Body
- County Delineation
- Amtrak Station
- Active Railroad

0 4 8
1 INCH EQUALS 8 MILES

DATA SOURCES:
Data Compilation and Map production compliments of the Lake~Sumter Metropolitan Planning Organization. Planimetrics - Counties GIS Departments.

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MAP COMPOSITION: OCTOBER, 2010

Lake-Sumter MPO
Metropolitan Planning Organization

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Table 2

Transportation Projects for FY 09/10 to FY 13/14 Schedule of Improvements

Road	Limits	Description	Revenue Source	Phase	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
C-468	South of SR 44 to Turnpike	Widen to 4 lanes	ST	Total	$2,700,000				
				PE	$1,200,000				
				ROW	$1,300,000	$153,000			
C-470 E-Phase II	I-75 to the Lake Co. Line	Widen to 4 lanes	CTT	Total	$409,000	$300,000	$300,000		
				PD&E	$409,000				
				PE		$300,000	$300,000		
				ROW					
CR 528 Phase I	CR 526A to SR 471	Improved 2 lane	CTT	Total	$389,000				
				PE					
				CEI	$32,000				
				Const	$357,000				
C-462 PD&E Study	CR 209 to C-466A	PD&E	CTT	Total	$150,000	$50,000			
				PD&E	$150,000	$50,000			
C-468 PD&E Study	US 301 to Turnpike	PD&E	CTT	Total	$70,000	$151,000			
				PD&E	$70,000	$151,000			
C-466A Phase III	CR 139 to US 301	Widen from 2 to 4 Lanes	CTT	Total			$125,000	$200,000	$220,000
				PE			$125,000	$100,000	$100,000
				ROW				$100,000	$120,000
C-466 PD&E Study	CR 245 to US 301	Add Lanes	CTT	Total			$310,000		
				PD&E			$310,000		
Morse Blvd-Phase I	C-466 to Rio Gande Avenue	Resurface and restripe to facilitate 3 lane section (2 through lanes with turn lanes)	CTT	Total	$613,000				
				PE					
				CEI					
				Const	$613,000				
Morse Blvd-Phase II	North of Rio Grande Avenue to El Camino Real Circle	Resurface and restripe to facilitate 3 lane section (2 through lanes with turn lanes)	CTT	Total	$400,000				
				PE					
				CEI	$39,000				
				Const	$361,000				

Road	Limits	Description	Revenue Source	Phase	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
US 301	North of CR 204 to Marion Co. Line	Widen from 2 to 4 Lanes	FDOT	Total	$20,268,286	$1,371,870	$1,436,957	$1,371,870	$1,371,870
				PE	$5,266				
				ROW	$4,411,694				
				R/U	$9,794,421				
				Const	$3,955,279				
				Admin	$1,371,870	$1,371,870	$1,371,870	$1,371,870	$1,371,870
				CEI	$729,756		$65,087		
US 301	From North of CR 232 to North of NE 110 Road	Widen from 2 to 4 lanes	FDOT and Road Impact Fees	Total	$8,866,515	$3,150,000	$3,500,000	$3,000,000	$3,000,000
	Impact Fee Reimbursement to The Villages per Agreement			PE	$14,768				
				ROW	$15,878,714				
				Const		$3,150,000	$3,500,000	$3,000,000	$3,000,000
CR 466A	Buena Vista Blvd to CR 139	Widen from 2 to 4 lanes	Road Impact Fees	Total	$9,062,000	$1,016,000			
	Impact Fee Reimbursement to The Villages per Agreement			ROW					
				Const	$9,062,999	$1,016,000			
CR 139	From 44A to C-466A	Widen from 2 to 4 lanes	Road Impact Fees	Total	$8,814,000				
	Impact Fee Reimbursement to The Villages per Agreement			ROW					
				Const	$8,814,000				
CR 462	US 301 to C 466A	Widen from 2 to 4 lanes	Road Impact Fees	Total	$1,112,000	$425,000	$5,939,000		
	Impact Fee Reimbursement to The Villages per Agreement			ROW	$1,112,000	$425,000			
				Const			$5,939,000		
C-468	Turnpike Interchange	New Turnpike Interchange	Road Impact Fees	Total				$12,149,000	
	Impact Fee Reimbursement to The Villages per Agreement			ROW					
				Const				$12,149,000	
C-48 Reimbursement	I-75 to CR 616	Reimbursement to Secondary Trust for 4 laning	Road Impact Fees	Reimbursement	$13,329	$16,000	$18,000	$20,000	$22,000
US 441/US 27	Buenos Aires Blvd to Marion Co. Line	Add lanes and reconstruct	FDOT	Total		$35,000		$855,000	
				Env		$35,000			
				PE				$855,000	
US 441/US 27	NE 136th Ave to Marion County	Add lanes and rehabilitate	FDOT	Total		$2,136,269			
				Const		$1,930,756			
				CEI		$205,513			
I-75	Hernando Co. Line to C-470	Add lanes and rehabilitate	FDOT	Total	$60,715				$894,494
				PE	$60,715				
				ROW					$894,494
I-75	C-470 to Turnpike	Add lanes and rehabilitate	FDOT	Total	$388,688				$485,976
				PE	$388,688				
				ROW					$485,976
SR 48	I-75 to CR 475	Add lanes and rehabilitate	FDOT	Total	$41,656		$1,237,030	$1,280,326	
				PE	$41,656				
				ROW			$1,237,030	$1,280,326	

Roads

Sumter County maintains a road concurrency database to track concurrency on roads within the County's concurrency network. This concurrency database is based on a growth rate traffic model prepared by Tindale-Oliver & Associates and in coordination with the Lake-Sumter Metropolitan Planning Organization (MPO). The road concurrency database is updated each year to reflect changes in growth rates.

Sumter County is fortunate to have only a few roads with concurrency issues. Based on the concurrency database, the following roadways do not meet level of service standards within the FY 2009/10 to FY 2013/14 period:

Florida Turnpike – US 301 to I-75
I-75 – Hernando County to Marion County
US 441 – Marion County to Buenos Aires Blvd.
US 301 – SR 471 to C-470 E
Morse Boulevard – North of C-466
SR 48 – I-75 to Main Street
SR 50 – Hernando County to Lake County

With the exception of the Morse Boulevard deficiency, the level of service deficiencies are primarily related to regional traffic impacts that are beyond the regulatory control of Sumter County.

The FY 2009/10 to FY 2013/14 capital plan contains the following projects to address these level of service deficiencies:

Florida Turnpike – US 301 to I-75:
The Florida Turnpike Enterprise does not currently show any capacity improvements to this segment of the Florida Turnpike in its current work program. However, the County has two projects within the five-year capital plan that will provide some relief. These projects include: C-468 widening from Florida Turnpike to SR 44 and a new half-interchange at C-468 and Florida Turnpike (alternative route for traffic for northbound Florida Turnpike traffic to travel to northeast Sumter County – The Villages; and relieve traffic from the Florida Turnpike and I-75 junction).

I-75 – Hernando County to Marion County:
Preliminary Engineering and Right-of-way acquisition by FDOT in FY 2009/10 through FY 2013/14 are programmed. A cooperative strategy between the County, MPO, and FDOT must be developed to address level of service concerns on I-75. Future amendments to the capital plan may be necessary to reflect the results of the strategy.

US 441/27 – Marion County to Buenos Aires Blvd.:

Preliminary Engineering for expanding the roads to six lanes is programmed by FDOT in FY 2012/13. In addition, FDOT has programmed the construction of lane additions and resurfacing from NE 136th Ave. to Marion County.

US 301 – SR 471 to C-470 E:
This segment of US 301 is included as part of the transportation mitigation plans for the Landstone and Wildwood Springs Developments of Regional Impact located within the City of Wildwood. These DRIs are in the process of negotiating transportation proportionate share agreements with the County, FDOT, and the City.

SR 48 – I-75 to Main Street:
In FY 2011/12 and 2012/13, FDOT programmed funding for right-of-way acquisition for widening this corridor to four lanes.

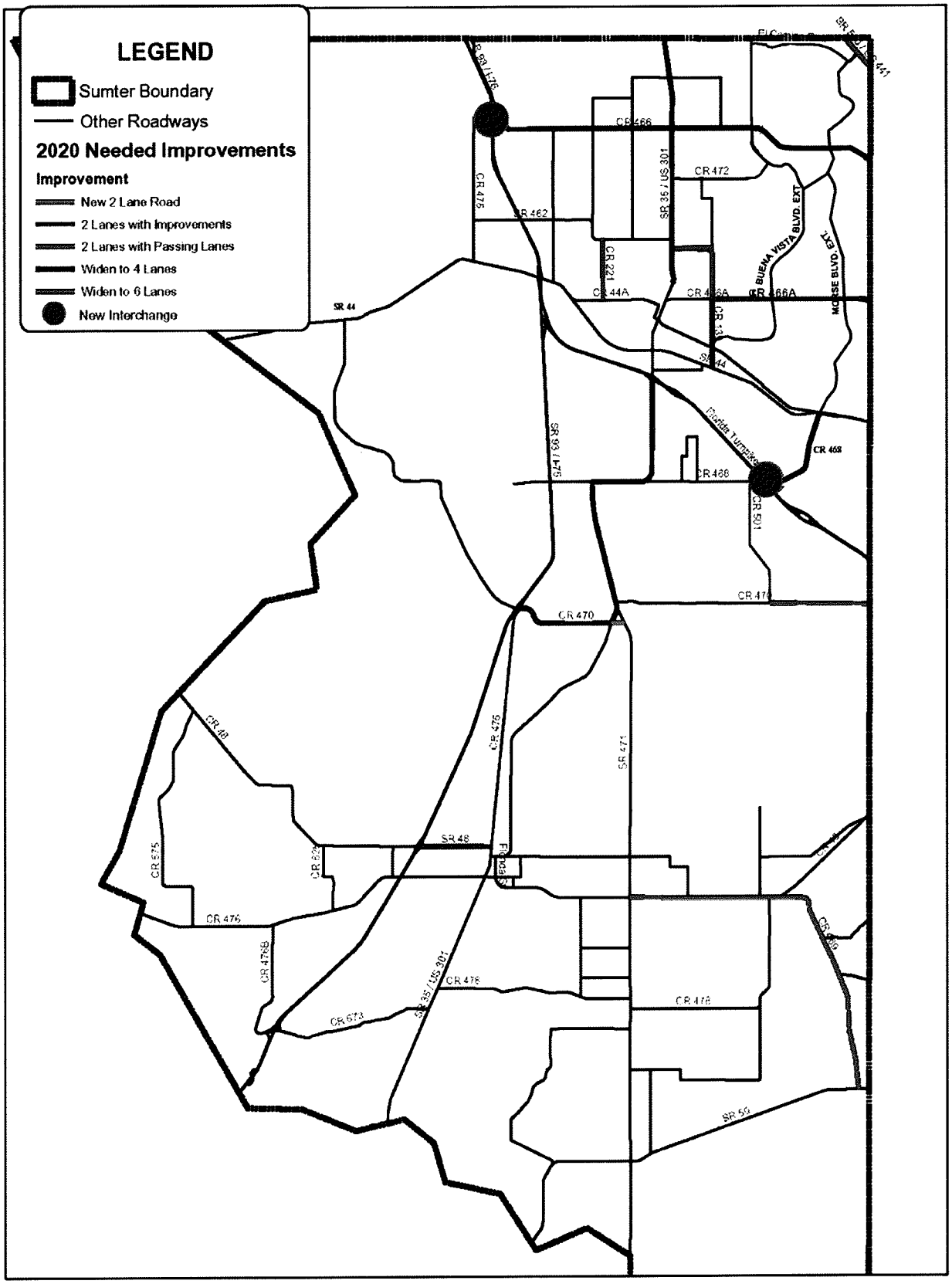
Morse Blvd – North of C-466:
The County recently completed the first phase of improvements to Morse Blvd. north of C-466. These improvements provide for enhanced capacity on the corridor through the construction of turn lanes and other operational improvements. The second phase of improvements is programmed by the County in FY 2009/10. Once all improvements are complete on Morse Blvd., the County will reassess the capacity of the corridor using a more refined analysis of its operational characteristics. In addition, The Villages has nearly completed extensions of CR 139, Buena Vista Blvd., and Morse Blvd. to the south to SR 44. Over the next five years, as the The Villages develops additional commercial and office centers south of C-466A (i.e. Brownwood and Pineallas Plaza), it is expected that some of the transportation demand on Morse Blvd. north of C-466 will be redirected to travel south on Morse Blvd. to SR 44.

SR 50 – Hernando County to Lake County:
At this time, there are no programmed improvements to this corridor. This corridor traverses a very rural and sparsely developed area of the county. The area around the intersection of SR 50 and SR 471 is the most developed section of this corridor.

The Transportation capital plan is consistent with the MPO's Transportation Improvement Program (TIP) and FDOT's adopted work program.

Solid Waste

Sumter County only operates a solid waste collection transfer station. The County has an existing contract with a private provider to transport and dispose of the collected solid waste. Consequently, no capital projects are required within the five-year capital plan to maintain level of service.



Recommended Improvements Through Year 2020

Sumter County, Florida

Figure 5

0 0.5 1 2 3 4 5 6 Miles

Data Source: Sumter County - KHA
Map Produced: October 2004

Kimley-Horn and Associates, Inc.

TABLE 5
EXISTING AND FUTURE (2020) CONDITIONS WITH NEEDED IMPROVEMENTS

ROADWAY				EXISTING CONDITIONS					FUTURE CONDITIONS								
Road ID	Road	From	To	Adopted LOS Standard	Number of Lanes	Roadway Service Volume	Daily Traffic Volume	LOS	Committed Number of Lanes	Projected Daily Traffic Volume	LOS	Needed Improvement	Approximate Year Needed***	Improvement Cost	Improved Roadway Service Volume	Improved LOS	Comment
1	SR 48	SR 93/I-75 (Bushnell)	Main Street & SR 48	C	2	10,320	8,000	C	2	12,300	D	4	2012	$8,400,000	32,800	B	
2	SR 48	Main Street & SR 48	SR 35/US 301 (Bushnell)	C	4	23,180	10,000	C	4	13,800	C				23,180	C	
3	SR 44	Citrus County Line	SR 93/I-75	B	2	7,200	8,200	C	4	13,200	A				28,900	A	
4	SR 44	SR 93/I-75	0.5 mi. E. OF SR 35	C	4	32,800	13,400	B	4	17,700	B				32,800	B	
5	SR 44	0.5 mi. E. OF SR 35	Lake County Line	C	2	12,900	16,000	D	4	19,900	B				43,600	B	
6	SR 471	Polk County Line	SR 50	C	2	10,160	2,800	B	2	7,600	C				10,160	C	
7	SR 471	SR 50	C.R. 478A	C	2	13,100	4,200	C	2	6,800	C				13,100	C	Historic Growth Rate used to Calculate Future Volume.
8	SR 471	C.R. 478A	C.R. 730	C	2	13,100	4,600	C	2	7,000	C				13,100	C	Historic Growth Rate used to Calculate Future Volume.
9	SR 471	C.R. 730	CR 48	C	2	10,320	6,200	C	2	7,100	C				10,320	C	Historic Growth Rate used to Calculate Future Volume.
10	SR 471	CR 48	SR 35/US 301	C	2	10,320	4,600	B	2	7,100	C				10,320	C	Historic Growth Rate used to Calculate Future Volume.
11	SR 50	Hernando County Line	SR 471	C	2	10,160	6,600	C	2	13,300	D		2012		10,160	D	FDOT to address regional need.
12	SR 50	SR 471	Lake County Line	C	2	12,900	8,100	C	2	11,600	C				12,900	C	
13	SR 35/US 301	Hernando County Line	W. of CR 48/CR 476	C	2	10,320	5,800	C	2	7,900	C				10,320	C	
14	SR 35/US 301	W. of CR 48/CR 476	Bushnell City Limits (North)	C	4	31,160	7,500	B	4	7,500	B				32,800	B	
15	SR 35/US 301	Bushnell City Limits (North)	CR 470	C	2	10,480	5,100	C	2	2,900	B				10,480	B	
16	SR 35/US 301	CR 470	Coleman City Limits	C	2	10,320	8,600	C	2	16,300	E	4	2016	$9,500,000	43,600	A	Future Level of Service adopted as "D"
17	SR 35/US 301	Coleman City Limits	CR 523	C	2	10,320	5,900	C	2	18,100	E	4	2015	$5,500,000	43,600	A	Future Level of Service adopted as "D"
18	SR 35/US 301	CR 523	Florida Turnpike (SR 91)	C	2	10,480	6,800	C	2	16,800	F	4	2013	$11,000,000	32,800	B	Future Level of Service adopted as "D"
19	SR 35/US 301	Florida Turnpike	Lion St.	C	4	24,400	13,900	C	4	34,000	F	Parallel Roads	2012		24,400	C	Trips diverted to CR 139 and CR 221
20	SR 35/US 301	Lion St.	CR 466	D	2	18,200	10,700	C	2	25,300	F	4	2012	$45,000,000	34,200	B	
21	SR 35/US 301	CR 466	Marion County Line	D	2	18,200	7,600	C	2	19,700	E	4	2018		34,200	B	
23	SR 500/US 441	Lake County Line	Marion County Line	D	4	34,200	33,500	D	4	45,600	E	6	2004	$4,400,000	51,400	C	
24	SR 93/I-75	Hernando County Line	CR 673/CR 476B	B	4	38,700	37,500	B	4	33,700	B				38,700	B	
25	SR 93/I-75	CR 673/CR 476B	CR 48	B	4	38,700	34,000	B	4	39,200	C		2018		38,700	C	FDOT to address regional need.
26	SR 93/I-75	CR 48	CR 470	B	4	38,700	35,000	B	6	50,300	B				59,800	B	
27	SR 93/I-75	CR 470	Florida Turnpike (SR 91)	B	4	38,700	39,000	C	6	60,600	C		2019		59,800	C	FDOT to address regional need.
28	SR 93/I-75	Florida Turnpike (SR 91)	SR 44	B	8	80,900	59,500	B	8	98,500	C		2012		80,900	C	FDOT to address regional need.
29	SR 93/I-75	SR 44	CR 475/CR 466	B	6	59,800	58,000	B	6	87,900	D		2004		59,800	D	FDOT to address regional need.
30	SR 93/I-75	CR 475/CR 466	Marion County Line	B	6	59,800	58,000	B	6	88,900	D		2004		59,800	D	FDOT to address regional need.
31	Florida Turnpike/SR 91	Lake County Line	CR 468	B	4	38,700	34,100	B	4	56,300	D		2007		38,700	D	FDOT to address regional need.
32	Florida Turnpike/SR 91	CR 468	US 301	B	4	38,700	34,100	B	4	56,300	D		2007		38,700	D	FDOT to address regional need.
33	Florida Turnpike/SR 91	US 301	I-75	B	4	38,700	34,100	B	4	37,500	B				38,700	B	
34	CR 48	Citrus County	CR 625	C	2	10,160	4,100	B	2	4,000	B				10,160	B	
35	CR 48	CR 625	Interstate 75	C	2	10,320	6,600	C	2	9,700	C				10,320	C	
36	CR 48	CR 476	SR 471	C	2	10,480	5,200	C	2	8,600	C				10,480	C	
37	CR 48	SR 471	CR 469	C	2	10,320	6,300	C	2	15,600	E	2+Pass Lanes	2010	$1,000,000	16,100	C	
38	CR 48	CR 469	Lake County Line	C	2	10,320	3,700	B	2	4,800	B				10,320	B	
39	CR 462	CR 475	US 301	C	2	10,320	2,100	B	2	9,100	C				10,320	C	
40	CR 462	SR 35/US 301	CR 121	C	2	10,320	2,500	B	2	8,500	C	2 (improved)*	2025	$2,300,000	13,755	C	
41	CR 462	CR 121	CR 466A	C	2	10,320	3,200	B	2	11,600	D	2 (improved)*	2017	$2,500,000	13,755	C	
42	CR 466	CR 475	US 301	C	2	10,320	3,700	B	2	34,600	F	4	2007	$16,400,000	34,200	E	Implement TSM strategies**
43	CR 466	US 301	CR 113 / Buena Vista Blvd.	D	2	15,500	11,000	C	4	48,500	E	4	2014	$8,800,000	34,200	E	Implement TSM strategies**
44	CR 466	CR 113 / Buena Vista Blvd.	Morse Blvd. (South ext.)	D	2	14,500	13,100	D	4	42,100	F	4	2013	$10,100,000	30,600	F	Implement TSM strategies**
45	CR 466	Morse Blvd. (South ext.)	Lake County Line	D	2	14,500	13,100	D	4	62,900	F	4	2009	$4,300,000	30,600	F	Implement TSM strategies**
46	CR 44A	SR 44	US 301	C	2	10,480	1,300	B	2	1,600	B				10,480	B	Historic Growth Rate used to Calculate Future Volume.
47	CR 466A	US 301	CR 462	C	2	12,900	3,600	B	2	13,800	D		2019		12,900	D	Consider LOS D Standard (constrained)
48	CR 466A	CR 462	Lake County Line	C	2	12,900	3,600	B	2	14,800	D	4	2017	$15,900,000	34,200	B	
49	CR 468	US 301	CR 501	C	2	12,900	3,200	B	2	5,100	B				12,900	B	
491	CR 468	CR 501	Florida Turnpike (SR 91)	C	2	12,900	3,200	B	4	15,200	A	4	2017	$1,000,000	32,800	B	
50	CR 468	Florida Turnpike (SR 91)	SR 44	C	2	12,900	3,400	B	4	16,400	A	4	2015	$10,100,000	32,800	B	
51	CR 469	CR 48	SR 50	C	2	10,320	3,000	B	2	12,200	D	2+Pass Lanes	2017	$1,000,000	16,100	C	
52	CR 470	SR 44	Interstate 75	C	2	10,320	6,100	C	2	4,300	B				10,320	B	
53	CR 470	Interstate 75	US 301	C	2	12,900	8,100	C	2	16,000	E	4	2013	$9,500,000	43,600	A	
54	CR 470	US 301	CR 501	C	2	10,320	7,500	C	2	8,100	C				10,320	C	
55	CR 470	CR 501	Lake County Line	C	2	10,320	7,700	C	2	15,100	E	2+Pass Lanes	2009	$1,000,000	16,100	C	
56	CR 470 Extension	US 301	SR 471	C	N/A	N/A	N/A	N/A	2	10,400	C	2	2013	$1,100,000	12,900	C	
57	CR 475	Marion County Line	CR 466	C	2	10,320	3,000	B	2	11,800	D		2017		10,320	D	Consider LOS D Standard (parallel to I-75).
58	CR 475	CR 466	Interstate 75	C	2	10,320	2,000	B	4	45,100	D	6	2006	$700,000	49,300	C	
59	CR 475	Interstate 75	SR 44	C	2	10,320	1,800	B	2	6,600	C				10,320	C	
60	CR 475	CR 470	US 301 Extension	C	2	10,320	4,000	B	2	4,700	B				10,320	B	
61	CR 475	US 301 Extension	Bushnell City Limits (North)	C	2	10,320	5,000	B	2	4,700	B				10,320	B	
62	CR 475	Bushnell City Limits (North)	SR 48	C	4	24,600	10,800	B	4	13,000	B				24,600	B	
63	CR 476	Hernando County Line	CR 625	C	2	10,160	3,700	B	2	4,500	B				10,160	B	
64	CR 476	CR 625	US 301	C	2	10,480	4,200	C	2	1,000	B				10,480	B	
66	CR 476B	CR 476	Interstate 75	C	2	10,320	2,200	B	2	4,400	B				10,320	B	
67	CR 673	Interstate 75	US 301	C	2	10,320	2,000	B	2	7,600	C				10,320	C	
68	CR 478	US 301	SR 471	C	2	10,320	2,100	B	2	4,100	B				10,320	B	
70	CR 501	CR 468	CR 470	C	2	10,320	1,500	A	2	10,200	C				10,320	C	
71	CR 575	CR 48	CR 476	C	2	10,160	1,000	A	2	3,100	B				10,160	B	
72	CR 625	CR 48	CR 476	C	2	10,160	N/A	A	2	4,300	B				10,160	B	
74	Florida St./CR 476A	US 301	CR 48	C	2	10,320	N/A	A	2	7,300	C				10,320	C	
75	Buena Vista Blvd	Marion County Line	CR 466	C	2	10,320	N/A	A	4	28,200	B				43,600	B	
76	Buena Vista Blvd	CR 466	SR 44	C	2	10,320	N/A	A	4	44,200	D		N/A		43,600	D	Implement TSM strategies**
77	Morse Blvd	US 441	CR 466	C	2	10,320	N/A	A	4	12,200	A				43,600	A	
78	Morse Blvd	CR 466	SR 44	C	2	10,320	N/A	A	4	46,100	D		N/A		43,600	D	Implement TSM strategies**
79	El Camino Real	Buena Vista Blvd	Morse Blvd	C	2	10,320	N/A	A	4	32,100	C				43,600	C	
96	CR 221	CR 462	CR 44A	C	2	2,540	N/A	C	2	9,300	C	2 (improved)*	2012	$5,100,000	10,320	C	
97	CR 139	CR 466A	CR 44A	C	2	10,160	N/A	A	2	14,800	E	4	2012	$5,400,000	32,800	B	
98	CR 139 Extension	CR 44A	SR 44	C	N/A	N/A	N/A	A	N/A	11,700	D	4	2012	$2,600,000	32,800	B	
99	CR 472	US 301	Buena Vista Blvd.	C	2	10,160	N/A	A	2	8,300	C				10,320	C	
	New Interchange	CR 466	I-75										N/A	$11,700,000			
	New Interchange	CR 468	Turnpike										N/A	$11,700,000			
TOTAL														$206,000,000			

Notes: LOS in red indicates not meeting LOS Standard.

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* "Improved" identified as improvements to make existing laneage more efficient. May include reconstruction to urban cross section or spot improvements of turn lanes, auxilary lanes, or wider lanes.

** TSM strategies consist of Transportation System Management improvements of ride share programs, flextime work hours, improved transit services, etc.

*** Based on linear growth to 2020. Timing of needs in the areas of the county which are currently experiencing high growth will be sooner than projected while the slower growth areas will be later than projected. Roads should be monitored on growth to more accurately determine when the improvements will be needed.

APPENDIX C

Trip Generation Worksheets

Summary of Trip Generation Calculation
For 3267 Th.Sq.Ft. GFA of Industrial Park
October 28, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.96	5.64	1.00	22738
7-9 AM Peak Hour Enter	0.69	0.00	1.00	2254
7-9 AM Peak Hour Exit	0.15	0.00	1.00	490
7-9 AM Peak Hour Total	0.84	1.03	1.00	2744
4-6 PM Peak Hour Enter	0.18	0.00	1.00	588
4-6 PM Peak Hour Exit	0.68	0.00	1.00	2222
4-6 PM Peak Hour Total	0.86	1.07	1.00	2810
Saturday 2-Way Volume	2.49	3.28	1.00	8135
Saturday Peak Hour Enter	0.11	0.00	1.00	359
Saturday Peak Hour Exit	0.24	0.00	1.00	784
Saturday Peak Hour Total	0.35	0.60	1.00	1143

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
For 260 Dwelling Units of Single Family Detached Housing
February 16, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.63	0.00	1.00	2504
7-9 AM Peak Hour Enter	0.18	0.00	1.00	48
7-9 AM Peak Hour Exit	0.55	0.00	1.00	144
7-9 AM Peak Hour Total	0.74	0.00	1.00	192
4-6 PM Peak Hour Enter	0.60	0.00	1.00	156
4-6 PM Peak Hour Exit	0.35	0.00	1.00	92
4-6 PM Peak Hour Total	0.95	0.00	1.00	248
Saturday 2-Way Volume	10.09	0.00	1.00	2625
Saturday Peak Hour Enter	0.49	0.00	1.00	128
Saturday Peak Hour Exit	0.44	0.00	1.00	113
Saturday Peak Hour Total	0.93	0.00	1.00	241

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume:	LN(T) = .92LN(X) + 2.71, R^2 = 0.96
7-9 AM Peak Hr. Total:	T = .7(X) + 9.74
	R^2 = 0.89 , 0.25 Enter, 0.75 Exit
4-6 PM Peak Hr. Total:	LN(T) = .9LN(X) + .51
	R^2 = 0.91 , 0.63 Enter, 0.37 Exit
AM Gen Pk Hr. Total:	T = .7(X) + 12.37
	R^2 = 0.89 , 0.26 Enter, 0.74 Exit
PM Gen Pk Hr. Total:	LN(T) = .88LN(X) + .62
	R^2 = 0.91 , 0.64 Enter, 0.36 Exit
Sat. 2-Way Volume:	LN(T) = .95LN(X) + 2.59, R^2 = 0.92
Sat. Pk Hr. Total:	T = .89(X) + 9.56
	R^2 = 0.91 , 0.53 Enter, 0.47 Exit
Sun. 2-Way Volume:	T = 8.84(X) + -13.31, R^2 = 0.94
Sun. Pk Hr. Total:	LN(T) = .91LN(X) + .35
	R^2 = 0.87 , 0.53 Enter, 0.47 Exit

Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
For 13068 Th.Sq.Ft. GFA of High-Cube Warehouse
October 28, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	1.44	1.39	1.00	18818
7-9 AM Peak Hour Enter	0.06	0.00	1.00	784
7-9 AM Peak Hour Exit	0.03	0.00	1.00	392
7-9 AM Peak Hour Total	0.09	0.30	1.00	1176
4-6 PM Peak Hour Enter	0.03	0.00	1.00	392
4-6 PM Peak Hour Exit	0.04	0.00	1.00	523
4-6 PM Peak Hour Total	0.10	0.32	1.00	1307
Saturday 2-Way Volume	1.05	1.21	1.00	13721
Saturday Peak Hour Enter	0.08	0.00	1.00	1045
Saturday Peak Hour Exit	0.06	0.00	1.00	784
Saturday Peak Hour Total	0.14	0.38	1.00	1830

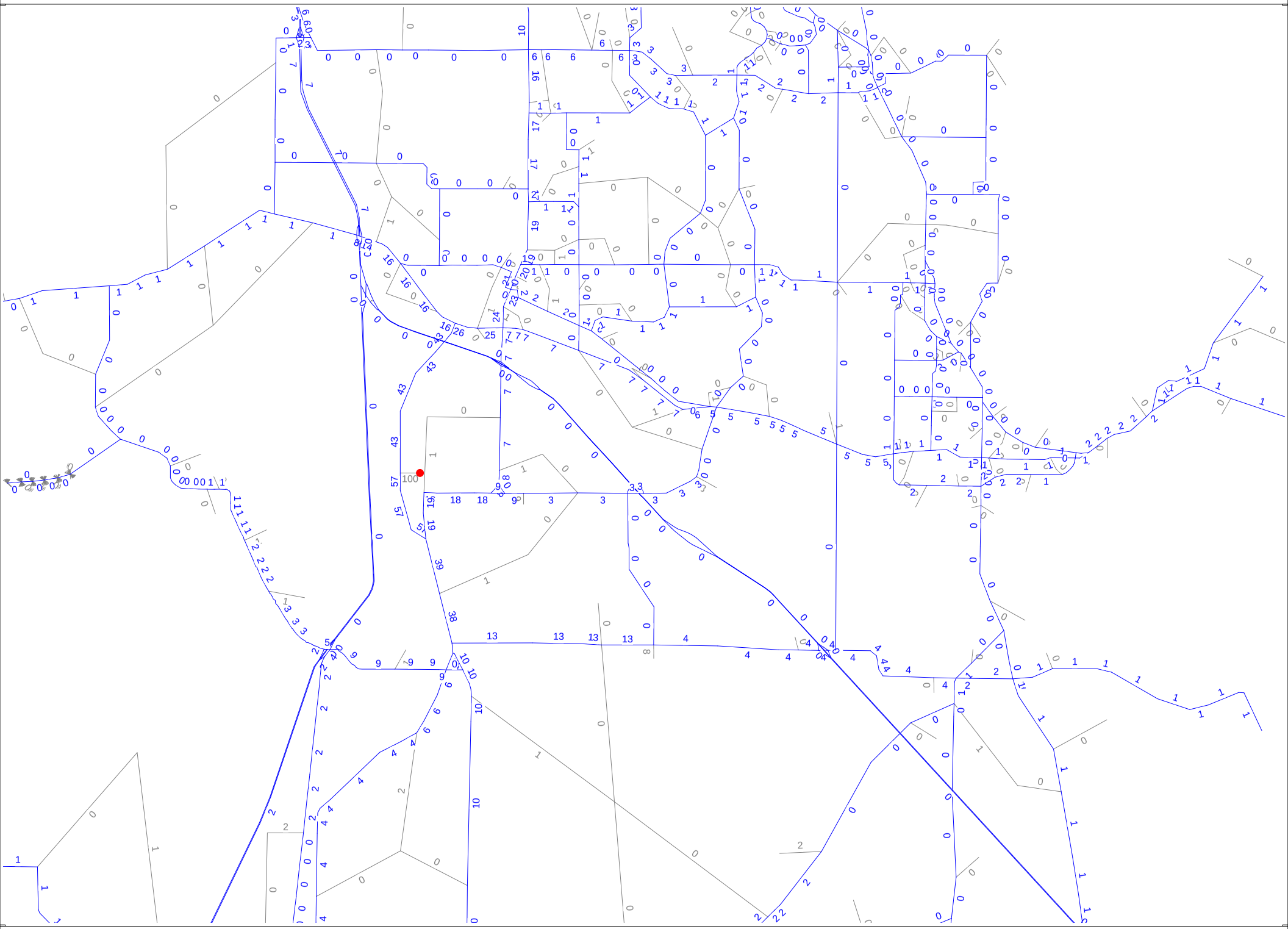
Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

APPENDIX D

CFRPM Model Output Plots

CFRPM v 4.5 - Trip Distribution
TPD No. 4149 - Monarch Ranch



cube
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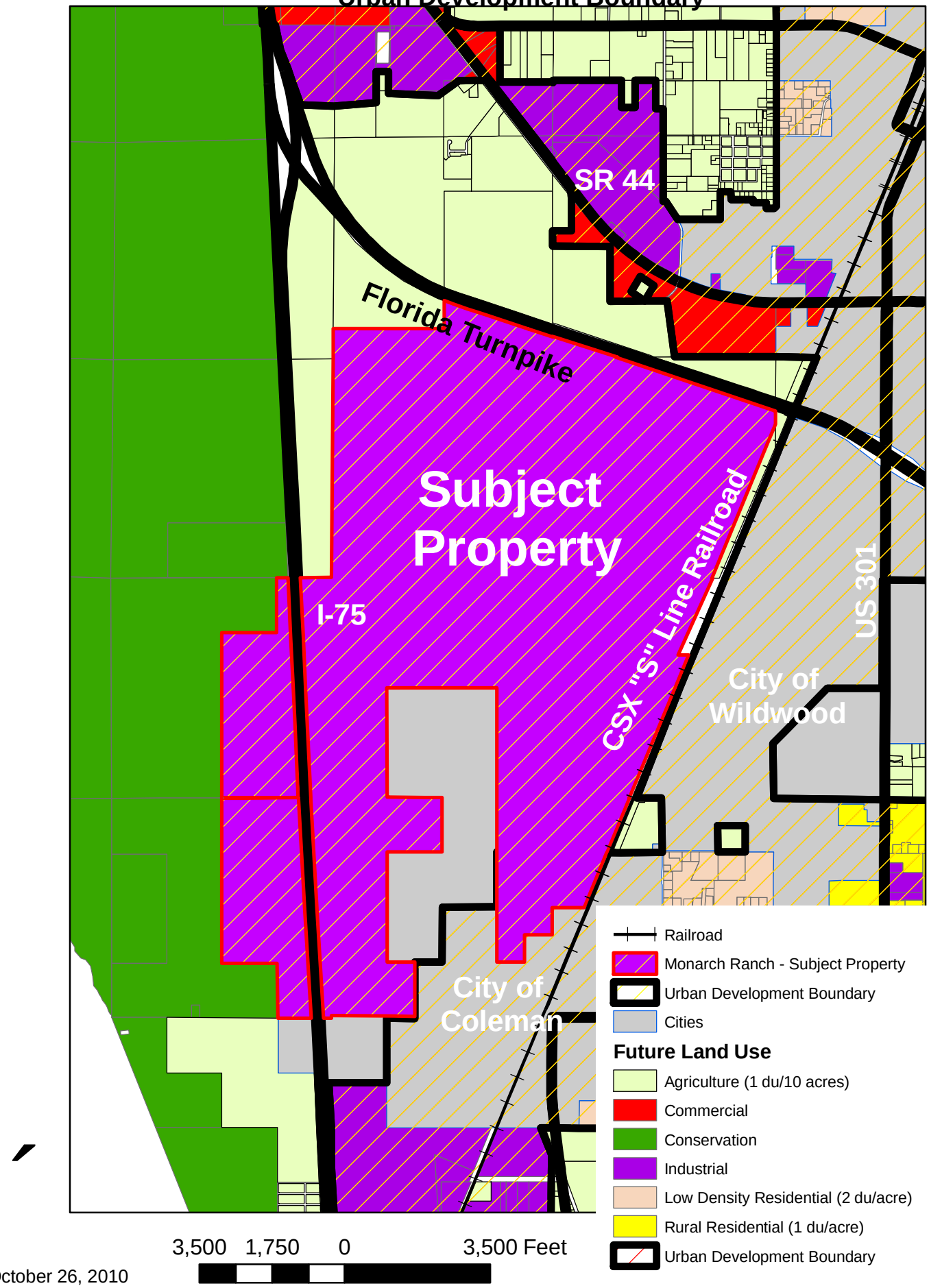
Adopted Future Land Use Map
CP-A2010-0001

2,866 acres MOL from Agriculture to Industrial and inclusion in the Urban Development Area

Amended Future Land Use
2,866 acres to Industrial and inclusion within the Urban Development Boundary



October 26, 2010
Sumter County Planning

Revised Future Land Use Element
Strikeout/Underline Format

Policy 7.1.16.1
Policy 7.1.2.20

ELEMENT 7

FUTURE LAND USE

9J-5.006 Reference

Goal 7.1 To direct development to those areas which have in place or have agreements to provide the land and water resources, fiscal abilities and the service capacity to accommodate growth in an economic and environmentally acceptable manner.

Land Development Regulations

Objective 7.1.1 Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

(3)(c)1

Policy 7.1.1.1 Sumter County shall maintain land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

a. Regulate the subdivision of land
b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
c. Protect the special areas designated on the Future Land Use Map series;
d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
e. Protect potable water wellfields and aquifer recharge areas;
f. Regulate signage;
g. Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
h. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

(3)(c)7

Policy 7.1.1.2 Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following land use categories, and standards for densities and intensities.

a. **Agriculture** – The "agriculture" land use classification is applied to land that is primarily used for production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pastureland, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations specialty farms and silviculture activities. This land use category shall not be located within the urban development area boundary.

   Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.6., and the Land Development Regulations. Commercial uses that directly support agricultural and silvicultural uses may be allowed as conditional uses subject to criteria listed in the Land Development Code. Borrow pits may be allowed as defined in the Land Development Code. Mining is permissible only as a conditional use as delineated in 7.1.11.1

   Allowable uses also include community-serving public facilities and infrastructure as special uses.. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as delineated in 7.1.4.14.

Gross density shall be a maximum of 1.0 dwelling unit per 10 acres. However, on parcels of 20 acres or more, the minimum lot size may be one (1) acre, so long as the parcel density is maintained, and all of the following requirements are met:

1. As each lot split is created, the balance of the density requirement (10 acres minus the lot size) shall be rezoned to reflect Agricultural Conservation (AC) classification. This designation shall not be subject to change until the property is brought within an Urban Service Area;
2. Where two or fewer lots are created, no subdivision improvements are required, and access may be provided by a recorded easement;
3. When three to five lots are created, development shall comply with minor subdivision standards and procedures;
4. Where more than five lots are created, clustering of the lots shall be required on a portion of the property free from environmental constraints and the 100 year flood area.
5. Where more than five 1-acre lots are created, subdivision improvements shall be required, according to the subdivision regulations contained in the Sumter County Land Development Code. The subdivision shall conform to the platting requirements of Chapter 177, F.S.
6. (see former 7.1.2.4 (c)) Proposed developments in Agricultural land use areas larger than 100 lots must be designed and permitted as Master Planned Developments utilizing Objective 7.1.5 and its enacting policies.
7. The creation of lots shall be viewed cumulatively, requiring compliance with the relevant subdivision procedures as each threshold is met;.
8. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for increased density except through a plan amendment; and
9. Development shall not be permitted in wetlands, conservation areas nor within floodways.

Parcels of land less than twenty acres shall maintain a gross density of 1.0 dwelling unit per 10 acres, with a minimum parcel size of ten acres.

It is expected that development will be served by private wells and individual septic systems, except where a community public water supply may be provided to ensure safe potable water. Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the County not to be feasible. "Agriculture" lands shall not be in a sewer service area however, on-site treatment facilities may be provided where the County has determined such facilities are necessary for a specified use.

b. Rural Residential means land use is limited to land that is used for or is suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. This land use category may be applied to lands within or outside the urban development area.

Allowable uses may include community-serving public facilities and infrastructure as special uses. These include such uses as government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1 Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.15., and the Land Development Regulations.

Gross density shall be a maximum of 1.0 dwelling unit per acre.

c. Low-density residential means land use that is limited to land used for or suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. This land use category

shall be applied to lands within the urban development area.

Allowable uses may include community-serving public facilities and infrastructure as special uses. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1. Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.15. and the Land Development Regulations.

Gross density shall be a maximum of 2.0 units per acre, subject to the use of central water and sewer. Where those services are not available, the density shall be dictated by Florida Statutes and rules for septic system installation and placement of private potable wells.

d. Medium-density residential means land use that is limited to land used for or suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. This land use category shall be applied to lands within the urban development area.

Allowable uses may include community-serving public facilities and infrastructure as special uses. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1. Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.2.15. and the Land Development Regulations.

Gross density shall be a maximum of 4.0 units per acre, subject to the use of central water and sewer. Where those services are not available, the density shall be dictated by Florida Statutes and rules for septic system installation and placement of private potable wells.

e. High density residential means land use that is limited to land used for or suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use, as regulated in the Land Development Code. Multi-family dwellings may be located in this land use area. This land use category shall be located within the urban development area.

Small-scale, neighborhood-serving commercial uses may be allowable as a rezoning subject to the provisions in Section 7.1.3.15., and the Land Development Regulations.

Potentially allowable uses also include community-serving public facilities and infrastructure as special uses. These include such uses as Government buildings used to conduct business with the public, utilities, schools, parks, houses of worship, auditoriums, emergency facilities, and hospitals. Other potential uses are such conditional uses as are delineated in the Development Code. Public schools are permitted uses as defined in 7.1.3.1

Gross density shall be a maximum of 6.0 units per acre , subject to the use of central water and sewer. Where those services are not available, the density shall be dictated by Florida Statutes and rules for septic system installation and placement of private potable wells.

Policy 7.1.1.2

f. Mixed Use – This land use category is designed for Development of Regional Impact (DRI) projects or Planned Unit Development projects, and shall be applied only upon approval of a Development Order (DO). This land use will be authorized through a Future Land Use Map amendment processed concurrently with the DRI or PUD application. This category may be applied to lands within or outside the urban development area; however, central water and sewer service shall be available for all development.

Uses are limited to residential, institutional, public uses, commercial, industrial, and recreation according to the approved DO. In mixed use developments in residential or agricultural areas, commercial and industrial acreages combined shall not exceed 12% of any development, except for developments proceeding as a DRI which shall be subject to the intensities approved in the DRI DO. Gross density and intensity and required open space shall be in accord with Policy 7.1.5.3. The impervious surface ratio (ISR) for non-residential uses shall not exceed 80%. A density of bonus of 2.0 units per acre may be allowed pursuant to compliance with policy 7.1.5.4.

Mixed use development must meet the requirements of Chapter 163 FS and 9J-5 FAC, including the limitations on the creation of urban sprawl. Mixed use developments must comply with the requirements for planned unit developments in the Sumter County Land Development Code. However, a Mixed Use development proceeding as a DRI may provide for deviations from Planned Unit requirements in the Land Development Code

g. General commercial includes lands suitable for commercial activity, with access from an arterial or collector road. No residential uses are allowable, except for one residential unit for the owner/operator or night security person. Central water and sewer shall be provided where available All types of commercial uses are potentially permissible, subject to zoning regulations. General commercial may be located within or outside the urban development area. The floor area ratio shall not exceed 0.5 within the urban development area and shall not exceed 0.3 outside the urban development area.

h. Industrial land uses shall include both light and heavy industrial activities. Heavy commercial activities may be allowed as well, subject to requirements and limitations in the land development code. Land designated for industrial uses shall be suitable for such use and may be located within or outside the urban development area. The lands must have access from an arterial or collector road. Industrial uses have the potential for negative impact on surrounding properties. Therefore these uses must be located with sensitivity to surrounding uses, and may require screening and buffering. Setback distances will be determined by the surrounding uses and the types of activity proposed for the industrial property. Specific uses include communication facilities, light and heavy manufacturing, repair, fabrication, assembly, packaging, processing, wholesale business, warehousing, concrete or asphalt plants, commercial marinas and accessory uses and structures such as docking facilities for loading and unloading of materials. Certain proposed uses may require conditional use permits. Uses involving hazardous materials may be prohibited or may require a conditional use, as determined by the Land Development Code. No residential units are allowable, except for one residential unit for the owner/operator or night security person. Floor area ratio for industrial uses shall not exceed 0.5 within the urban development area and shall not exceed 0.3 outside the urban development area. Industrial development proposed on parcels adjacent to residential use shall proceed require Planned Industrial zoning, except that industrial development proposed on parcels exceeding 50 acres shall be implemented through the PUD Planned industrial zoning.

i. Institutional - This land use category is intended for activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, airports, and government administration buildings; and systems or facilities for public transportation, communications, sewer, drainage, and potable water. This land use category may be applied to lands within or outside the urban development area. The floor area ratio shall not exceed 0.5.

j. Recreation – The "recreation" land use category is intended for lands devoted to public parks, playgrounds, and open spaces serving local, community, and regional needs. This land use category may be applied to lands within or outside the urban development area. Lands set

aside for the private use of residents/owners in planned developments, mixed use areas, or other unified developments are not necessarily designated for recreational land use.

k. Conservation – The "conservation" land use category shall be applied to public land areas that have been acquired for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to lands within or outside the urban development area.

(3)(c)1
(3)(c)7

7.1.1.3 Land development regulations shall be maintained which address the location and extent of nonresidential land uses in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this element.

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(3)(c)7
(5)(j)
(5)(l)

7.1.1.4 Conversion of agricultural land to a mixed use or residential land use category shall require a land use plan amendment and shall demonstrate the following:

a. The need for such land use amendment;
b. That the amendment will not result in urban sprawl;
c. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
d. The availability of facilities and services for a more dense or intense land use; and
e. the relationship of the proposed amendment site to the urban development area boundary.

Policy 7.1.1.5 In addition to the general requirements above, developments proposed in agricultural areas wishing to utilize a density option of one unit per five acres may qualify for the additional density as follows:

a. Proposed subdivisions shall be subjected to a weighted evaluation process to determine the degree to which residential developments in the agricultural areas under this policy utilize existing infrastructure, promote open space, conserve natural resources and reduce urban sprawl. Utilizing Map VII-18c, CONSTRAINTS, SUMTER COUNTY, (Urban Sprawl Evaluation Overlay) the process shall consist of the following criteria at a minimum:

1. In order to proceed with development in areas designated as Agriculture on the Future Land Use Map, the development must achieve at least 70 points out of a possible 165 points available as set forth in 2-8 below. Awarding of points shall adhere to the following criteria:

a) Points shall be awarded for only one item in each category except water and sewer which can receive points for both services;

b) Points shall be awarded for additional open space allocations only after a development qualifies for points under at least two of the other categories.

c) Developers may provide for fire service, emergency medical services, water and sewer service in order to achieve sufficient points for development approval. However, approval of one or more of these services for calculation in the weighted evaluation system must result in a level of service at least equal to the service currently provided by the County if a level of service is not specified in the Plan and the level of service required in the Plan for those services with levels of service indicated. In addition, the provision of these services by the developer must be approved by the Board of County Commissioners at the County's option.

2. Proximity to designated urban development areas (UDA). Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the Urban Development Boundary.

Allow a maximum of 60 points based on the distance in miles a proposed development is from a designated UDA. Points would be awarded on a sliding scale as follows: .0 - .5 miles (60 points); .51-1.0 miles (50 points); 1.01-1.5 miles (40 points); 1.51-2.0 miles (30 points); 2.01- 2.5 miles (20 points); 2.51-3.0 miles (10 points).

3. Proximity to fire protection. Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the nearest responding fire station.

Allow a maximum of 20 points based on response time/distance to nearest responding fire station. Points would be awarded as follows: 0-3 miles (5 minute response)(20 points); 3.1-6 miles (10 minute response) (10 points).

4. Proximity to emergency medical services. Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the nearest responding EMS station.

Allow a maximum of 20 points based on response time/distance to nearest responding EMS facility. Points would be awarded as follows: within 3 miles (5 minute response)(20 points); within 6 miles (10 minute response) (10 points).

5. Vehicular access to arterial or collector roads which meet or exceed adopted level of service standards. The development must front and provide access directly onto the arterial or collector road or be directly linked to such road by a paved road or roads not more than 1/4 mile in length.

Allow a maximum of 10 points based on the functional classification of the direct access road to the project. Points would be awarded as follows: Access to an arterial road(s) - 10 points; access to a collector road(s) - 5 points

6. Access and utilization of central water and sewer facilities.

Allow a maximum of 10 points for each service (total of 20 points). Points for utility service may be received by connecting to a publicly owned, private not for profit or PSC franchised system.

7. Proximity to schools.

Allow a total of 10 points. Ten points shall be awarded if the development is located within two miles of a public school and requires no busing under State law as verified by the Sumter County School Board.

b. Any development that proposes densities in Agricultural areas beyond those provided for in these policies must be approved through the plan amendment process, and shall satisfy the following requirements:

1. Additional densities and allocation of land use must be based on projected need utilizing professionally accepted methods, and;

2. The analysis of need must take into account the implications of sprawl, the overall pattern of development in the area and the provision of services and facilities.

c. All subdivisions of land under this policy must provide for water and sewer at the expense of the developer or homeowner and must meet all requirements for on-site disposal systems pursuant to Chapter 10D-6 FAC.

Policy 7.1.1.6: Densities of up to 1 dwelling unit per 3 acre can be achieved by utilizing the Development Point Rating System for development in Agriculture land use category in Sumter County, subject to the following restrictions:

a. Wetland density transfers shall not exceed 50% of the total units allowed.
b. Points cannot be used where gained by location criteria alone. At least 25% of the points must pertain to site or development standard enhancements for any points to be effective.
c. 1 du per 10 acres is currently allowed under Sumter County's Land Development Regulations and Comprehensive Plan. A total of 20 points will need to be earned before an increase in density can be achieved.
d. Points cannot be used where gained by site enhancement and/or development standards alone. At least 5% of the points must pertain to location criteria for any points to be effective
e. Dedication of public facilities (fire, schools, EMS) will achieve points only where the dedication and proposed facilities are approved and accepted by the relevant public entity.
f. Proposed developments must be located on or no further than ¼ mile from a collector or arterial roadway. Any proposed development will be required to make any access and road improvements necessitated by the development. A traffic study done by a consultant for Sumter County will be paid for by the developer, and will form the basis for determining the need for access or roadway improvements.

Development Point Rating System for development in Agriculture land use category in Sumter County

1.	Innovative Design		
	a.	Pervious Driveways	2
	b.	Preservation of Native Vegetation within 100 year floodplain	2
	c.	No Disturbance of 100 year flood plain	5
	d.	Buffer from development to public owned conservation lands or water of the state	
		1. 150' buffer	5
		2. 100' buffer	3
		3. 50' buffer	2
	e.	Use native vegetation in landscaping – Florida Friendly	2
	f.	Buffers for wetlands	
		1. 75'	5
		2. 50'	3
		3. 35'	2
	g.	Wetland enhancements	5
	h.	Dedication of Natural Area for Preservation (uplands only)	
		1. 35%	20
		2. 25%	15
		3. 10%	5
	i.	Preservation of existing hydrological patterns	5
	j.	Upland habitat enhancement to maintain a viable population of designated species	10

k.	Contributes to expansion of an existing wildlife corridor		10
l.	Enhancement of protection of historic/archeological sites (including cemeteries)		5
m.	Proximity to or creation of public park		
	1.	Within ½ mile	5
	2.	Dedication of land and/or facilities that meet County's L.O.S. and open to general public	5
	3.	Dedication of environmentally sensitive land that is suited for passive recreation	3
n.	Provision of Affordable Housing		
	1.	20% of units are moderate, low, or very low	10
	2.	15% of units are moderate, low, or very low	7
	3.	10% of units are moderate, low, or very low	5
	4.	5% of units are moderate, low, or very low	2
o.	Vehicular access to Collector or Arterial road with LOS "C" average daily trips or better		
	1.	Directly adjacent	10
	2.	Within ½ mile	5
p.	Potable Water Supply		
	1.	Within existing public water supply franchise area or creation of franchise area	10
	2.	Central System	7
	3.	Private Wells	0
q.	Sanitary Sewer Service		
	1.	Available from existing public or private utility, or creation of private utility	10
	2.	Central System	7
	3.	Innovative Septic System	5
	4.	Septic System	0
r.	Irrigation Water		
	1.	Grey Water	10
	2.	Surface Water	5
	3.	Surfacial Aquifer	2
	4.	Potable Water	0
s.	Fire Protection (more than one option can be used)		
	1.	Within a fire district with a rating of 7 or better and within 5 miles of a station	7
	2.	Dedication of land / or facilities to meet requirements of the project	6
	3.	Within fire district having a 7 or better rating and greater than 5 miles from station	5
	4.	Within fire district having a rating of 8 or 9 and within 3 miles of a fire station	4
	5.	Installation of Fire Hydrants or Installation of a Fire Well meeting approval of Fire Chief	5
t.	EMS Protection		
	1.	Within 5 miles of EMS facility	5
	2.	Dedicate land and/or facilities for EMS	3
	3.	Greater than 5 miles and less than 8 miles	

		from facility	2
		4. Greater than 8 miles and less than 10 miles from facility	1
u.	School Proximity		
	1.	Within 1 mile of existing school facility	5
	2.	Dedication of site to satisfy the requirements of the Sumter County School District	3
	3.	Within 2 miles of an existing school	2
v.	Roads within project (roads must meet County maintained standards)		
	1.	Roads maintained by private entities	5
	2.	Roads maintained by public entities	0
w.	Residential Options (mobile home type structures prohibited)		
1.	Single family detached complying with Energy Star criteria		5
	2.	Single family attached meeting Energy Star criteria	3
	3.	Single family detached	2
y.	Tree preservation of trees with caliper of 24" or greater		
	1.	Preservation of 100%	5
	2.	Preservation of 50%	3
	3.	Preservation of 25%	2

(5)(j) Policy 7.1.2.1 Urban sprawl is not a desirable development pattern. It shall be discouraged and/or reduced through the following techniques:

a. the use of the appropriate designation of land for future land uses on the Future Land Use Map;
b. the establishment of an urban development boundary;
c. policies regarding provision, location, and expansion of urban services and facilities;
d. policies regarding conversion of agricultural and rural lands to urban uses;
e. encouraging appropriate infill development;
f. encouraging redevelopment; and
g. encouraging the reuse of existing facilities.

(5)(j) Policy 7.1.2.2 An urban development area is established and depicted on the Future Land Use Map. The urban development area boundary encompasses those lands within Sumter County that are, or are expected to become, urban. Sumter County shall direct growth to the Urban Development Areas. The Future Land Use categories required to be located within the urban development area boundary are LDR, MDR and HDR. The AG Future Land Use categories shall not be located within the urban development area boundary. All other Future Land Use categories may be located inside or outside the urban development area boundary. Within the urban development area, urban services, including central water and central sewer are expected to be provided as they become available. Outside of the urban development area, urban services are not generally provided, except that a community water system may be necessary to ensure safe potable water and proper water resources management.

Policy 7.1.2.3 Consideration of expansion of the urban development area boundary shall require demonstration of the following issues, if applicable:

a. additional land is required at urban densities and intensities to meet the needs of development within Sumter County;
b. lands within the existing urban development area are not capable or suitable for the type of urban development proposed, with the resulting need for additional land to meet the existing need for urban development;
c. population growth projections have changed with a resulting need for additional land at urban densities or intensities;

d. changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
e. facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded urban development area;
f. expansion of the urban development area does not result in a negative impact on environmentally sensitive lands or natural resources;
g. other lands are proposed for removal from the urban development area, resulting in no net change in the amount of additional land to be designated within the urban development area to maintain an adequate supply of urban land.

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Policy 7.1.2.4. Where central water or sewer are not available, water and sewer facilities shall be provided in accordance with the provisions of Chapter 64E-6 FAC. However, the use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and connection to central public facilities shall be required if available by either a municipality, a private not for profit utility, Sumter County or an Urban Service District created by Sumter County and operated by Sumter County or another entity.

Policy 7.1.2.5 Land acquired by the State, Federal or County government or water management district for conservation purposes shall be placed into the Future Land Use classification in the next regularly scheduled Comprehensive Plan amendment.

Residential Development

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Policy 7.1.2.5 Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed traffic onto external arterial roads and highways.

(3)(c)4

Policy 7.1.2.6. Subdivisions utilizing new roads shall be designed to provide individual lot access to the internal street system, and lots along the periphery shall be buffered from major roads and incompatible land uses.

(3)(c)1

Policy 7.1.2.7 New residential structures or substantial improvements thereto within the 100 year flood plain must place the level of the lowest habitable floor one foot above the base flood elevation . A structure is substantially improved when the square footage of an addition is 25% or more than the existing structure, or when the value of the improvement is 15% or more of the value of the existing structure.

Policy 7.1.2.8 New construction or substantial improvements of any commercial, or industrial must have the lowest floor elevated one foot above the base flood elevation. In lieu of being elevated, structures may be floodproofed. A registered professional engineer or architect must certify that the building construction is sufficient to withstand hydrostatic and hydrodynamic loads and the effect of buoyancy.

Policy 7.1.2.9. Creation of individual parcels of land by sale, gift, testate or in testate succession, out of a lawful parcel of record at time of adoption of this plan, between the owner(s) and his or her lineal descendent(s) or ascendant(s) shall be allowed without regard to density restrictions of this plan, provided, however, only one parcel may be created hereunder for each, lineal descendent or ascendant of the property owner, provided such parcels be used for single family residential purposes only, and subject to other applicable laws and County regulations.

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(3)(c)7
(5)(j)11

Policy 7.1.2.10 Residential developments of more than dwelling units 150 within an Urban Development Area or 100 dwelling units outside an Urban Development Area, shall proceed as Planned Unit developments, which require central sewer and central water.

(3)(c)3 Policy 7.1.2.11 Developments that propose 200 or more residential dwelling units whether the total development or an individual phase) shall be required to provide recreation facilities appropriate to the area.

Commercial Development

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(3)(c)4 Policy 7.1.2.12 Commercial developments utilizing linear stretches of arterial and collector road frontage shall be required to incorporate access management techniques, which may include limitations on the number of curb cuts consistent with the road frontage, or interconnections between uses.

(3)(c)4 Policy 7.1.2.13 All commercial and industrial developments shall provide areas of sufficient size to accommodate all parking and traffic circulation requirements on-site. Parking requirements shall be provided in accordance with existing land development regulations.

(3)(c)1 Policy 7.1.2.14. Recreational Vehicle Parks may be allowed in residential and commercial land use areas within the Urban development area, as regulated in the Land Development Code. Recreational Vehicle Parks outside the UDA shall be permitted only as Unit Planned Developments in the Mixed Use land use category, and developed subject to Planned Unit Development zoning requirements. Central water and central sewer are required in RV parks.

(3)(c)1 Policy 7.1.2.15 Neighborhood commercial uses may be applied to land suitable for small scale commercial activity and shall comply with the following development requirements**.**

1. Neighborhood commercial uses may be permitted in residential areas as a rezoning to Neighborhood Commercial (CN).
2. Neighborhood commercial shall be defined as a shopping facility comprising no more than two stories, not exceeding 20 feet in height and no more than 15,000 square feet of gross leasable area (GLA).
3. The commercial facility shall front on a paved and publicly maintained road no more than 1000 feet from an arterial or collector road.
4. Uses allowed shall be limited to retail uses which maintain and preserve the neighborhood character. Specific uses and requirements shall be delineated in the land development code.

Industrial Development

(3)(c)1
(3)(c)6
(3)(c)7 Policy 7.1.2.16. Industrial locations shall be provided along railroad corridors and the I-75 corridor (especially near interchange locations) on sites that have no environmental constraints or have provided mitigation for those constraints through existing or proposed public services and utilities. Other locations may be considered for industrial uses upon a showing of suitability and need.

(5)(h) Policy 7.1.2.17 The amendment of the comprehensive plan to convert land to the industrial land use category shall be based on the following criteria:

a. a demonstrated need for additional industrial land
b. a demonstration that the need for industrial land cannot be met by existing industrial sites; and
c. a demonstration that the necessary facilities and services are available to support industrial land use

Policy 7.1.2.18 The Lee Capital Limited Partnership (LCLP) Industrial Park shall adhere to following standards:

a. The LCLP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. The project shall utilize CR 219 and SR 44 as access points and shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses.

b. The maximum industrial square footage within the amendment area shall not exceed 2,500,000 square feet of industrial uses. The maximum amount of commercial and office support uses shall not exceed 300,000 SF but must be limited as such so that the LCLP

Industrial project as a whole does not exceed the DRI threshold described below in section (c).

c. The proposed development shall not exceed the DRI threshold as defined in Chapter 28-24, Florida Administrative Code and therefore will not require review under Chapter 380, Florida Statutes. The development shall proceed as a planned development at which time the location of the uses listed in section (a) shall be determined.

d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly mitigated as required by Sumter County and the Southwest Florida Water Management District. All mitigation shall be on site.

Policy 7.1.2.19 – The Sumter, LLC Commerce Park shall adhere to following standards:

a. Sumter, LLC is a Commerce Park that includes a functional integration of industrial, warehousing, manufacturing commercial, and office uses. The project shall utilize SR 44 as the access point and shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses.

b. The maximum industrial square footage within the amendment area shall not exceed 1,240,800 square feet of industrial uses, 160,000 square feet of commercial and 180,000 square feet of office uses. The proposed development must be limited as such so that the Sumter, LLC Commerce Park project as a whole does not exceed the DRI threshold described below in section (c).

c. The proposed development shall not exceed the DRI threshold as defined in Chapter 28-24, Florida Administrative Code and therefore will not require review under Chapter 380, Florida Statutes. The development shall proceed as a planned development at which time the location of the uses listed in section (a) shall be determined.

d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly impacted for as required by Sumter County and the Southwest Florida Water Management District.

Policy 7.1.2.20 – The Monarch Industrial Park (MIP) is located at the intersection of Interstate 75, the Florida Turnpike, State Road 44 and the CSX Railroad S-Line and development therein shall adhere to the following standards:

a. The MIP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. Consistent with Policy 7.1.1.2(h) the MIP shall be implemented through PUD Planned Industrial zoning.

b. The maximum industrial square footage within the amendment area shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately a .25 FAR on the Net Buildable Acreage within the amendment area. For purposes of this Policy, Net Buildable Acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.

c. Before any development can occur within the MIP, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code, complying with all applicable financial feasibility and infrastructure requirements. Until said approval of a DRI for the MIP, land use density and intensity shall be restricted to 1 dwelling unit per 10 acres and other uses permitted by the Agricultural Land Use Designation.

d. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient includes green development principles and is financially feasible. The DRI for the MIP shall also

identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and the monitoring of transportation impacts.

e. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote transportation efficiency, including reduced vehicles miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts.

f. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development.

g. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in Policies 3.1.4 – 3.1.4.13. Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. Once the extent of Outstanding Florida Water wetlands has been determined, these wetlands will be placed in a perpetual conservation easement. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.

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

Community Facilities and Schools

(3)(b)1 **Objective 7.1.3 Community facilities such as houses of worship, private schools, community centers and day-care centers and utilities may be allowed in all land use categories as special uses. Specific locational criteria and other site design standards shall be maintained in the Land Development Regulations**.

Policy 7.1.3.1 Public schools shall be allowed as permitted in the following land use categories:

a. All Residential Land Uses;
b. Public, Institutional, Educational;
c. Agriculture, if within one mile of an Urban development area;
d. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities

Policy 7.1.3.2 Sumter County shall encourage to the extent possible the location of new public schools based on the following criteria:

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

Agriculture

(3)(a) **Objective 7.1.4 It is the objective of Sumter County to foster the agricultural economy of the County, to safeguard rural and agricultural areas from intrusion of incompatible uses, to provide for a rural lifestyle, and to safeguard farming activities. In order to accomplish this objective while still allowing appropriate conversion of agricultural lands to other uses, the following policies are established**.

Policy 7.1.4.1 It is not the intention of Sumter County to mandate the preservation of agriculture through government regulation, but to provide areas of the County where agriculture and rural land uses can exist.

(3)(c)2 Policy 7.1.4.2 In the assignment of land use categories on the Future Land Use Map, the County shall separate incompatible residential, commercial, industrial, and public facilities and activities from agricultural areas.

(3)(c)2
(5)(j)3 Policy 7.1.4.3 Non agricultural uses that locate adjacent to agricultural operations shall provide sufficient buffering to protect the agricultural operation from nuisance complaints. The buffering shall be sufficient to mitigate agricultural operations including but not limited to spraying, odors, dust and noise.

Policy 7.1.4.4 Sumter County shall adhere to the "right to farm" privileges contained in Chapter 823.14 Florida Statutes (1991).

(3)(c)7

Policy 7.1.4.5 The County shall adopt land development regulations that include performance criteria and standards for intensive agricultural operations such as animal feeding operations and dairies, in order to ensure protection of natural systems.

(3)(c)2
(3)(c)4
(5)(j)1

Policy 7.1.4.6 The County shall adopt land development regulations that encourage a rural lifestyle, consistent with the agricultural character of the County. Such regulations shall address the following:

a. maintaining wooded buffers along County and State roads in order to preserve the scenic character of rural roads;
b. maintaining natural or wooded buffers adjacent to environmentally sensitive lands;
c. encouraging clustering of dwellings in agriculture and rural residential land use areas through such measures as shared access drives, zero lot lines, or density bonuses as an incentive to clustering;
d. requiring minimum open space for subdivisions in agriculture and rural residential land use areas; and
e. requiring that allowable development be located on the least sensitive portion of the site, considering natural resources and environmentally sensitive lands.

(3)(c)1
(3)(c)7
(5)(l)

Policy 7.1.4.7 The County shall consider the development of a "landowner compact" alternative for the planning and development of lands within the agriculture and rural residential land use areas. The landowner compact allows abutting landowners to develop a site plan of their combined properties without respect to the legal property lines. The development of the landowner compact alternative shall ensure that maximum open space is preserved, that agricultural activities are protected, that scenic roads are protected, and that allowable development is clustered to the maximum extent feasible. The landowner compact shall be implemented through a joint agreement executed by all parties. In the consideration of the landowner compact alternative, the County shall consider the use of density bonuses or other incentives to encourage the use of the landowner compact alternative.

(5)(l)

Policy 7.1.4.8 The County shall develop a "density exchange alternative" in the land development regulations whereby allowable density on specified agricultural lands is developed on designated residential lands. The following principles shall guide the development of the density exchange alternative:

a. Lands eligible for protection through density exchange shall be:
   1. located no more than one mile outside the Urban Development Area, and
   2. parcels designated for agriculture land use
b. Lands eligible for additional development through density exchange shall be
   1. designated for rural residential land use, and
   2. located inside the Urban Development Area.
c. Rural residential lands eligible for additional development shall be allowed a density increase up to 100% of the base density as defined in the Future Land Use categories.
d. Agriculture lands from which density is exchanged shall be rezoned to "Agricultural Conservation" and the Future Land Use Map shall be amended to designate such parcels as "Agricultural Conservation".
e. The exchange of density shall be recorded through a joint agreement between the affected property owners. The exchange shall be shown in approved development orders issued by the County for affected properties.

(3)(b)10

Objective 7.1.5. Sumter County shall maintain a Planned Unit Development (PUD) ordinance to provide for flexible and innovative development techniques.

Policy 7.1.5.1 The PUD ordinance shall allow the development of land as a planned community, using flexible concepts of site design and planning to preserve the natural amenities of the land and encouraging scenic and functional open areas to accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of conventional zoning districts.

(3)(b)10

Policy 7.1.5.2 The PUD ordinance shall provide for flexible lot sizing and setback requirements, landscaping and design criteria, and roadway design. The types of uses, densities and intensities of development and open space requirements shall be set out in the land development code.

(3)(c)7

Policy 7.1.5.3 Planned Unit Developments may be allowed any land use area inside the UDA. Outside the UDA, a master planned development shall require a Mixed Use land use category. The following densities and open space requirements shall be as follows:

	Standard Densities or Intensities	**Minimum Open Space (% of gross)**
Residential PUD's Inside UDA	As allowed in underlying land use	25%
Commercial/Industrial PUD's Inside UDA	.5 FAR	25%
Commercial/Industrial PUD's Outside UDA	.3 FAR	35%
Mixed Use PUD's inside UDA	8 units per acre	25%
Mixed Use PUD's outside UDA	4 units per acre	50%

(3)(c)5
(3)(c)7

Policy 7.1.5.4 All PUD's shall provide for central potable water and sanitary sewer facilities at the developer's expense and provide for fire hydrants and fire flow within the development in accordance with the National Fire Protection Association standards.

Policy 7.1.5.5. PUD's shall be required to cluster development in order to preserve open space area and to protect and enhance environmentally sensitive areas. Open space areas shall allow active and passive recreational facilities. However, where limited access by humans is necessary for the conservation of listed species, that area may still be counted towards required open space acreage. Common open space versus privately held open space shall be conveyed to a public agency or to a non-profit organization, including homeowners associations, established for the purpose of owning and managing such lands.

(5)(j)11

Policy 7.1.5.6. Mixed use developments, single family residential developments of more than 150 dwelling units within an Urban Development Area or 100 dwelling units outside an Urban Development Area shall be developed as a PUD.
.

(3)(c)5

Policy 7.1.5.7 PUD's that are also Developments of Regional Impact (DRI's) shall only be subject to the square footage ratios and phasing as provided for in the approved DRI Development Order.

Compatibility

(3)(b)3
(5)(g)
(5)(j)

Objective 7.1.6 Land uses (both general land use categories and zoning districts as well as individual uses or activities or structures housing those uses) should be consistent with the character of the neighborhood or community. Toward this end, uses that are inconsistent with the neighborhood or community character shall be reduced or eliminated over time.

(3)(c)2

Policy 7.1.6.1 Compatibility of proposed projects with adjacent land uses, buildings, structures, and developments and with the surrounding neighborhood shall be achieved through the following measures:

a Ensuring that new residential development is compatible with the predominant housing type in the surrounding neighborhood;

b. Ensuring that structures for residential and non-residential development are compatible with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style or type;

c. Maintaining and/or complementing the fundamental development pattern of the surrounding neighborhood by proposed development, considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and buildings;
d. maintaining similarity in density of residential development, intensity of non-residential development, and scale and mass of buildings; and
e. ensuring consistency of the size, design, and location of site design features such as landscaping, buffers, fences or walls, signs, parking lots and vehicle use or circulation systems, pedestrian circulation systems, and site amenities or accessory structures (such as pools, storage buildings, and the like).

(3)(c)2
(5)(g)
(5)(j)

Policy 7.1.6.2 Compatibility determinations shall be included in the review and approval of both new development and redevelopment; however, for redevelopment of blighted areas, compatibility alone will not negatively affect the review.

(3)(c)2

Policy 7.1.6.3 The County may consider or require any or all of the following techniques used in a proposed development to wholly or partially mitigate incompatible impacts:

a. variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development;
b. variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass, or height;
c. placement and effective screening or shielding of site features such lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;
d. effective transitions of on-site densities, intensities, scale, mass, or height; and
e. other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.

(3)(c)2
(5)(g)
(5)(j)

Policy 7.1.6.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in the compatible transition of uses, densities, and intensities. The use of design techniques such as buffering, screening and open spaces shall be considered to assure the compatible transition between differing land uses and zoning districts.

(3)(c)2
(5)(g)

Policy 7.1.6.5 Compatibility of redeveloped sites and structures with the surrounding neighborhood shall be achieved through the following measures:

a. ensuring that residential development is compatible with the predominant housing type in the surrounding neighborhood to the maximum extent possible;
b. recognizing that the redevelopment of an existing building may make it infeasible to adhere to current standards for building heights, scale, mass, setbacks, and orientation, the project shall nevertheless ensure that the development recognizes the predominant features of the surrounding neighborhood to the maximum extent possible;
c. maintaining the established lot development pattern of the surrounding neighborhood through requirements that address land assembly, lot arrangement, lot area, lot dimensions, and lot configuration;
d. ensuring that proposed conversions of residential structures to an allowable non-residential use are consistent with the established or planned character of the neighborhood, and do not introduce instability into the neighborhood; and
e. ensuring that techniques identified in this objective and its associated policies are incorporated into the site design during redevelopment to the maximum extent feasible.

Non-conforming Uses

(3)(b)3

Objective 7.1.7. The County shall maintain in its Land Development Regulations, specific

criteria to eliminate or reduce uses that are inconsistent with the Future Land Use Plan and map.

(3)(c)1 Policy 7.1.7.1 Land uses shall be permitted in accordance with the land use map designations and the policies of this plan.

Policy 7.1.7.2 Uses that are inconsistent with the Future Land Use map and are vested pursuant to Policy 7.1.7.3. shall be considered nonconforming uses. Such uses shall remain and be allowed to continue in their function in accordance with the following:

a. Maintenance, such as painting, reroofing, wiring and internal repairs and remodeling shall be permitted in accordance with lawful permit requirements;
b. Expansion of existing development onto adjoining property shall not be allowed;
c. If fire or natural disasters destroy or render the structure unusable, the land use shall be allowed to rebuild to the size and intensity/density allowed under the vesting pursuant to Policy 7.1.7.3.
d. If a vested nonconforming use becomes vacant and remains continuously vacant for one year, the use shall lose its vesting. Future permitting for the property shall be in accordance with the Future Land Use Plan and map. This provision will not apply, however, to a structure whose use is limited by its design. Those structures will remain vested for similar or less intense uses for the useful life of the structure.

Vested Rights

Policy 7.1.7.3. Upon adoption of this Plan, Sumter County shall ensure that existing rights of property owners are preserved in accordance with the constitutions of the United States and the State of Florida. The following provisions shall guide the principles of statutory and common law vesting.

a. Statutory vesting is defined in Subsection 163.3167 (8), Florida Statutes, and gives the property owner the right to complete any development that has been authorized, prior to Plan adoption date, as a Development of Regional Impact, pursuant to Chapter 380, F.S. or has been issued a final local Development Order and development has commenced and is continuing in good faith on the date of Plan adoption.
b. Common law vesting may exist when an applicant proves that the owner of a project or parcel of land, acting in good faith upon some act or omission of the County that occurred prior to the Plan adoption date, has made a substantial change of position or has incurred such extensive obligations or expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue development of the property.
c. An administrative procedure by which a property owner may demonstrate that property rights are vested under the above provisions shall be provided by the County.

(3)(c)7 Policy 7.1.7.4 An exception to the densities required in the Future Land Use element shall be allowed for all non-contiguous parcels of record under one ownership as of the date of adoption of this plan. If a landowner owns contiguous parcels, these parcels must be aggregated to meet the minimum density requirements of the Future Land Use Map and Plan. The owner of a parcel requiring an exemption to the density requirements of the Plan may construct one single-family residential unit. Exceptions allowed under this Policy apply to density only and do not exempt parcels from any other requirements of this Plan This Policy does not apply to subdivisions which are vested under the provisions of this Plan and its implementing regulations. For purposes of this Policy, contiguous parcels mean parcels with at least one common property boundary. Parcels which have common property lines but which are separated by unplatted roads or streets which have been dedicated for public use or prescriptive easements for road right of way purposes shall be considered non-contiguous parcels.

Concurrency

(3)(b)1 **Objective 7.1.8. Sumter County shall insure that adopted levels of service are maintained.**

(3)(c)3 Policy 7.1.8.1. The development of residential, commercial and industrial land shall be timed and

staged in conjunction with provision of supporting public facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

(3)(c)3 Policy 7.1.8.2. No development permit shall be issued unless public facilities that meet the level of service standards of this plan are available as follows:

a. The necessary public facilities and services are in place at the time a development permit is issued; or
b. A development permit is issued subject to the condition that necessary facilities and services will be in place when the impacts of development occur; or
c. The necessary facilities are under construction at the time a permit is issued; or
d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes provisions of a) through c) above; or
e. The necessary public facilities and services are included in the County's adopted five-year Capital Improvements Program and are projected to be available concurrent with the impacts of development, provided that only those projects scheduled for completion within the first three years of the five-year program are used for concurrency determination.

Policy 7.1.8.3. All development in areas without central water and sewer services shall be governed by the provisions of Section 381.272, F.S. (1991), regulating on-site sewage disposal systems and Chapter 10D-6, F.A.C. (1991), which regulates the installation of individual sewage disposal systems.

Policy 7.1.8.4. Sumter County shall adopt as part of this plan the Concurrency Management System attached as Appendix A to this Plan.

Policy 7.1.8.5 The adoption of comprehensive plan map amendments, when the application and approval thereof are based upon lower levels of development intensity than allowable for the land use category, shall require approval of a master plan and memorandum of agreement between the developer and the Board of County Commissioners.

a. Upon adoption, an overlay shall be placed upon the Future Land Use Map to indicate that the subject parcel is limited in development potential and make referral to the Future Land Use Element policies specific to that development.

Utilities

(3)(b)9 **Objective 7.1.9. Sumter County shall utilize Policies 7.1.8.1. through 7.1.8.3. to ensure adequate land is available for utilities necessary to support proposed development. These policies shall be implemented through the County's Land Development Regulations.**

(3)(c)3 Policy 7.1.9.1. Public utilities needed to provide essential services to existing land uses and such future land uses as are authorized by other plan elements of the Sumter County Comprehensive Plan or to such future land uses as may be lawfully authorized by the County shall be provided for in all of the land use classifications when such use conforms to County codes and ordinances.

(5)(j)6 Policy 7.1.9.2. The County shall require developers to assess their needs regarding essential services (electric, gas, etc.) and the developer shall seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the County Division of Planning and Development during the planning stages of development but no later than the issuance of a development permit.

Policy 7.1.9.3. The Sumter County Division of Planning and Development shall maintain close contact with public utilities that provide essential services to assure continuity and availability of service.

Natural Resources

(3)(b)4 **Objective 7.1.10 Sumter County shall preserve and conserve unique and environmentally sensitive lands and resources from development or developmental impacts. The County shall maintain land development regulations to implement preservation and conservation during the land development process.**

(3)(c)1 (3)(c)6 Policy 7.1.10.1 Adherence to the objectives and policies in Element 3, Conservation concerning development near the Withlacoochee River, Lake Panasoffkee, and other areas of environmental concern shall be observed in land development practices and procedures.

(3)(c)4 Policy 7.1.10.2. The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

(3)(c)6 Policy The County shall require that all developments of more than 20 dwelling units or 15,000 square feet of non-residential space shall identify and protect habitats of protected wildlife and vegetative species. Sumter County shall require appropriate mitigation for protected species which shall use guidelines and protocols prepared by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.

Mining

(3)(b)4 **Objective 7.1.11. Sumter County shall insure compatibility of mining activities with adjacent land uses and protect natural and historic resources from mining impacts.**

(3)(c)1 Policy 7.1.11.1. Mining uses shall be provided for in areas designated as agriculture on the Future Land Use Map and shall be permitted upon approval of a conditional use permit and approval of an operating permit pursuant to a mining site plan as provided for in the Land Development Regulations. The following guidelines shall be used to control land allocation for mining:

a. All mining lands permitted pursuant to these policies must be adjacent to existing legally permitted mine sites with no intervening non-compatible uses. Lands proposed for mining that are not adjacent to an existing permitted mine site shall require a plan amendment prior to approval of zoning and the mining plan.
a. Allocation of mining land use shall be based on a projected average need of 100 acres per year or a total of 1,000 acres during the ten year time period of the Plan and may be permitted pursuant to the goals, objectives and policies of the Plan as needed up to 1,000 acres. Allocation of mining land use above this projected need shall require a Plan amendment.
b. For purposes of determining the amount of mining land permitted, the Board of County Commissioners shall issue a finding with each operating permit that clearly delineates the amount of land dedicated to the actual mined area plus ancillary uses such as processing plants, overburden piles, roads, administrative offices and other buildings necessary for the actual mining of land. Areas allocated for wetlands, buffers and other lands required in the application to insure compatibility with adjacent land uses or protection of resources shall not be counted toward the ten-year allocation of land for mining purposes.
c. To ensure that an equitable balance among applicants is maintained in allocation of mining land, the following criteria shall apply:
    1. Within each calendar year, no individual mining operation shall receive more than 10% of the ten year allocation;
    2. No individual mining operation shall receive more than 25% of the ten year allocation within any five year period;
    3. Any land allocation requirement for mining purposes larger than those indicated in 1-2 above shall require a plan amendment.

(3)(c)2 Policy 7.1.11.2. Sumter County shall insure compatibility of mining uses with adjacent land uses and preservation of natural resources through the following requirements:

a. Sumter County shall regulate mining activities to control buffer areas, maintenance of the mining

area, groundwater withdrawals, unpermitted deposition of materials, soil stabilization, disturbance of wetlands, noise, vibration, air quality, security and reclamation of mined lands pursuant to Sumter County Ordinance 90-12 (1990).

b. Blasting shall be regulated pursuant to regulation of the State of Florida.

c. Enforcement of mining regulations shall be funded through operating permit fees levied against mining operators.

(3)(c)8 Policy 7.1.11.3. Prior to issuing mining plan approval, archeological and historical sites shall be identified and preserved in accordance with the procedures established by the State Division of Archives, History and Records Management pursuant to Chapter 267 F.S.

Policy 7.1.11.4. Proposed mining operations shall identify and protect habitats of protected wildlife and vegetative species occurring on the tract of land that contains the mining operation.. The County shall require that mitigation for protected species shall be carried out using guidelines and protocols prepared by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.

Historic Resources

(3)(b)4 **Objective 7.1.12. Sumter County shall preserve and protect the historic resources of the County.**

(3)(c)8 Policy 7.1.12.1. Prior to issuing a development permit, Sumter County shall determine if the development site or structure is listed on the Florida Master Site File, List of Sumter County Historic Resources. If the development contains any resource(s) listed on the Master Site File, a clearance letter is required from the Division of Historic Resources prior to any development proceeding on the site.

(3)(c)8 Policy 7.1.12.2 The County shall maintain files of identified historic and archaeological resources as they become known.

(3)(c)8 Policy 7.1.12.3. Residential subdivisions of land involving more than twenty (20) lots and nonresidential development projects of 15,000 square feet or larger must request a letter of clearance from the Division of Historical Resources to determine the possibility of paleolithic and other historic sites and the need for additional surveys. Those developments that are determined to potentially contain archaeological or historic sites must perform site surveys to determine if actual resources exist and the potential impact to these resources. Regional resources must be protected pursuant to the responsibilities of the Division of Historical Resources under Chapter 267.061 F.S.

(3)(c)8 Policy 7.1.12.4. Sumter County shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs

(3)(b)4

Wellfields and Aquifer Recharge

Objective 7.1.13. Sumter County shall protect potable water wellfields and aquifer recharge areas from adverse impacts of development.

(3)(c)6 Policy 7.1.13.1 Adherence to the objectives and policies in Element 4, Utilities concerning water wellfield protection and aquifer recharge shall be observed in land development practices and procedures.

Neighborhood Redevelopment

(3)(b)2 **Objective 7.1.14. Sumter County shall continue to address the redevelopment and renewal needs of blighted areas.**

Policy 7.1.14.1. Areas identified as blighted shall be targeted for improvement through State and Federal assistance programs as follows:

a. Areas of blighted housing will be targeted by the rehabilitation/demolition efforts of the Sumter

County Housing Advisory Board.

b. Renewal of blighted areas other than housing will be addressed through the County Administrator's Office using the CDBG/Community Revitalization program and other available resources.

Hazardous Waste

(3)(b)6 **Objective 7.1.15. Sumter County shall insure that the air, water, vegetative and human resources of the County are protected from environmental damage resulting from the generation, storage, transfer, treatment or disposal of hazardous or biohazardous waste and petroleum contaminated soil.**

(3)(c)2 Policy 7.1.15.1. Large quantity generators of hazardous waste may be permitted as a conditional use in the industrial land use category.

Policy 7.1.15.2. Locations and operations for the storage, transfer, treatment or disposal of hazardous or biohazardous waste and petroleum contaminated soil shall be a conditional use in the industrial or agricultural land use categories.

(3)(c)2 Policy 7.1.15.3. Separation distances between existing schools, residential development, surface water bodies or public water supply wells and facilities that store, transfer, treat or dispose of hazardous or biohazardous waste and petroleum contaminated soil shall be required based on the magnitude and methods of such facilities.

Policy 7.1.15.4. Site and location requirements addressing flood plains, access to arterial and collector roads, on site buffers and setbacks and parcel size and coverage shall be made.

Policy 7.1.15.5. Enforcement of regulations for the storage, transfer, treatment or disposal of hazardous or biohazardous waste and petroleum contaminated soil shall be funded through operating permit fees levied against the operators of such activities.

Sector Plans

Objective 7.1.16. - Upon adoption of this objective and associated policies, Sumter County, shall utilize a Sector Planning Study Program where appropriate. The program shall be designed to provide a comprehensive analysis of a specified area of the County which can be used to guide the timing, location, type and amount of future development. The Sector plan resulting from the sector planning study program is to serve as a bridge between the general nature of the Comprehensive Plan and the specific nature of the land development regulations for the Sector Plan area.

Policy 7.1.16.1. - Sector planning studies shall be required for all Developments of Regional Impact which include residential density above the established DRI threshold for Sumter County and for other areas as designated by the Board of County Commissioners. Such areas may include, but are not necessarily limited to highway corridors, interstate interchanges, areas of rapid growth or land use changes and areas of sensitive environmental resources. Upon completion of sector planning studies and adoption of a Sector Plan by the Board of County Commissioners, development within the Sector Plan area shall be pursuant to such adopted Sector Plan and the Comprehensive Plan.

Policy 7.1.16.2. - Sector Planning Studies shall address the following issues, if applicable:

a. The following systems, services and resources will be identified, inventoried and evaluated:

1 . Environmental systems. Native habitats, rare and endangered species, drainage, soils analysis, water quality, air quality, hurricane and other disaster preparedness, historical and archaeological resources.

2. Community services. Potable water, sanitary sewer, solid waste services, emergency services, education facilities, recreation facilities and open space, health care facilities.

3. Transportation. Thoroughfare planning, impact areas, capital improvements planning, hurricane evacuation, access management, level of service, pedestrian and bicycle circulation.

4. Land use. Generalized land uses, zoning, residential development potential, retail trade area analysis, and affordable housing needs.

b. The level of service for each facility to serve traffic, water, sewer, drainage, solid waste and recreation needs shall be established for existing development, if applicable, and for future development.

c. Specific standards shall be established for the protection of natural resources, including listed species and natural habitat.

d. The types of land uses, the gross densities and intensities of land use and the percentage distribution among the mix of land uses for the development shall be established.

e. Specific measures for initiating development within each phase shall be established (e.g. 50% of a phase must be developed before proceeding to the next phase).

f. As the Sector Plan is implemented by phases, interim land use activities for undeveloped land must be identified.

Policy 7.1.16.3. - The level of analysis conducted in Sector Plan studies shall include the existing and projected conditions, major findings/recommendations, conditions to be imposed for approval of the Sector Plan, and recommended future land use plan map and time frame for Sector Plan implementation.

Policy 7.1.16.4. - Sector Plans may be initiated by either a private interest or by a public agency. Sector Plans proposed by a private interest shall only include those lands over which the applicant(s) maintains control, either through fee simple or other legal interest. Public agency initiated Sector Plans must have an area designated by the Sumter Board of County Commissioners pursuant to public input and a recommendation from the Sumter County Local Planning Agency.

Policy 7.1.16.5. - Sector Plans that are also DRI's shall be processed and reviewed as Master Planned Developments. Unless otherwise specified by law, public hearings to consider the DRI/PUD shall be conducted simultaneously to reduce time and cost to the county and the developer.

Policy 7.1.16.6. - Approval of the Sector Plan shall provide for the following conditions to be imposed on the existing Comprehensive Plan:

a. Changes to comprehensive plan policies and future conditions maps to implement the Sector Plan shall be incorporated into a comprehensive plan amendment for the next available cycle of the County. If the Sector Plan is also a DRI, the plan amendments may be processed concurrently with the DRI application.

b. If the Sector Plan is also a DRI and processed as a PUD, the Sector Plan may provide for deviations from PUD requirements in the Land Development Regulations.

c. For Sector Plans processed as a PUD, the Comprehensive Plan Amendment to designate the development as a PUD on the FLUM must be accompanied by a text

amendment that establishes the types of land uses, the percentage distribution of land uses and maximum residential densities and nonresidential intensities of land use for the PUD. The text amendment shall also provide specific measures for initiating development within each phase of the project, if appropriate, and identify interim land use activities for undeveloped land

Policy 7.1.16.7 The Villages of Sumter Development of Regional Impact constitutes The Villages of Sumter Sector Plan and serves as the data and analysis for the Comprehensive Plan. The area addressed by the Sector Plan is identified as "The Villages of Sumter PUD" on the FLUM and is subject to the following:

a. The Villages of Sumter PUD is a mixed use retirement community that includes a functional integration of residential, retail, office, attraction, hotel, institutional, marina and recreation uses and supporting infrastructure (e.g. roads, water, sewer, etc.). The planning timeframe for the development begins in 2002 through buildout in 2020. The maximum residential density for the project is 5.4 residential units per net residential area as applied throughout the project and the non-residential land use intensity shall not exceed .5 Floor Area Ratio (FAR), except for Town Centers. Town Centers shall not exceed 3.0 FAR. Phasing for the project is based on development units (e.g. residential units, non-residential square footage and recreational facilities) and is approximately divided into five year increments, but may proceed more quickly than projected. Interim land use activities for undeveloped land include farming, silviculture, peat mining and cattle and buffalo husbandry provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the FFWCC for The Villages of Sumter DRI. The mix of uses and distribution of uses as a percent of the entire PUD acreage are as follows:

Residential		30% to 55%
Commercial:	Including Retail, Office, Hotel Convention/Performing Arts Center and Theater	2% to 6%
Institutional/Educational % Range		.3% to 2%
Recreation:	Including Regional and Village Recreation Centers, Golf Courses and Marinas.	5% - 30%

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

b. Amendments to the PUD: Amendments to a DRI/FQD through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by Sumter County shall be reflected in the PUD Master Plan.

c. The Application for Development Approval, sufficiency responses and DRI Development Order for The Villages of Sumter DRI provide the supporting data and analysis for the PUD land use designation on the FLUM.

d. The Villages of Sumter DRI Development Order ensures consistency of The Villages of Sumter PUD land use designation on the FLUM with the goals, objectives, policies and future conditions maps of the Sumter County Comprehensive Plan.

e. The Villages of Sumter DRI Development Order transportation conditions ensure consistency of The Villages of Sumter PUD land use designation with the Traffic

Circulation Element by requiring a coordination of land uses and transportation facilities needed to maintain the adopted level of service standards.

f. The Sumter County Comprehensive Plan Future Transportation Map series reflects the roadway facilities needed to maintain the adopted level of service standards. The Traffic Circulation Element Future Transportation Map series shall be amended as necessary to reflect roadway improvements necessary to maintain the adopted level of service standards based on future transportation monitoring/modeling studies required in The Villages of Sumter DRI Development Order. Capital projects for which the County accepts fiscal responsibility shall be incorporated into the Capital Improvements Element through a comprehensive plan amendment.

g. If the Developer desires to abandon any part or all of a DRI, it must do so pursuant to Rule 9J-2.0251, FAC (Abandonment of Development Orders). Simultaneously with filing for abandonment, the Developer shall file for a Comprehensive Plan Amendment removing the property sought to be abandoned from the Sector Plan and PUD designation on the FLUM. The PUD designation on the FLUM shall be amended according to the Abandonment Development Order and Comprehensive Plan Amendment issued by the County and approved by FDCA.

Policy 7.1.16.8 The Tri-County Villages Development of Regional Impact constitutes The Tri-County Villages Sector Plan and serves as the data and analysis for the Comprehensive Plan. The area addressed by the Sector Plan is identified as "The Tri-County Villages PUD" on the FLUM and is subject to the following:

a. The Tri-County Villages PUD is a mixed use retirement community that includes a functional integration of residential, retail, office, attraction, hotel, institutional and recreation uses and supporting infrastructure (e.g. roads, water, sewer, etc.). The planning timeframe for the development runs through buildout in 2014. The maximum residential density for the project is 5.4 residential units per net residential area as applied throughout the project and the non-residential land use intensity shall not exceed .5 Floor Area Ratio (FAR). Phasing for the project is based on development units (e.g. residential units, non-residential square footage and recreational facilities) and is approximately divided into five four-year increments, but may proceed more quickly than projected. Interim land use activities for undeveloped land include farming, silviculture and cattle and buffalo husbandry provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the FFWCC for The Tri-County Villages DRI. The mix of uses and distribution of uses as a percent of the entire PUD acreage are as follows:

		% Range
Residential		40% to 60%
Commercial:	Including Retail, Office, Hotel Convention/Performing Arts Center and Theater	2% to 8%
Institutional/Educational		.3% to 2%
Recreation:	Including Regional and Village Recreation Centers and Golf Courses.	5% - 30%

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

b. Amendments to the PUD: Amendments to a DRI/FQD through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land, a new use and is

otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by Sumter County shall be reflected in the PUD Master Plan.

c. The Application for Development Approval, sufficiency responses and DRI Development Order for The Tri-County Villages DRI provide the supporting data and analysis for the PUD land use designation on the FLUM.

d. The Tri-County Villages DRI Development Order ensures consistency of The Tri-County Villages PUD land use designation on the FLUM with the goals, objectives, policies and future conditions maps of the Sumter County Comprehensive Plan.

e. The Tri-County Villages DRI Development Order transportation conditions ensure consistency of The Villages of Sumter PUD land use designation with the Traffic Circulation Element by requiring a coordination of land uses and transportation facilities needed to maintain the adopted level of service standards.

f. The Sumter County Comprehensive Plan Future Transportation Map series reflects the roadway facilities needed to maintain the adopted level of service standards. The Traffic Circulation Element Future Transportation Map series shall be amended as necessary to reflect roadway improvements necessary to maintain the adopted level of service standards based on future transportation monitoring/modeling studies required in The Tri-County Villages DRI Development Order. Capital projects for which the County accepts fiscal responsibility shall be incorporated into the Capital Improvements Element through a comprehensive plan amendment.

g. If the Developer desires to abandon any part or all of a DRI, it must do so pursuant to Rule 9J-2.0251, FAC (Abandonment of Development Orders). Simultaneously with filing for abandonment, the Developer shall file for a Comprehensive Plan Amendment removing the property sought to be abandoned from the Sector Plan and PUD designation on the FLUM. The PUD designation on the FLUM shall be amended according to the Abandonment Development Order and Comprehensive Plan Amendment issued by the County and approved by FDCA.

Policy 7.1.16.9 - The quantity of aquifer recharge will be protected within sector plans by adherence to the following:

a. Stormwater management systems shall be designed to maintain historic levels of aquifer recharge.

b. Impervious surface restrictions in Sector Plan site plans shall be consistent with maintaining historical recharge levels while providing, design flexibility in developments that utilize regional stormwater management facilities.

c. Sector Plans will use the drainage facility design standards utilized by the SWFWMD in 40D-4, F.A.C.

Policy 7.1.16.10 – The evaluation of impacts to transportation systems required by Policy 7.1.16.2.a.3 must be transmitted as soon as practical after receipt of the analysis by the County to all jurisdictions within which significant and adverse impacts are projected to occur and to all agencies that have planning, funding or operational responsibilities for such transportation systems.

OBJECTIVE 7.1.17 Wetlands perform a variety of functions, (including flood/stormwater storage, removal of contaminants, enhancement of esthetic values, nutrient cycling and maintenance of plant and animal communities) that are beneficial to the residents of Sumter County. Sector Plans are typically large mixed-

use projects and are developed under the provisions of an overriding master development plan. Therefore it is appropriate that special requirements are provided to insure that Sumter County protects significant positive functions provided by wetlands within Sector Plans while at the same time providing flexibility in the development plan.

Policy 7.1.17.1 All land within Sector Plans shall be surveyed to identify and classify as to type, size, function and condition all wetlands on site. Limits of jurisdictional wetlands must be established and accepted by appropriate agencies prior to final site plan approval by Sumter County. In addition, a survey of the wetlands to determine the presence of nesting or reproductive habitat for any state or federally listed plant or animal species must be conducted.

Policy 7.1.16.2 Every Sector Planning Study must include a map showing all wetlands identified on the site that identifies the size, type and condition of all wetlands existing on the site. Prior to final site plan approval, all wetlands and associated buffers and all mitigation requirements approved by the Southwest Florida Water Management District (SWFWMD) and/or other appropriate agency (such as the Fish and Wildlife Conservation Commission in instances where nesting or reproductive habitat for listed species is found) must be identified and referenced in the final development order.

Policy 7.1.16.3 Upland buffers adjacent to protected wetlands provide habitat for many species and protection from deleterious effects of development adjacent to the wetland. Wetlands identified in Sector Plan areas must be buffered by an upland buffer of a minimum of 15 feet with an average width of 25 feet unless an Environmental Resource Permit or other management plan approved by SWFWMD provides otherwise.

Policy 7.1.16.4 Sumter County will regulate wetlands within the Sector Plan areas in order to protect and sustain their functions and values while at the same time allowing reasonable use of the property that will have no unmitigated adverse impact on wetland functions. Development shall be directed away from wetland areas as much as practical consistent with the avoidance and minimization processes accepted by SWFWMD. However, if wetland areas are impacted, the impacts must be appropriately mitigated. The following framework will be used to evaluate proposed wetland mitigation:

A. Mitigation projects must take into consideration the type, quality, location, and size of the wetlands being impacted.

B. The County shall accept mitigation required by the SWFWMD for impacts that occur within Sector Plan areas.

C. Creation, Enhancement and Restoration projects proposed as mitigation shall be evaluated based on the type, quality, size, and location of the wetlands being impacted.

Overlay Zones

Objective 7.1.17 Sumter County shall maintain consistency between the Comprehensive Plan and Future Land Use Map amendments where development is approved at less than the maximum allowable density or intensity.

Policy 7.1.17.1 Sumter County shall use Overlay zones on the Future Land Use Map to indicate land use areas where, through master planning and/or memorandums of agreement development is approved only at density or intensity levels less than the maximum allowable generally for the underlying land use category. The legend shall indicate that further information relating to the property is available in the Future Land Use Element.

Policy 7.1.17.2 The project shall be identified by unique number. Each project approved subject to an overlay zone shall be specifically referenced in an appendix to the Future Land Use Element in an individual policy. The policy shall set forth the maximum densities, intensities, types of uses, and acreage as approved during the plan amendment and approval process. The policy shall include case numbers or similar notations directing to the master plan or memorandum of agreement for that project.

Policy 7.1.17.3: The project identified on the Future Land Use Map as 04-5 and known as the Southern Villas RV Resort shall adhere to following standards:

a. The Southern Villas project is a Recreational Vehicle Park ("Project") that will be developed as a RV Planned Unit Development (RVPUD) by 674 Property, LLC ("Owner"). The project shall utilize CR 673 as an access point with additional emergency access provided from CR 674 and CR 654A. The project shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses. The screening and buffering shall be determined through the RVPUD zoning process.

b. The maximum number of RV spaces shall be 400 and shall be limited to Class "A" motor homes and motorcoaches as defined by Section 320.01, Florida Statutes, and the Sumter County Land Development Code. Occupancy of RV units shall be restricted to persons fifty (50) years of age or older. Any accessory uses on individual lots shall be set forth in the RVPUD zoning, including any nonresidential structures.

c. No publicly dedicated roadways will be constructed within the property and the County shall have no obligation for the improvement or maintenance of private roads and road rights-of-way within the Property. The County has no obligation or responsibility for the improvement or maintenance of such roadways and shall look solely to the Owner or the Homeowner's Association formed for that purpose for improving and maintaining the roads and rights-of way.

d. The Property shall be served by central sanitary sewer service from the City of Bushnell. This will be accomplished through the installation of a sanitary sewer force main which is limited in size diameter, not greater than 6 inches, to provide the minimum flow required to transfer waste water to the City of Bushnell's sanitary sewer system. The County agrees that no new development will be authorized to connect to this line for a distance of 12,300 feet or 2.33 miles, running north along U.S Highway 301 from the intersection of County Road 673 and U.S. 301. Also, pursuant to the agreement entered into between the City of Bushnell and the developer on September 10, 2009 and amended on September 25, 2009, the City of Bushnell agrees that no new development will be authorized to connect to this line for a distance of 12,300 feet or 2.33 miles, running north along U.S Highway 301 from the intersection of County Road 673 and U.S. 301.

e. The extension of sewer lines shall be constructed by the Owner, at the Owner's expense, to ensure that the City of Bushnell can provide sufficient sanitary sewer capacity for the total approved number of RV units (400 units) and nonresidential square footage. Prior to any development approvals for the Project, the existence of sufficient sewer service

capacity shall be confirmed by an executed Developer Agreement between the Owner and the City of Bushnell for the provision of the required sanitary sewer services. The County shall coordinate with the City of Bushnell to adopt the required sanitary sewer improvements into the first 3-years of the 5-year capital improvement plan of the City of Bushnell's Comprehensive Plan at the City's next regularly scheduled update of its capital improvements plan.

f. The Owner shall install, at the owner's expense, an on-site potable water system, including a well, pump, and treatment system, which are sized to provide the minimum capacity required to serve the Project, including the capacity to meet minimum fire flow requirements.

g. Surface water and storm water management shall be engineered and designed to serve the entire Project pursuant to permits issued by the Southwest Florida Water Management District and as required by the Sumter County Land Development Code. The County shall have no obligation for the improvements or maintenance of such surface water and storm water management system. Each owner of any portion of the Project shall look solely to the Owner or a Homeowner's Association formed for that purpose for such improvements and maintenance.

h. No development shall occur in the 100-year floodplain or wetlands. The owner shall place the undeveloped portion of the Property that is identified as open space, the 100 year flood plain, and delineated wetlands in a conservation easement, in a manner and form allowed by state law. Such easement shall be recorded in the Public Records of Sumter County, Florida, with the understanding that it is binding on the Owner's successors and assigns.

i. The Owner shall create a Homeowner's Association (the "Association"). Each owner within the Property shall be a member of the Association. The Association shall have the authority and responsibility to maintain, repair, and replace roads and rights-of-way; and, the surface water and storm water management system referenced in Policies 7.1.17.3c and f, above, as well as, all tracts, water retention areas and other common areas.

j. All site improvements, structures and signs shall be permitted by Sumter County pursuant to the County's Land Development Code and normal permitting requirements.

Appendix A: Overlay Projects Indicated on the Future Land Use Map

04-1: Power Corporation:
Dwelling Units: Maximum of 486 units
Commercial Square Footage: Maximum of 20,000
Required Open Space: Minimum of 25%
Project Acreage: 90.65

04-2: Jamie & Janet Zito et al
Underlying land use: Mixed Use
Dwelling Units: Maximum of 68 short term units
Commercial Square Footage: Maximum shall not exceed 200,000 square feet of retail commercial development including a high turnover restaurant, and a 350 room hotel (60,000 square feet), or the equivalent in PM peak hour trip generation (776 new external trips per the Traffic Impact Analysis included in the plan amendment)
Required Open Space: Minimum of 25%

04-3: Peterson et al:
Underlying land use: Medium Density Residential
Dwelling Units: Maximum of 200 units on Medium Density Residential
Commercial Square Footage: N/A
Required Open Space: N/A
Project Acreage: 60 acres

04-4: Lake Andrew Preserve:
Underlying land use: Commercial and Low Density Residential
Dwelling Units: Maximum of 76 units
Commercial Square Footage: Maximum of 390,000 square feet of commercial development and 210,000 square feet of office space, or the equivalent in PM peak hour trip generation (1423 new external trips per the Traffic Impact Analysis included in the plan amendment application)
Required Open Space: N/A
Project Acreage: 60 acres Commercial, 38 acres Low Density Residential

Revised Intergovernmental Coordination Element
Strikeout/Underline Format

Policy 5.1.1.6
Policy 5.1.1.7

Element 5
INTERGOVERNMENTAL COORDINATION

9J-5 Reference

9J-5.015 (3)(a) **Goal 5.1 To coordinate the activities of the County with affected federal, state, regional and local jurisdictions and agencies**.

(3)(b)(1) **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.**

(3)(c)(1) 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.

(3)(c)(1) 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.

(3)(c)(1) 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.

(3)(c)(3) 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.

Policy 5.1.1.5 The County shall coordinate with the City of Wildwood regarding planning, 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 an Interlocal Service Boundary and Joint Planning Agreement adopted by the City of Wildwood on April 13, 2009, Ordinance 2009-10, and by the County on April 14, 2009, Ordinance 2009-07.

Policy 5.1.1.6 The County shall coordinate with the City of Webster regarding planning, 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 an Interlocal Service Boundary and Joint Planning Agreement adopted by the County on September 29, 2009, Ordinance 2009-21.

Policy 5.1.1.7 The County shall coordinate with the City of Center Hill regarding planning, 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 an Interlocal Service Boundary and Joint Planning Agreement adopted by the County on September 22, 2009, Ordinance 2009-19.

(3)(b)(2) **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**.

(3)(c)(1) 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.

(3)(c)(1) 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.

(3)(b)(2) **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.**

(3)(c)(1) 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.

(3)(c)(5) 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:

(3)(c)(1) 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;

(3)(c)(5) b. refer all conflicts for which resolution cannot be reached to the WRPC for mediation;

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F. Traffic Circulation

(3)(c)(1) 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.

(3)(b)(3) **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**.

(3)(c)(5) 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.

(3)(b)(3) **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.

(3)(c)(2) 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 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 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

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.