

- b. Residential uses are limited to housing for on-site management and security personnel and residences specifically allowed under the terms of the management plan for the public lands or perpetual conservation easement.

Objective 1.3 Future Land Use Pattern

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

Policy 1.3.1 Interlocal Service Boundary and Joint Planning Area Agreements – Center Hill, Coleman, and Webster

The Interlocal Service Boundary and Joint Planning Area Agreements (ISBA), adopted by the Sumter County Board of County Commissioners by Ordinance 2009-19, as amended, and Ordinance 2009-21, as amended, with the City of Center Hill, and the City of Webster and adopted by Ordinance 2016-22, as amended, with the City of Coleman are hereby adopted within the comprehensive plan by reference.

Policy 1.3.2 Implementation of ISBAs – Center Hill, Coleman, and Webster

The County and Cities shall implement the provisions of the ISBAs through Objective 7.2 and its related policies in the Intergovernmental Coordination Element.

Policy 1.3.3 Municipal Service Area Overlays - Center Hill, Coleman, and Webster

Consistent with Objective 7.2 and its related policies of the Intergovernmental Coordination Element, a Municipal Service Areas (MSA) shall be established around the Cities and reflected on the Future Land Use Map as having a Municipal Overlay and shown on Maps 1-5, 1-6, and 1-10. Within one year of the effective date of this comprehensive plan, the County shall develop jointly with the Cities the proposed future land use designations for properties within the Cities' respective MSAs. After development of the proposed future land use designations, the County's and Cities' comprehensive plans shall be amended to include such proposed future land uses. After the proposed future land uses are adopted into the County's and Cities' comprehensive plans, upon annexation into the Cities, the Cities shall amend their Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses, the amendment shall be considered a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The Cities may continue to proceed through the applicable comprehensive plan amendment process for properties that may be annexed prior to the adoption of the proposed future land uses, consistent with terms of the ISBA. The proposed future land uses are not effective until the property is annexed into the Cities and the Cities' Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until the annexation and related amendment are effective.

Policy 1.3.4 Urban Development Area

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2045. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;

- b. The Urban Residential future land use category shall only be located within the UDA;
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it:
 - i. serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood,
 - ii. if it is within the jurisdiction of the Cities; or
 - iii. is held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes while allowing for continued agricultural uses.
- d. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.

Policy 1.3.5 Expansion of the UDA

Expansion of the UDA shall require demonstration of the following issues:

- a. Expansion of the UDA will promote a compact and efficient development pattern;
- b. The area of expansion is served, or will be served within five years, by appropriate public infrastructure, including central potable water and sewer; and
- c. The area of expansion is appropriate for urbanization with minimal impact on environmentally sensitive lands.

Policy 1.3.6 Protection of Rural Areas

Rural and agricultural areas shall be protected from premature urbanization by managing the UDA restrictions. Areas shall be provided outside this UDA where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

- a. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within UDA, MSAs, and Economic Activity Centers (Map 8-1 – Economic Development Element);
- b. Small-scale agribusinesses (neighborhood commercial and industrial) shall be encouraged within rural and agricultural areas where there is direct access to a collector or arterial road. The agribusiness must directly support the surrounding agricultural uses; and

- c. Home occupations and cottage industries that complement the rural character of the agricultural area and promote self-sufficiency shall be encouraged when compatible with surrounding land uses.

Policy 1.3.7 Conversion of Agricultural Lands

Conversion of agricultural lands to a mixed-use, industrial, commercial or residential future land use category shall demonstrate the following:

- a. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;
- b. Availability of public infrastructure, including centralized water and sewer, to serve a more dense or intense use, or will be available at the time of development and is secured under a Developers Agreement;
- c. The proposed use will complement the rural qualities of the community by supporting a diverse and efficient resource-based economy; and
- d. The relationship of the proposed amendment site to the UDA boundary and other more densely or intensely designated or developed lands.

Policy 1.3.8 Compatibility for Rezoning and Amendments

Proposed rezonings and future land use amendments shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

Policy 1.3.9 Project Specific Future Land Use Overlays

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 future land use category or additional policies are required to appropriately manage the potential impacts, shall require approval of a master plan and memorandum of agreement between the developer and the local governing board. 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 comprehensive plan policies specific to that development.

Objective 1.4 Innovative Development

Promote flexible and innovative land development techniques through the use of Planned Unit Developments and Mixed-Use Developments.

Policy 1.4.1 Planned Unit Developments (PUD)

The County and Cities shall provide standards in their land development regulations for 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.

Policy 1.4.2 PUD Flexible Standards

PUDs may incorporate 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 regulations and consistent with Policy 1.2.7.

Policy 1.4.3 PUD Locations

PUDs may be allowed in any land use category inside the UDA. Outside the UDA, a planned unit development shall require a Mixed-use future land use designation.

Policy 1.4.4 PUD Clustering and Open Space

PUDs are 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. Open space may include agricultural uses outside the UDA boundary. However, where limited access by humans is necessary for the conservation of listed species or preservation of regulated wetlands, 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. The following open space standards apply:

Table 1-2 - PUD Open Space Standards

PUD Location	Minimum Open Space (% of Gross Land Area)
PUD Inside the UDA	25%
PUD Outside the UDA – Industrial/Commercial	35%
PUD Outside the UDA – Mixed Use	50%

Policy 1.4.5 PUD Utility Standards

All PUDs shall provide for central potable water and 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 1.4.6 PUD Thresholds

The following developments shall be developed as a PUD:

- a. All projects within the Mixed-use future land use;
- b. Within the UDA - Residential projects of 150 or more dwelling units and industrial projects 50 acres or more; and

- c. Outside the UDA – Residential having 100 or more dwelling units.

Policy 1.4.7 PUD and Relationship to DRI Approval

PUDs that are also DRIs shall only be subject to the square footage ratio and phasing as provided for in the approved DRI Development Order.

Policy 1.4.8 Cluster Development

Residential clustering is encouraged as a means to maintain the community character, protect natural resources, and promote high quality neighborhoods. PUDs and other cluster developments shall be designed along the following principles:

- a. Create a variety of active and passive recreational opportunities;
- b. Create a pedestrian friendly environment within the development by providing walking and cycling opportunities;
- c. Conservation of on-site wetlands and water bodies;
- d. Use of Florida-Friendly landscaping principles; and
- e. Provision of open space.

Objective 1.5 Residential Land Uses

Designate and promote sufficient areas for quality residential development by focusing residential densities to the urban areas and municipalities where public services are available, while protecting the rural character of the agricultural district.

Policy 1.5.1 Residential Adequate Lands

The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which provides a range of housing choices to support the demands necessitated by existing and future residents.

Policy 1.5.2 Residential Lineal Descent

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 and his or her lineal descendants or ascendants shall be allowed without regard to density restrictions of this comprehensive plan, provided the following:

- a. Only one parcel may be created for each lineal descendent or ascendant of the property owner;
- b. Each parcel may be used for single family residential purposes only; and
- c. Parcels not served by centralized potable water and sanitary sewer must contain a minimum of one (1) acre of usable land appropriate for siting of a residential structure, private well and septic system. Parcels served by centralized potable water, but not

sanitary sewer must contain a minimum of one half acre of usable land appropriate for siting a residential structure and septic system.

Objective 1.6 Nonresidential Land Uses

Allocate sufficient land area to accommodate a variety of non-residential uses including, commercial, industrial, institutional, service, and educational activities to support a diversified economy and economic development opportunities with consideration to fiscal impacts and compatibility with adjacent land uses.

Policy 1.6.1 Nonresidential Adequate Lands

The Future Land Use Map shall designate sufficient land area for commercial and industrial land uses according to a pattern, which provides a range of commercial and industrial choices, complimentary to the nature of the surrounding community, and to support the demands necessitated by existing and future residents

Policy 1.6.2 Economic Activity Centers

A network of Economic Activity Centers is identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element. Primary Economic Activity Centers are identified on Map 1-8. These Primary Economic Activity Centers shall provide a mix of land uses to encourage a concentration of diverse employment opportunities. Primary Economic Activity Centers shall be located in areas of the county that are located to take advantage of the county's strong transportation network, access to existing or planned utilities, and able to be developed to minimize impacts on surrounding non-residential lands.

Policy 1.6.3 Commercial and Industrial Conversion

Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

- a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
- d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;
- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
- f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

Policy 1.6.4 Community Facilities

Essential utilities, public safety facilities, and supportive community facilities, such as houses of worship, private schools, community centers, and day-care centers shall be allowed in all future land use categories.

Policy 1.6.5 Public Schools Future Land Uses

Public schools shall be allowed as a permitted use in Public/Institutional/Educational, and Mixed-Use,

Policy 1.6.6 New School Locations

The location of new public schools shall be 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;
- d. Location of senior high schools near arterial streets;
- 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; and
- h. Location on lands contiguous to existing school sites.
- i. Located in the UDA.

Policy 1.6.7 Recreational Vehicle Parks

Recreational Vehicle Parks (RVP) may be allowed in residential and commercial land use categories within the UDA.

Policy 1.6.8 Neighborhood Commercial Uses

Neighborhood commercial uses may be applied to land suitable for small-scale commercial activity and shall comply with the following development requirements:

- a. Neighborhood commercial uses may be permitted in residential and agricultural areas subject to standards established within this policy;
- b. Neighborhood commercial shall be defined as a shopping facility comprising no more than two stories, not exceeding 30 feet in height and no more than 15,000 square feet of gross leasable area;

- c. The commercial facility shall front on an arterial or collector road, or be no more than 1,000 feet from an arterial or collector road with only nonresidential uses between it and the arterial or collector road;
- d. Uses allowed shall be limited to retail uses, which maintain and preserve the neighborhood character. Uses in the Agricultural category must directly support surrounding agricultural uses; and
- e. Neighborhood commercial uses outside the General Commercial Future Land Use district are subject to development standards, limitations, and level of review specified in the land development regulations.

Objective 1.7 Coordination of Infrastructure

Maintain a growth pattern coordinated with the availability of infrastructure and allowing for efficient maintenance of public infrastructure.

Policy 1.7.1 Coordination of Development with Public Facilities

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.

Policy 1.7.2 Congestion Management System

The County and Cities shall maintain a Congestion Management System. The Congestion Management System will provide for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement.

Policy 1.7.3 Concurrency

The cities of Center Hill, Coleman, and Webster shall apply the optional concurrency provision for parks and recreation. The Cities shall continue to apply the mandatory concurrency requirements for solid waste, potable water, sewer, and stormwater.

Objective 1.8 Public Facilities and Services

Land use pattern shall maximize the use of existing public facilities and services. Expansion of public facility and services shall be efficient and orderly.

Policy 1.8.1 Utility Service Areas

The Cities and County shall maintain Interlocal Service Boundary Agreements, pursuant Chapter 171, Part II, Florida Statutes, addressing the following utility issues:

- a. Recognition of a Utility Service Areas (USA) as the area within which centralized potable water, and sewer services are provided or planned, consistent with Chapter 180, Florida Statutes; and
- b. Development shall be encouraged to locate inside the USAs to promote the efficient and cost-effective provision or extension of public infrastructure and services.

Policy 1.8.2 Protection of Potable Public Water Supply

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law.

Policy 1.8.3 Land Use Decisions on Potable Water Supply Wells

Because it is recognized that an uncontaminated potable water supply is a primary public concern and because of the uncertain nature of ground water flows, the County and Cities have the authority to consider the possible effects of other land use decisions on potable water supply wells. The County and Cities shall develop and adopt land development regulations requiring proposed developments to protect existing public potable water supply wells. Methods may include placement of facilities, construction practices, or use and placement of open space.

Objective 1.9 Natural and Cultural Resources

Assure the protection of natural and historical resources.

Policy 1.9.1 Natural and Cultural Resources Future Land Use Map

The Future Land Use Map shall direct economic growth and associate land development to areas that minimize the adverse impact on natural resources and ecosystems with special regard to topography, soil conditions, and natural and historical resources.

Policy 1.9.2 Natural Resources and Land Use Activities

The County and Cities shall promote the conservation of unique natural and cultural resources during the land development process through land development regulations that serve to protect the quality of natural and historical resources and through the objectives and policies of the Conservation Element.

Policy 1.9.3 Cultural Resources and Land Use Activities

All developments of more than 20 dwelling units or 15,000 square feet of non-residential space or mining uses shall provide a letter of clearance from the Florida Division of Historical Resources to determine the presence of known historical and/or archaeological resources. If known historical and/or archaeological resources are identified, then the developer shall provide for the appropriate mitigation or avoidance of impacts. If previously unknown cultural (historical or archaeological) resources are identified during land improvement/development, appropriate measures should be taken to protect and document resources. The Florida Division of Historic Resources should be contacted and notified of findings in accordance with FL chapter 872.02.

Objective 1.10 Non-Conforming Uses and Vested Rights

Ensure that existing rights of property owners are preserved in accordance with the constitution of the United States and the State of Florida while encouraging the improvement and redevelopment of uses inconsistent with the character of the community.

Policy 1.10.1 Vested Rights

The following provisions shall guide the principles of statutory and common law vesting:

- a. Statutory vesting is defined in Section 163.3167(5), Florida Statutes, and gives the property owner the right to complete any development that has been authorized prior to comprehensive plan adoption date, as a Development of Regional Impact, pursuant to Chapter 380, Florida Statutes, or has been issued a final local Development Order and development has commenced and is continuing in good faith on the date of comprehensive 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 local government that occurred prior to the comprehensive 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.

Policy 1.10.2 Nonconforming Uses

Uses that are inconsistent with the Future Land Use Map and are vested pursuant to Policy 1.10.1 shall be considered nonconforming uses. Such uses may 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 disaster 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 1.10.1; and
- 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 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 intensive uses for the useful life of the structure.

Objective 1.11 Community Planning Study Program

A community planning study program shall be designed to provide a comprehensive analysis of a specified area of the county or cities that can be used to guide the timing, location, type, and amount of future development. The community plan developed through the community planning study program is to serve as a bridge between the general nature of the comprehensive plan and specific nature of the land development regulations.

Policy 1.11.1 Mandatory Community Planning Study Program

The community planning study program shall be required for all vested Developments of Regional Impact (DRI), which include residential density above the established DRI threshold for Sumter County, and for other areas as designated by the local governing board. Such other areas may include, but are not limited to, highway corridors, interstate interchanges, areas of rapid urban growth or land use changes, and areas of sensitive environmental resources. Upon completion of the community plan and

adoption of the community plan by the local governing board, development within the community planning area shall be pursuant to such adopted community plan and the comprehensive plan.

Policy 1.11.2 Components of a Community Planning Study Program

Community planning studies shall address the following issues, as applicable:

- a. Environmental systems. Native habitats, rare and endangered species, drainage, soils analysis, water quality, air quality, disaster preparedness, historic and archaeological resources;
- b. Community services. Potable water, sewer, solid waste, emergency services, education facilities, recreation facilities and open space, health care facilities;
- c. Transportation. Thoroughfare planning, impact areas, capital improvements, hurricane evacuation, access management, transit, bicycle and pedestrian movement;
- d. Land use. Generalized land uses, zoning, residential and non-residential development potential, affordable housing, mix and integration of land uses;
- e. The level of service for each facility to serve the needs for existing and future development, as applicable;
- f. Specific standards shall be established for the protection of natural resources, including listed species and natural habitat;
- g. 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;
- h. Specific measures of initiating development within each phase shall be established (i.e. 50% of a phase must be developed before proceeding to the next phase); and
- i. As the community plan is implemented by phases, interim land use activities for undeveloped land must be identified.

Policy 1.11.3 Level of Analysis for Community Planning Study Program

The level of analysis conducted in the community planning study program shall include the existing and projected conditions, major findings/recommendations, conditions to be imposed for approval of the community plan, and recommended Future Land Use Map and comprehensive plan amendments for implementation, and time frame for community plan implementation.

Policy 1.11.4 Initiation of Community Planning Study Program

The community planning study program may be initiated by a private interest or the County or Cities. If initiated by a private interest, then the lands included in the community plan shall only include those lands that the private entity maintains control, either through fee simple or other legal interest. If initiated by the County or Cities, then the lands included in the community plan shall only include those lands approved by the local governing board with a recommendation from its Local Planning Agency.

Policy 1.11.5 Community Plans that are also DRIs

Community plans that are also DRIs shall be processed and reviewed as a PUD. 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 Cities and the developer.

Policy 1.11.6 Conditions of Approval for Community Plans

Approval of a community plan shall provide for the following conditions:

- a. Amendments to the comprehensive plan policies and future conditions maps to implement the community plan shall be incorporated into a comprehensive plan amendment. If the community plan is also a DRI, then the comprehensive plan amendments may be processed concurrently with the DRI application;
- b. If the community plan is also a DRI and processed as a PUD, then the community plan may provide for deviations from the PUD requirements in the land development regulations; and
- c. For community plans processed as a PUD, the comprehensive plan amendment to designate the development as a PUD on the Future Land Use Map 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 for specific measures for initiating development within each phase of the project, if appropriate, and identify interim land use activities for undeveloped land.

Policy 1.11.7 Community Plans Relationship to Sector Plans

The community planning study program described above is a separate process from the sector planning process provided for in Section 163.3245, Florida Statutes. If a project qualifies for the sector planning process, then the sector planning process may be utilized in place of the community planning study program.

City of Webster Area Specific Goals, Objectives and Policies

Goal 1 Future Land Use (Restated)

Protect and enhance the quality of life by encouraging the most appropriate use of land and resources consistent with the public interest by directing development to those areas with the capacity to accommodate growth in an economic and environmentally acceptable manner.

Objective 1.2W Future Land Use Categories (Restated)

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural, historic, and agricultural resources with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2045.

Policy 1.2.1W Commercial Parking Properties

Owners of Commercial properties, as designated on the Future Land Use Map that utilize their properties for commercial parking shall meet the following requirements:

- a. Obtain an occupational license to operate their business three days per week with no overnight parking;
- b. Maintain safe ingress and egress; and
- c. Change of the use of the property from commercial parking to another use requires a site development permit and compliance with site development standards provided in the Land Development Code.

Policy 1.2.2W Annexation Plan

The City shall create an annexation plan to identify areas of the unincorporated County which would be appropriate for annexation into the City, especially areas which could provide economic development opportunities through agriculture and mining.

Objective 1.5 Natural and Cultural Resources (Restated)

Assure the protection of natural and historical resources.

Policy 1.5.1W Natural and Cultural Resources and Mining

Assure the compatibility of mining activities with adjacent land uses and preservation of natural resources through the following requirements:

- a. Mining uses shall be allowed in areas designed as Agricultural on the Future Land Use Map and shall require approval of a conditional use permit and approval of an operating permit pursuant to the land development regulations
 - i. The conditional use permit shall include the entire proposed mine development site.
 - ii. The operating permit shall include a mining site plan and address potential uses during the effective period of the operating permit.

iii. The operating permit and mining site plan shall address potential negative impacts to surrounding properties.

b. All mining lands permitted must be adjacent to existing legally permitted or vested mine sites. Existing and proposed mining lands shall not be separated by a publicly owned or maintained roadway.

Objective 1.6 Nonresidential Land Uses (restated)

Allocate sufficient land area to accommodate a variety of non-residential uses including, commercial, industrial, institutional, service, and educational activities to support a diversified economy and economic development opportunities with consideration to fiscal impacts and compatibility with adjacent land uses.

Policy 1.6.9W Revitalization of vacant and underutilized commercial spaces

The City shall identify strategies to encourage the revitalization of vacant and underutilized commercial spaces.

Policy 1.6.10W Design Standards

The City shall develop options to guide development and redevelopment to create a pattern of buildings, streetscapes, and landscapes that improve the aesthetic of the built environment.

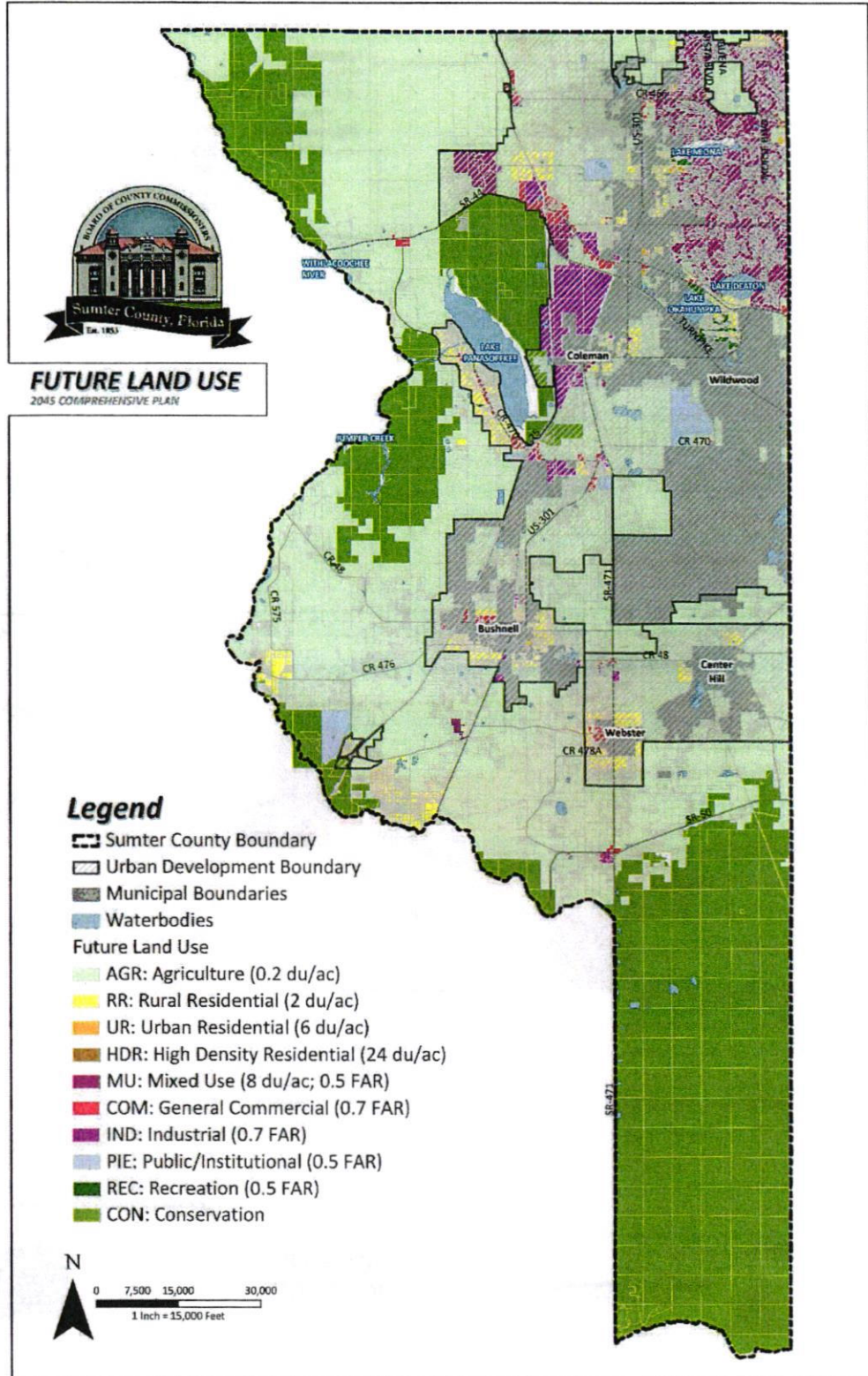
Objective 1.8 Public Facilities and Services (restated)

Land use pattern shall maximize the use of existing public facilities and services. Expansion of public facility and services shall be efficient and orderly.

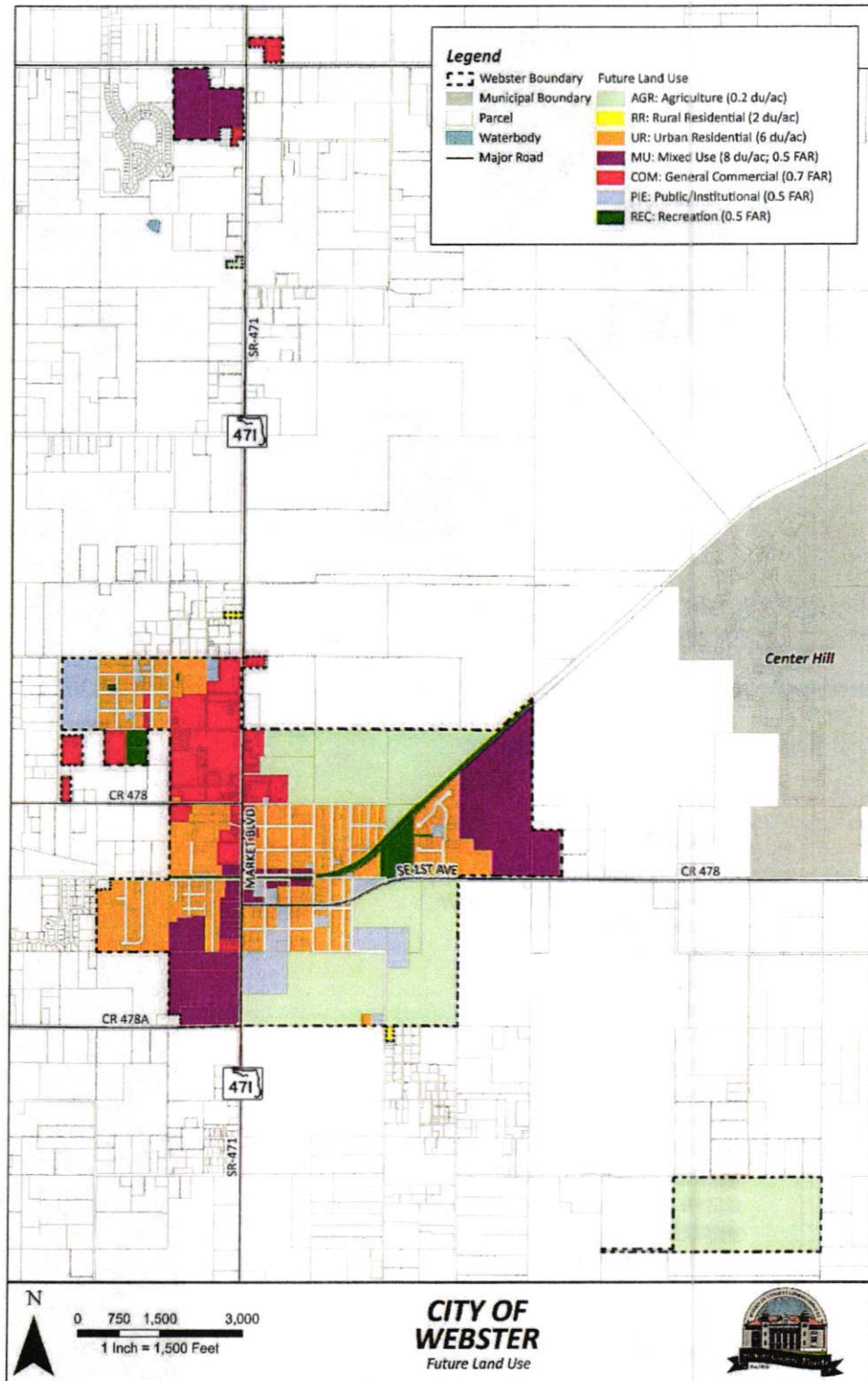
Policy 1.8.4W Wastewater System

The City shall continue to partner with other existing utility providers to provide a citywide central wastewater treatment system to serve existing and new development within the City. In addition, the City shall explore opportunities to increase capacity and expand the utility system to meet the needs of new residents and businesses.

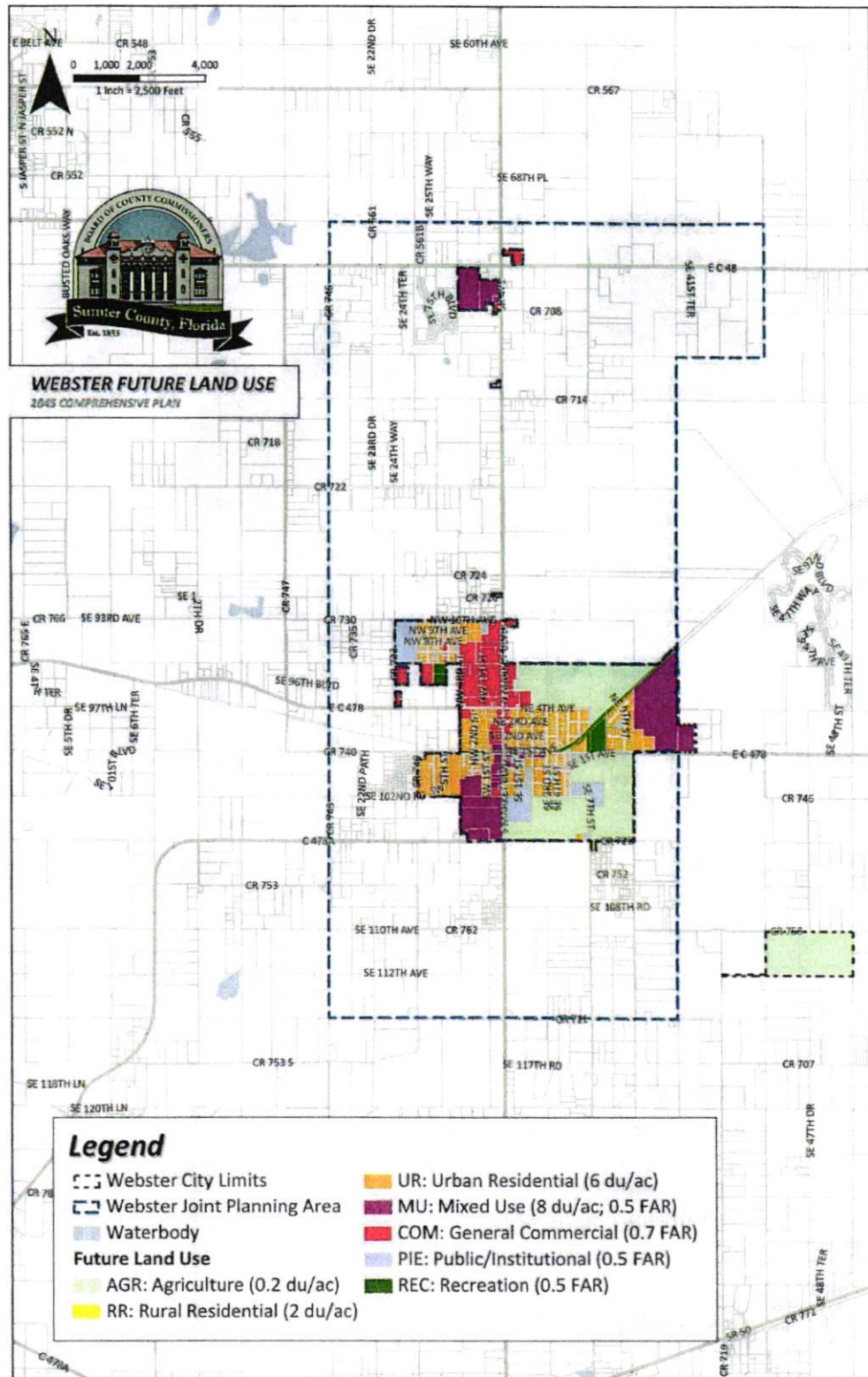
Map 1-1 – 2045 Future Land Use Unincorporated Sumter County



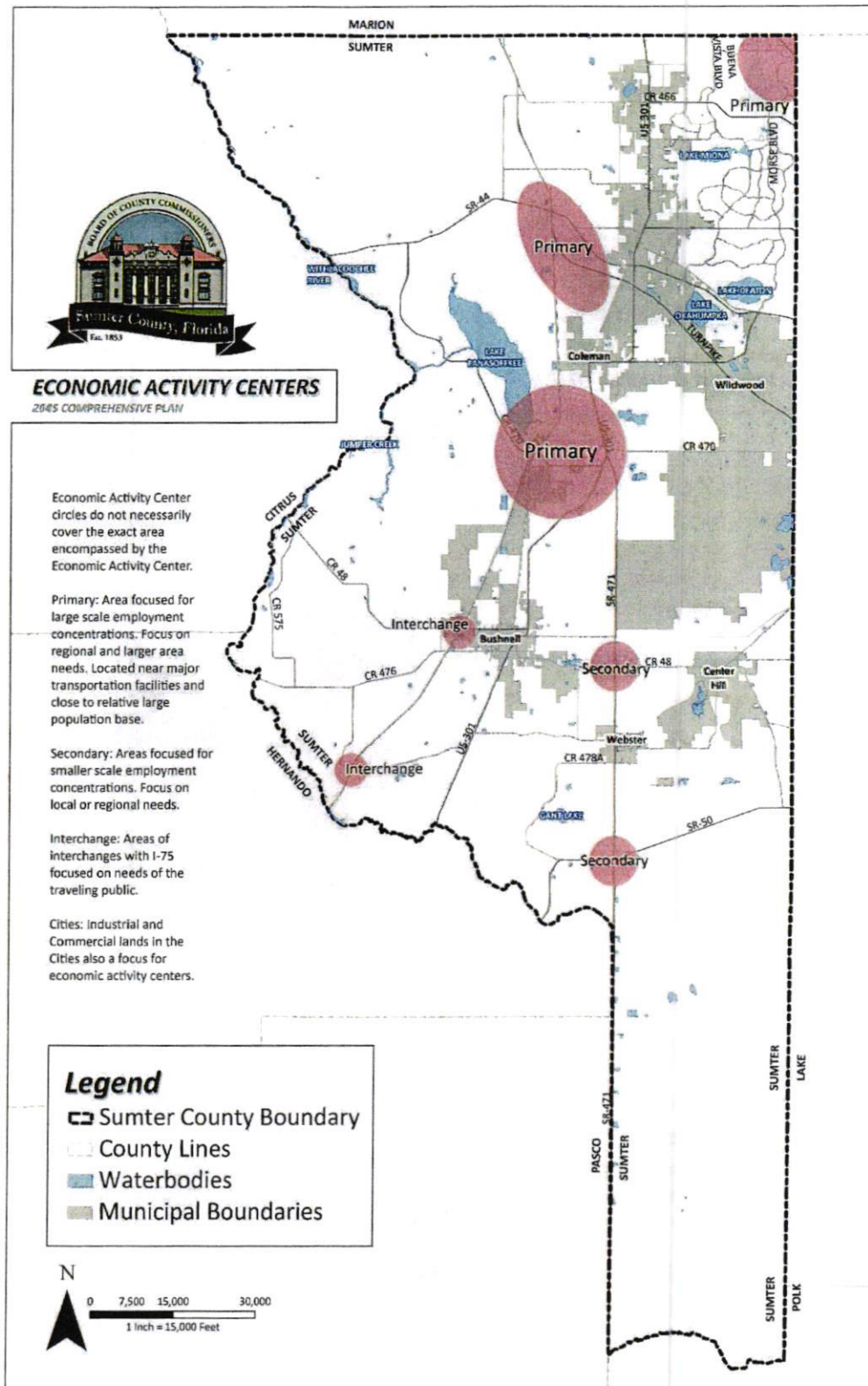
Map 1-2 – 2045 Future Land Use City of Webster



Map 1-3 City of Webster Municipal Service Area/Joint Planning Area



Map 1-4 – Primary Economic Activity Centers



Chapter 2

Transportation Element

Goals, Objectives and Policies

Unified Webster Comprehensive Plan

Universal Goals, Objectives and Policies

Goal 2 Transportation

Provide for a safe, convenient and efficient multi-modal transportation system coordinated with the future land use map and designed to support all elements of this Comprehensive Plan.

Objective 2.1 Level of Service Standards and Congestion Management

The level of service standards will be utilized to monitor the efficiency of the system and congestion management will be evaluated as a means for making transportation improvements.

Policy 2.1.1 Congestion Management System

The County and Cities shall utilize the following approaches to monitor and plan for transportation facilities to meet current and future demands and minimize congestion:

- a. Utilize the Congestion Management System that provides for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement;
- b. Establish and maintain an ongoing traffic information program, including an ongoing traffic count program to provide information for the Congestion Management System. This program shall serve as the basis for project review and evaluations, prioritization of all traffic improvements and roadway reclassifications, as well as for providing the database for updating the Transportation Element;
- c. Consider and prioritize low-cost, high benefit transportation improvements as the first option to maintain an adequate transportation system (i.e. minimize congestion and expand transportation access and choice); and
- d. The County shall work with the City of Wildwood, Florida Department of Transportation (FDOT) and other agencies to determine the best option for the Northern Turnpike Extension to address regional congestion and safety issues.

Policy 2.1.2 Level of Service for FIHS and SIS Roadways, and TRIP Funded Roadways

The County and Cities adopt the following level of service (LOS) standards for roadways on the Florida Intrastate Highway System (FIHS), Strategic Intermodal System (SIS), and roadways funded through the Transportation Regional Incentive Program (TRIP). These adopted LOS standards are not regulatory but provide a basis to monitor congestion and coordinate needed improvements with the Lake-Sumter Metropolitan Planning Organization (LSMPO) and FDOT. These LOS standards, based on peak hour traffic volumes, are as follows:

Table 2-1
LOS Standards for FIHS/SIS/TRIP

FIHS/SIS/TRIP Facility	From	To	LOS Based on Area Type
SR 44	Citrus County line	I-75	C (Rural)
I-75	Hernando County line	Marion County line	C (Rural)
Florida Turnpike	Lake County line	I-75	C (Rural)
TRIP Funded Facility (None at time of Adoption)	N/A	N/A	C (Rural)

Policy 2.1.3 Level of Service for Other State and County or City Roadways:

The County and Cities adopt the following LOS standards for roadways not on the FIHS or SIS, and not funded through TRIP. Adopted LOS standards are not regulatory, but provide a basis to monitor congestion and coordinate needed improvements. These LOS standards, based on peak hour traffic volumes, are as follows:

- a. LOS D for roadways within the unincorporated areas of the County that are within or adjacent to the Urban Development Area, as shown on the Future Land Use Map, or within the city limits of the City of Center Hill, City of Coleman, and City of Webster; and
- b. LOS C for roadways within the unincorporated areas of the county outside and not adjacent to the Urban Development Area, as shown on the Future Land Use Map.

Policy 2.1.4 Transportation Improvements Priorities

Transportation improvement projects shall be evaluated and prioritized according to the following guidelines (listed in order of priority):

- a. Funded projects to correct existing identified transportation system deficiencies;
- b. Projects to relieve identified safety and congestion problems;
- c. Projects to promote economic development activities and job creation;
- d. Projects necessary to fulfill a legal commitment made by the local government;
- e. Projects that will preserve or achieve the full utilization of existing transportation facilities; and
- f. Projects to meet the future needs of defined growth or development areas.

Policy 2.1.5 Transportation Design Standards within Land Development Regulations

The County and Cities shall maintain transportation design standards within their land development regulations. The transportation design standards shall be consistent, as applicable, with the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways," (a.k.a. the Florida Greenbook) published by FDOT, and the "Manual on Uniform Control Traffic Devices" (MUTCD) published by the Federal Highway Administration (FHWA); and include approved Development of Regional Impact standards and the County Engineering Standards Manual (CESM) (upon approval) or standards adopted by the Cities.

Policy 2.1.6 Improvements to Public Roads

New development and redevelopment activities that result in more intense traffic use are required to bring publically maintained (State, City or County) roads to the appropriate physical condition necessary for the proposed use. Land development regulations shall require the developer to be responsible for required improvements and, if requested by the County's Public Works Director, or designee, or City Engineer, or designee, provide the following information or analysis during the permitting process:

- a. Evaluation of the physical condition (width, pavement condition, typical section, shoulders, rights-of-way, drainage, etc.) of publically-maintained roads used to gain access to the development site;
- b. Volume and type of traffic to be generated by the proposed development; and
- c. Improvements required bringing publically maintained roads to the appropriate physical condition necessary to protect the health, safety, and welfare of the public.

Policy 2.1.7 Innovative Methods to Minimize Crashes

The County and Cities shall support the use of innovative methods to minimize crashes and fatalities on public roadways. These methods may include the use of engineering solutions, traffic calming devices, public outreach programs, and use of crash data to identify high collision locations.

Objective 2.2 Multi-modal System

Provide the opportunity for the use of multi-modal transportation options (i.e. bicycle, pedestrian, golf cart) to serve the local and regional movement of and connections among people, jobs, goods, and services.

Policy 2.2.1 Promote Compact Growth

The County and Cities shall promote compact growth with a variety of land uses within the Municipal Overlay Areas and Joint Planning Areas around each City to promote walkable communities, support an efficient public transportation system, and reduce the length of trips required to reach destinations.

Policy 2.2.2 Multi-modal Pathways

Developments of Regional Impact (DRI) and, Mixed-Use Developments that contain development that achieves 50% or more of the DRI threshold shall provide multi-modal pathways and bicycle/pedestrian connections along all collector or arterial roadways. Multi-modal pathways shall meet the current adopted standards in the American Association of State Highway and Transportation Officials, "Guide for the Development of Bicycle Facilities," and the current adopted "Guide for the Planning, Design, and Operation of Pedestrian Facilities."

Policy 2.2.3 Bicycle, Pedestrian, and Golf Cart Provisions

Multi-family residential areas, Residential Planned Unit Developments (PUD) and clustered residential developments, and recreational vehicle (RV) parks shall provide for alternative modes of travel such as bicycle, pedestrian, and/or golf cart within the development. Master planned residential developments (including PUDs and RV parks) shall provide a pedestrian and bicycle friendly environment.

Policy 2.2.4 Scenic Sumter Heritage Byway

The County and Cities shall continue to support the development and implementation of the Scenic Sumter Heritage Byway.

Policy 2.2.5 Public Transit

The County shall maintain a transit system that meets residents' mobility needs in a cost effective and efficient manner.

- a. Coordinate public transit efforts with the cities, adjacent counties, and the LSMPO to create an integrated transit system that will provide greater interconnection between urban areas, workplaces, and marketplaces;
- b. Prepare a transit development plan to establish a strong link between the provision of transit services and land use decisions and future growth within the county; and
- c. Promote land use patterns that support a compact public transit system.

Policy 2.2.6 Rail

The County and Cities shall maintain coordination with CSX regarding the operation of the S-line, which is identified by the State as a SIS facility, to enhance the positive economic impact of extensive rail service within the County and to mitigate potential negative impacts of increased rail traffic.

Policy 2.2.7 Airports

The County and Cities shall coordinate the permitting and approval of the federal and state agencies for any future proposed public airports. In addition, the County and Cities shall continue to coordinate with existing operators of private airfields to assure compatibility and identify opportunities to enhance services to meet the economic needs of the region.

Policy 2.2.8 Bicycle and Pedestrian, Level of Service

The County and Cities adopt the following level of service standards for non-automobile modes of transportation (bicycle, pedestrian, and transit). These levels of service standards are not regulatory, but provide a basis to monitor congestion and coordinate improvements.

- a. **Bicycle Level of Service Standards.** The County and Cities adopt a LOS "D" for bicycle facilities within the unincorporated areas of the County that are within the Urban Development Area, as shown on the Future Land Use Map, and within the City limits of the City of Center Hill, City of Coleman, and City of Webster. Within the unincorporated areas of the County outside of the Urban Development Area, the County adopts a LOS "F" for bicycle facilities. A description of the level of service characteristics is provided in the data and analysis of this comprehensive plan.
- b. **Pedestrian Level of Service Standards.** The County and Cities adopt a LOS "D" for pedestrian facilities within the unincorporated areas of the county that are within the Urban Development Area, as shown on the Future Land Use Map, and within the city limits of the City of Center Hill, City of Coleman, and City of Webster. Within the unincorporated areas of the county outside of the Urban Development Area, the County adopts a LOS "F" for pedestrian facilities. A description of the level of service characteristics is provided in the data and analysis of this comprehensive plan.

Policy 2.2.9 Transit Level of Service Standards.

The County and Cities adopt a future LOS "D" for transit within the unincorporated areas of the County that are within the Urban Development Area, as shown on the Future Land Use Map, and within the City limits of the City of Center Hill, City of Coleman, and City of Webster. Within the unincorporated areas of the County outside of the Urban Development Area, the County adopts a LOS "E" for transit. A description of the level of service characteristics is provided in the data and analysis of this comprehensive plan.

Objective 2.3 Coordination with Regional, State, and Local Agencies

Provide a transportation system that is coordinated and consistent with the plans and policies of the Lake-Sumter Metropolitan Planning Organization (LSMPO), Florida Department of Transportation (FDOT), and adjacent local governments.

Policy 2.3.1 Coordination with LSMPO

The County and Cities shall continue to coordinate with the LSMPO to promote and implement a regional transportation system that enhances economic opportunities and serves the regional transportation needs of residents and businesses.

Policy 2.3.2 Adoption of the LSMPO Current Long Range Transportation Plan

The County and Cities adopt by reference the current LSMPO Long Range Transportation Plan (LRTP) adopted by its Governing Board, to provide additional goals, objectives, and strategies (i.e. policies) to support and promote a diverse and efficient multi-modal transportation system in the county and cities. The County and Cities shall utilize the technical documentation of the LRTP as the data and analysis to support this Transportation Element.

Policy 2.3.3 Constrained Corridors Policy

The County and Cities adopt by reference the current "Constrained Corridors Policy" adopted by the LSMPO Governing Board.

Policy 2.3.4 Regionally Significant Corridors

The County and Cities adopt by reference the "Adopted Regionally Significant Corridors Map" of the LSMPO.

Policy 2.3.5 Coordination with FDOT

The County and Cities shall continue to maintain open and effective dialog with FDOT and applicable FDOT staff members. Specifically, the County and Cities shall coordinate with FDOT for:

- a. Development and implementation of the FDOT 5-year Work Program; and

Impacts of development on State transportation facilities, with specific emphasis on

transportation facilities that are part of the SIS. **Policy 2.3.6 City and County Coordination**

The County and Cities shall maintain a highly efficient, seamless transportation system through multiple jurisdictions by coordinating transportation priorities and programs, maintaining Interlocal Service Boundary Agreements, and other intergovernmental agreements with adjacent or impacted government entities.

Policy 2.3.7 Emergency Evacuation Routes

The County and Cities shall continue to coordinate with the ECFRPC, the LSMPO, FDOT, and the Florida Division of Emergency Management (FDEM) to assure the maintenance and management of roadways designated as evacuation routes. The following are the evacuation routes designated in the county:

- C 476W from Hernando County to US 301
- C 476 (Seminole Avenue) from US 301 to C-48
- C 48 from C-476 to SR 471
- C 48 from Citrus County to I-75
- SR 44 from Citrus County to Lake County
- SR 471 from Polk County to US 301
- SR 48 from I-75 to C-475 S (Main Street)
- SR 50 from Hernando County to Lake County
- Florida Turnpike from Lake County to I-75
- I-75 from Hernando County to Marion County
- US 27/441 from Morse Boulevard to Marion County
- US 301 from Hernando County to Marion County

City of Webster (W) Area Specific Goals, Objectives and Policies

Goal 2 Transportation

Provide for a safe, convenient and efficient multi-modal transportation system coordinated with the future land use map and designed to support all elements of this comprehensive plan.

Objective 2.2W Multi-modal System

Provide the opportunity for the use of multi-modal transportation options (i.e. bicycle, pedestrian, golf cart, public transit, rail, air) to serve the local and regional movement of and connections among people, jobs, goods, and services.

Policy 2.2.1W Bicycle/Pedestrian Facilities

The City shall implement land development regulations that require a new development of at least five residential dwelling units or any new commercial, office, or industrial development to provide bicycle and pedestrian facilities (sidewalks, multi-use paths, etc.).

Policy 2.2.2W South Sumter Connector Trail

The City shall continue to participate and coordinate with FDOT in the development of the segment of the South Sumter Connector Trail (SUN Trail) along SR 471.

Policy 2.2.3W City Trail System

The City shall evaluate opportunities to incorporate trail facilities within existing right-of-way to connect destinations within the City.

Objective 2.3W Coordination with Regional, State, and Local Agencies

Provide a transportation system that is coordinated and consistent with the plans and policies of the LSMPO, FDOT, and adjacent local governments.

Policy 2.3.1W Complete Street on SR 471 and C-478

The City shall coordinate with the County, LSMPO and FDOT to establish complete street/context sensitive design approaches on SR 471 and C-478 to enhance the livability of the corridors.

Chapter 3

Infrastructure Element

Goals, Objectives and Policies

Unified Webster Comprehensive Plan

Universal Goals, Objectives and Policies

Potable Water

Goal 3.1 Potable Water

Assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and future residents and businesses in an economically and environmentally sound manner.

Objective 3.1.1 Potable Water

Assure that potable water systems are designed and constructed consistent with sound potable water management practices with the County facilitating coordination of potable water management and supply planning, potable water quality and land use planning.

Policy 3.1.1.1 Standards for Potable Water Well fields and Distribution System Construction

The Cities shall maintain standards for potable water well fields and distribution system construction.

Policy 3.1.1.2 Potable Water Level of Service

The Cities hereby adopt the following level of service standards (LOS) for potable water system capacity design:

- a. Unincorporated – 194 gallons per day/capita
- b. City of Center Hill – 70 gallons per day/capita
- c. City of Coleman – 70 gallons per day/capita
- d. City of Webster – 118 gallons per day/capita
- e. The average daily flow rate shall be 150 gallons per capita per day;
- e. Maximum day flow rate shall be calculated as 2.5 times the average daily flow rate;
- f. Peak Hour flow rate shall be calculated as 3.5 times the average daily flow rate;
- g. Where a separate system supplying non-potable water for irrigation use exists, the potable water LOS on a per capita per day basis may be reduced subject to approval by the County or Cities. The potable water system shall maintain a maximum daily flow 2.5 times the average daily flow and a peak hour rate of 3.5 times the average daily flow; and

- h. No development orders or permits shall be issued for a project if they are unable to meet the required potable water LOS or are unable to comply with the potable water policies set forth herein.

Policy 3.1.1.3 Well Field Review

Well fields under consideration for rezoning shall be reviewed in accordance with the well field criteria set forth in the potable water policies, contained herein, and with the best available hydrologic information in order to minimize adverse environmental impacts.

Policy 3.1.1.4 Mandatory Potable Water System Connection

The County and Cities shall require mandatory connection to public water supply systems within established potable water service areas when the service is available.

Policy 3.1.1.5 Extension of Municipal Potable Water Services into Unincorporated Areas

The County and Cities shall cooperate in the extension of municipal water systems into the unincorporated areas of the county utilizing Chapter 180, Florida Statutes, and consistent with the conditions of the Interlocal Service Boundary and Joint Planning Agreements (ISBA), as described in Objective 7.2 and its related policies of the Intergovernmental Coordination Element.

Policy 3.1.1.6 Potable Water Supplies Coordination with Regional Water Supply Plans

The County and Cities shall continue to coordinate with the Southwest Florida Water Management District (SWFWMD) for the implementation of the current Regional Water Supply Plan and with the Withlacoochee Regional Water Supply Authority (WRWSA) for the implementation of the Withlacoochee Regional Water Supply Authority Master Regional Water Supply Planning and Implementation Project.

Policy 3.1.1.7 Potable Water Conservation Coordination

The County and Cities shall continue to cooperate with the SWFWMD, WRWSA, and the University of Florida Institute of Food and Agricultural Sciences Sumter County Extension Office (IFAS) to conduct water conservation programs. These potable water conservation programs may include those identified within SWFWMD's 2019 Regional Water Supply Plan Update.

Policy 3.1.1.8 Potable Water Conservation Strategies

At a minimum, the following potable water conservation strategies and techniques shall be implemented:

- a. Require water-saving plumbing fixtures in accordance with the Florida Building Code;
- b. Encourage the use of treated wastewater for irrigation and other non-potable purposes;
- c. Encourage the use of Florida Friendly landscaping;
- d. Encourage the preservation of existing native vegetation;

- e. Encourage the use of clustered developments, attached dwelling units, and other innovative land use techniques to decrease outdoor water use;
- f. Conduct educational programs in cooperation with SWFWMD, WRWSA, and the University of Florida, Institute of Food and Agricultural Sciences (IFAS) on potable water conservation strategies and practices;
- g. Maintain potable water construction standards to minimize leaks in potable water systems; and
- h. Require new development that are a Planned Unit Development (PUD) to incorporate potable water conservation features and programs to assure effective potable water conservation and provide information to the residents and businesses within the new development; and

Policy 3.1.1.9 Consideration of Wastewater Reuse for New Development

The County and Cities shall require all new developments with proposed central sewer systems to analyze and present the feasibility of wastewater reuse, to minimize the use of potable water for non-potable needs, concurrent with other development approvals.

Sewer/Wastewater

Goal 3.2 Sewer/Wastewater

Assure that adequate wastewater disposal services are provided to present and future residents and businesses in an economic and environmentally sound manner.

Objective 3.2.1 Sewer/Wastewater

Continually monitor the need for sanitary sewer facilities and upon determination of need for expansion or increase in capacity, shall plan, develop and institute corrective measures.

Policy 3.2.1.1 Support Studies of the Effects of Septic Systems on Potable Water Supply and Surface Water

The County and Cities shall support the efforts of any federal, state, regional, or local agency to study the effects of septic systems on the potable water supply and surface waters.

Policy 3.2.1.2 Extension of Municipal Sewer Services within the Urban Development Area (UDA)

The County and Cities shall coordinate efforts of the Cities to extend sewer services into the UDA consistent with the provisions of the Interlocal Service Boundary Agreement (ISBA) and Objective 7.2 and its related policies of the Intergovernmental Coordination Element (ICE).

Policy 3.2.1.3 Mandatory Sewer System Connection

The County and Cities shall require mandatory hookups in any established sewer service districts and when the sewer service is available, as per Section 381.0064 F.S.

Policy 3.2.1.4 Sewer/Wastewater Level of Service

The County and Cities hereby adopt a level of service for wastewater treatment design capacity of 100 gallons per capita per day. For existing developments already providing central sanitary sewer service, and for new developments without an existing population base and no actual flow data for an existing system, the local governing board may approve a lower level of service if the following criteria are met:

- a. The developer provides historical flow data from an existing development of the same magnitude and composition as the proposed development, to support a reduced level of service;
- b. The Florida Department of Environmental Protection (FDEP) must review and approve an application for a sewer treatment plant utilizing the historical per capita flow rates provided by the developer;
- c. Additional expansions to approved sewer plants must update and submit historic flow data to either confirm or revise the per capita flow rates and establish the level of service for design of such additions; and
- d. Upon request of the local governing board, developments already approved for less than 100 gallons per capita per day shall provide updated historical flow data.

No development orders or permits shall be issued for a project if they are unable to meet the required sewer LOS or are unable to comply with the sewer/wastewater policies set forth herein.

Policy 3.2.1.5 Municipal Service Taxing Units or Municipal Service Benefit Units for Sewer Services

Where necessary, the County or Cities may establish Municipal Service Taxing Units (MSTU) or Municipal Service Benefit Units (MSBU) to provide sewer systems.

Policy 3.2.1.6 Protection of 100-year Floodplain and Other Sensitive Areas from Septic Tanks

Septic tank densities shall be kept low enough to assure the efficiency of pollutant removal in the soil underlying the drainfield system. In 100-year floodplain areas and areas with soils with severe limitations for septic tanks, densities shall be restricted as follows: in the Urban Development Area (UDA) and other urban use areas, no more than one residential unit per five acres shall be permitted without adequate site plan review and mitigation measures to overcome the development constraints; in areas designated as Agricultural, no more than one unit per ten acres shall be permitted without adequate site plan review and mitigation measures to overcome the development constraints.

Solid Waste

Goal 3.3 Solid Waste

Provide appropriate solid waste disposal adequate to meet the needs of the residents and businesses.

Objective 3.3.1 Solid Waste

The County and Cities shall assure the appropriate provision of services to meet the needs of the residents and businesses in an efficient and economic manner.

Policy 3.3.1.1 Solid Waste Level of Service

The County and Cities hereby adopt an average of 5 pounds of solid waste per capita per day as the level of service to be provided.

Policy 3.3.1.2 Hazardous Waste Amnesty Days

The County shall continue to hold Amnesty Day programs for collection of miscellaneous hazardous wastes. The County shall advertise fully to assure public awareness of the date and location. The Cities shall continue to advise the residents and businesses of the County's Amnesty Days and encourage participation.

Stormwater Drainage**Goal 3.4 Stormwater Drainage**

Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

Objective 3.4.1 Stormwater Drainage

The County and Cities will assure that site development activities are consistent with the level of service standards for stormwater drainage.

Policy 3.4.1.1 Stormwater Drainage System Design Standards

The County and Cities shall retain in its land development regulations recognized standards in the design and construction of stormwater drainage systems.

Policy 3.4.1.2 Stormwater Drainage Level of Service

The County and Cities hereby adopt the following level of service for stormwater drainage quantity and quality for all new development and redevelopment. All stormwater treatment and disposal facilities shall be required, as a minimum, to meet the design and performance standards established by the Southwest Florida Water Management District and Florida Department of Environmental Protection.

Policy 3.4.1.3 Site Plan Review for Natural Drainage Features

During the site plan review process, site plans will be reviewed for effect on natural drainage features and, if affected, compensating capacities and functions shall be required consistent with the requirements of SWFWMD.

Policy 3.4.1.4 100-Year Floodplain Densities

The County and Cities shall retain its land development regulations requirements to reduce allowable densities in 100-year floodplain areas to no more than one residential unit per ten acres unless adequate mitigation measures are provided, such as:

- a. No net loss of on-site 100-year flood storage capacity;
- b. Clustering of dwelling units outside of floodplain areas; and
- c. Set aside of open space.

Policy 3.4.1.5 100-Year Floodplain Filling Compensation

The County and Cities shall retain in its land development regulations the requirement that any filling activity within the 100-year floodplain must be mitigated by compensating storage consistent with the permitting requirements of SWFWMD.

Policy 3.4.1.6 Prioritization of Stormwater Drainage Needs

Stormwater drainage facility needs shall be prioritized in the formulation and implementation of the County's and Cities' annual work programs as follows:

- a. Existing needs that place public health and safety at risk;
- b. Existing needs which place values of improved property at risk; and
- c. Future needs created by new development.

Policy 3.4.1.7 Stormwater System Management System

The County shall develop and maintain a stormwater management system.

Natural Groundwater Aquifer Recharge Areas

Goal 3.5 Natural Groundwater Aquifer Recharge Areas

The functions of the natural groundwater aquifer recharge areas within the County and Cities shall be protected and maintained.

Objective 3.5.1 Natural Groundwater Aquifer Recharge Area Protection

The County and Cities shall protect the quantity of aquifer recharge.

Policy 3.5.1.1 Historic Rates of Aquifer Recharge

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

Policy 3.5.1.2 Impervious Surface Restrictions

Impervious surface restrictions in the land development regulations shall be consistent with maintaining historical aquifer recharge rates while providing, design flexibility in developments that utilize regional stormwater management facilities.

Policy 3.5.1.3 SWFWMD Drainage Facility Design Standards

To maintain historic aquifer recharge, the County and Cities shall utilize the drainage facility design standards utilized by the SWFWMD.

Policy 3.5.1.4 Protection of Existing and Proposed Public Well Field Locations

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law (Map 3-1).

City of Webster (W) Area Specific Goals, Objectives and Policies

Goal 3.1 Potable Water

Assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and future residents and businesses in an economically and environmentally sound manner.

Objective 3.1.1W Potable Water

Assure that potable water systems are designed and constructed consistent with sound potable water management practices by facilitating coordination of potable water management and supply planning, potable water quality and land use planning.

Policy 3.1.1.1W Prohibition of Private Potable Water Wells

The City shall prohibit all future private potable water wells and require connection to the City's potable water system.

Goal 3.2 Sewer/Wastewater

Assure that adequate wastewater disposal services are provided to present and future residents and businesses in an economic and environmentally sound manner.

Objective 3.2.1W Sewer/Wastewater

Continually monitor the need for sanitary sewer facilities and upon determination of need for expansion or increase in capacity, shall plan, develop and institute corrective measures.

Policy 3.2.1.1W Pursuit of Sewer/Wastewater System

The City shall continue to partner with Bushnell to provide a citywide central wastewater treatment system to serve existing and new development within the city. In addition, the City shall explore opportunities to connect to other existing utility providers in close proximity.

Goal 3.3 Solid Waste

Provide appropriate solid waste disposal adequate to meet the needs of the residents and businesses.

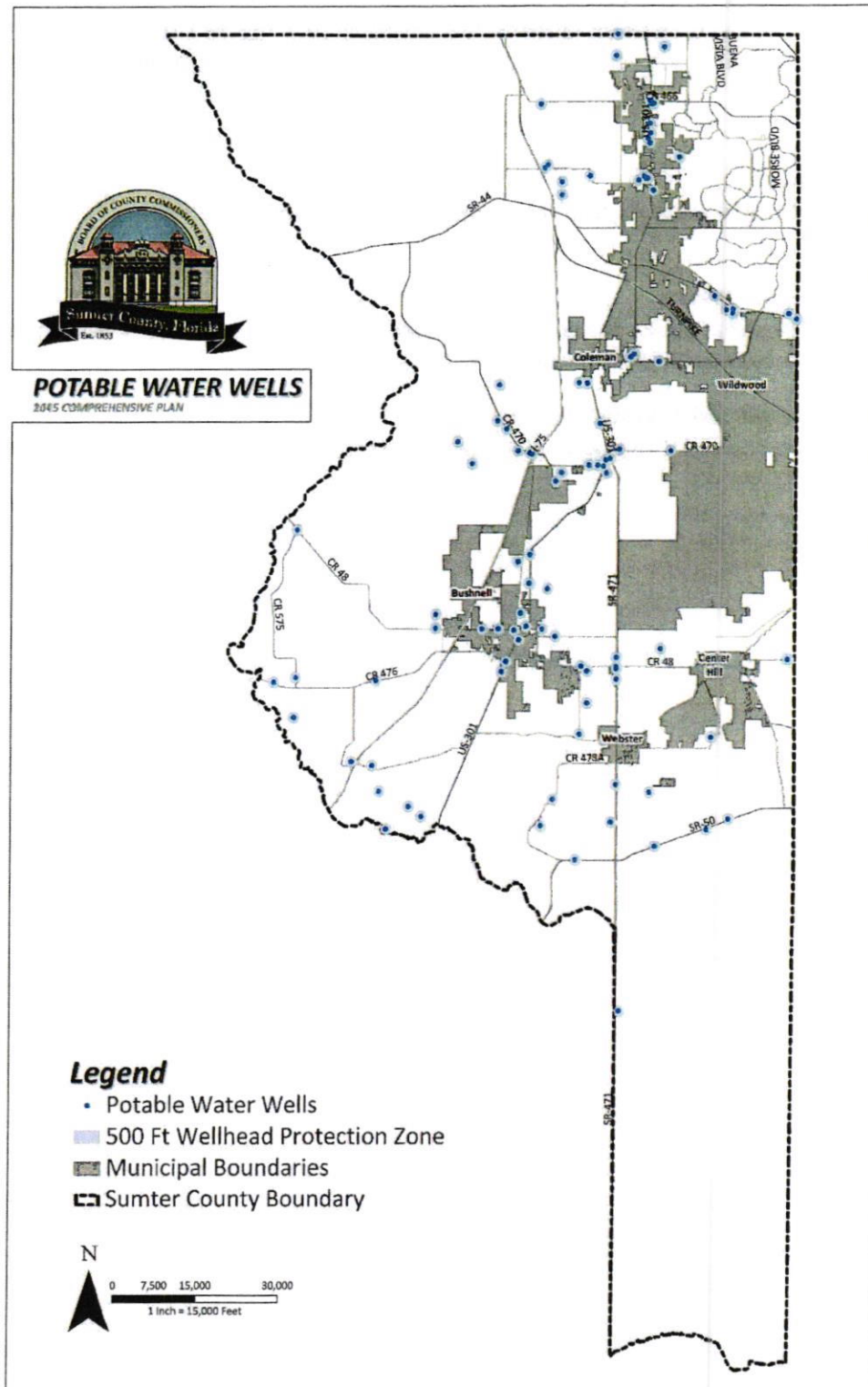
Objective 3.3.1W Solid Waste

The County and Cities shall assure the appropriate provision of services to meet the needs of the residents and businesses in an efficient and economic manner.

Policy 3.3.1.1W Solid Waste Collection

The City shall continue to provide solid waste collection for all properties within the city.

Map 3-1 Potable Water Wells and Wellhead Protection Zones



Chapter 4

Conservation Element

Goals, Objectives and Policies

Unified Webster Comprehensive Plan

Universal Goals, Objectives and Policies

Goal 4 Conservation

Conserve, protect and appropriately use the natural resources to maintain the integrity of the natural systems and ensure that resources are used efficiently with the highest environmental quality possible (Map 4-1).

Objective 4.1 Air Quality

Through 2045, the County and Cities shall continue to meet or exceed applicable state and federal air quality standards.

Policy 4.1.1 Support State and Federal Air Quality Standards

The County and Cities shall continue to support state and federal guidelines to improve and protect air quality to ensure that the county and cities meet or exceed all applicable air quality standards

Policy 4.1.2 Impact of Air Quality Standards on Industrial Development

The County and Cities recognize air pollution potential as a significant factor in evaluating industry being attracted. Compliance with air quality standards shall be addressed through the required permitting process by the applicable state or federal agency.

Objective 4.2 Flood Hazard Areas

Through October 2045, all development occurring within the 100-year flood hazard area, as determined by the effective Flood Insurance Rate Maps published by the Federal Emergency Management Agency, shall provide for appropriate mitigation and loss avoidance.

Policy 4.2.1 Protection of Flood Storage and Conveyance Functions

The County and Cities shall retain in its land development regulations requirements to control loss of life and property in flood hazard areas. The County and Cities shall protect flood storage and conveyance functions of the 100-year floodplain and flood storage areas by limiting development and fill activities consistent with the policies and standards in the Future Land Use Element.

Policy 4.2.2 Acquisition of Flood Prone Properties

The County and Cities shall continue to pursue programs and opportunities, which allow acquisition of flood prone properties for use as open space, conservation or flood retention.

Policy 4.2.3 Filling of 100-year Floodplain

The County and Cities shall discourage filling activity within the 100-year floodplain through appropriate standards in its land development regulations.

Policy 4.2.4 Densities within the 100-year Floodplain

The County and Cities shall retain in its land development regulations provisions to control allowable densities in the 100-year floodplain. No development shall be approved for parcels in

the 100-year floodplain, unless the development complies with the density and siting policies for floodplain areas in the Future Land Use Element.

Policy 4.2.5 National Flood Insurance Program

The County and Cities shall enforce at least the minimum land management flood prevention criteria of the National Flood Insurance Program.

Objective 4.3 Surface Water.

Through October 2045, the County and Cities shall continue to maintain land development regulations to protect the water quality of lakes, streams and rivers within the county and cities.

Policy 4.3.1 Stormwater Runoff and Detention/Retention

The County and Cities shall maintain standards in its land development regulations to minimize negative effects of development on surface water quality. Standards shall include at a minimum, requirements for:

- a. Vegetated setbacks from major water bodies to minimize the adverse effects of runoff;
- b. Standards encouraging clustering away from surface water bodies; and
- c. Best management practices consistent with state and federal recommended standards, to reduce pesticide and fertilizer run-off and soil erosion.

Policy 4.3.2 Consistency with SWFWMD and Applicable State Stormwater Requirements

It is the express intent of the County and Cities for the requirements and standards for the on-site management of stormwater runoff to be fully consistent with the requirements and standards of the Southwest Florida Water Management District (SWFWMD) and other applicable state stormwater standards and shall not impose additional standards beyond those of SWFWMD or other applicable state stormwater standards.

Policy 4.3.3 Watersheds

The County and Cities shall continue to coordinate with the appropriate federal and state agencies to identify and address significant and adverse impacts of development within the watersheds of the county.

Objective 4.4 Wetlands

Through October 2045, the County and Cities shall maintain land use regulations that conserves, appropriately uses, and protects wetland functions.

Policy 4.4.1 Wetlands Classification

The County and Cities shall classify wetlands into the following categories:

- a. Category I wetlands refers to any wetland located in the area designated Conservation on the Future Land Use Map;

- b. Category II wetlands are those wetland areas, which are not Category I and which meet at least one of the following criteria:
 - 1. Any wetland that has a direct hydrological connection to a natural surface water body greater than 500 acres in size or to the Floridan Aquifer; or
 - 2. Any isolated wetland 100 acres or larger in size; or
 - 3. Any wetland of any size that contains nesting federal and/or state listed wildlife species.
- c. Category III wetlands are those isolated wetland areas which are less than 100 acres in size and do not otherwise qualify as a Category I or II wetland; and
- d. Category IV wetlands are those isolated wetlands less than 0.5 acres in size or otherwise exempt from SWFWMD or Florida Department of Environmental Protection (FDEP) regulation, and do not otherwise qualify as a Category I or II wetland.

Policy 4.4.2 Removal, Alteration or Encroachment within Category I Wetlands

Removal or encroachment within Category I wetlands shall not be permitted. Alteration to Category I wetlands shall be permitted only for purposes of correcting past damage, improving the quality of a wetland, enhancing an important wetland function, or fulfilling the requirements of a required management plan or permit.

Policy 4.4.3 Removal, Alteration, or Encroachment within Category II Wetlands

Removal, alteration and encroachment within Category II wetlands shall require an avoidance and minimization analysis to document that the applicant reviewed alternatives to the wetland encroachment and they were deemed to not be feasible. The continuing viability of Category II wetlands shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. The analysis and mitigation for any impacts to Category II wetlands shall be required pursuant to the requirements of the Army Corps of Engineers (ACOE), SWFWMD or FDEP, according to which agency has jurisdiction over the specific wetland. Removal, alteration, or encroachment into a Category II wetland shall be consistent with the following:

- a. Such activity complies with requirements of all federal, state, and regional agencies claiming jurisdiction over wetland alteration; and
- b. The following activities are permitted in wetland areas provided they are consistent with a permit obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland: construction of boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement; and clearing and/or construction of walking trails.

Policy 4.4.4 Removal, Alteration, or Encroachment within Category III Wetlands

Removal, encroachment and alteration of Category III wetlands are presumed to be allowed pursuant to any requirement of ACOE, SWFWMD, or FDEP and:

- a. Such activity complies with requirements of all federal, state, and regional agencies claiming jurisdiction over the wetland; and
- b. The following activities are permitted in wetland setback areas provided they are consistent with a permit obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland: construction of boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement; and clearing and/or construction of walking trails.

Policy 4.4.5 Removal, Alteration, or Encroachment within Category IV Wetlands

Removal, encroachment and alteration are allowed in Category IV wetlands. However, this allowance does not absolve any other permitting requirement by that may be required by any other federal, state, or regional agency.

Policy 4.4.6 Identification and Classification of Wetlands for Development Orders

All wetlands on any proposed development site must be identified and classified as part of the application for and prior to the issuance of development orders which permit site alteration. Wetland areas shall be delineated and classified in accordance with Section 373.421, Florida Statutes. The identification and classification of wetlands shall be coordinated with the ACOE, SWFWMD, and FDEP.

Policy 4.4.7 Development of Single-Family Dwelling Unit within Wetland Area

Any lot containing a wetland area, regardless of its size or extent, may be developed with one single-family dwelling unit providing necessary permits are obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland area.

Policy 4.4.8 Consistency with Federal and State Wetland Requirements and Standards

It is the express intent of the County and Cities for the requirements and standards for the protection of wetlands to be fully consistent with the requirements and standards of the ACOE, SWFWMD, FDEP and other applicable federal or state wetland standards and shall not impose additional standards beyond those of all applicable federal and state wetland requirements and standards.

Objective 4.5 Groundwater

Through October 2045, maintain the quality and quantity of groundwater resources by protecting potable water resources including aquifer recharge areas.

Policy 4.5.1 Groundwater Protection and Aquifer Recharge Study Coordination

The County and Cities shall coordinate with other local governments, the Withlacoochee Regional Water Supply Authority (WRWSA), and SWFWMD to plan the reasonable use and management of regional water resources. Topics may include:

- a. Alternative water supply sources;
- b. Potential well field areas;
- c. Opportunities to increase utility efficiency;
- d. Areas of high development potential, where obtaining baseline data will be useful in monitoring; and
- e. Water conservation strategies.

Policy 4.5.2 Community Water Supply Wellhead Protection Zone

To protect public potable water supplies from possible contamination, the County and Cities shall maintain wellhead protection zone regulations within their land development regulations for well fields of existing and proposed public potable water systems. The focus of the wellhead protection within the land development regulations shall be to discourage and prohibit incompatible land uses around wellheads consistent with state law.

Objective 4.6 Water Conservation

Through October 2045, water conservation shall be promoted to maintain adopted level of services for potable water and to reduce the per capita reliance on groundwater for potable use.

Policy 4.6.1 Continued Implementation of Water Conservation Requirements

The County and Cities shall continue to require conservation of the water resources. The County and Cities will not issue any development permits that are inconsistent with the water conservation provisions of this comprehensive plan.

Policy 4.6.2 Cooperate with the Regional Observation and Monitor Well Program

The County and Cities shall cooperate with the SWFWMD to locate and implement additional regional observation and monitor wells in the county and cities so as to provide a grid of monitoring wells covering the whole county.

Policy 4.6.3 Emergency Water Conservation Programs

The County and Cities shall adopt and implement emergency water conservation programs in accordance with the policies and requirements of SWFWMD.

Policy 4.6.4 Water Conservation Approaches

To conserve potable ground water sources and to accomplish reasonable reductions in potable water consumption, the County and Cities shall:

- a. Implement or require, where feasible, water reuse or reclamation systems for commercial or industrial operations which utilize large quantities of non-potable water;
- b. Consistent with the Florida Building Code, require the installation of water conservation devices in all new construction including, but not limited to, low-

volume flush toilets and urinals, low-flow faucets and spouts, state mandated rain sensors for irrigation systems;

- c. Encourage the use of Florida Friendly landscape designs and a mix of appropriate rain-maintained low maintenance native and non-native plants;
- d. Adhere to the residential per capita potable water use of 150 gallons/per day as required by SWFWMD; and
- e. Maintain consistency and coordination with the current SWFWMD Regional Water Supply Plan and the WRWSA Regional Water Supply Plan.

Objective 4.7 Soil Erosion

Soil erosion resulting from development activities shall be reduced by incorporating use of best management practices (BMP).

Policy 4.7.1 Soil Erosion and BMPs

The County and Cities shall support any development orders that incorporate best management practices (BMP) for the control of soil erosion or BMPs to control fugitive dust for development activities with the potential to generate excessive dust or erosion.

Objective 4.8 Native Vegetated Communities and Endangered and Threatened Species Protection

The County and Cities shall continue to manage development activities to avoid adverse impacts to the viability of native vegetated communities and the survival of endangered and threatened wildlife species.

Policy 4.8.1 Protection of Areas of Native Vegetative Communities

The County and Cities shall retain in its land development regulations requirements to conserve native vegetative communities and reduce exotic and invasive species. Development orders will be issued, which protect the unique or extensive areas of native vegetative communities and encourage suitable mitigation, including, but not limited to:

- a. Maintain one unit per ten acres residential density in identified areas of native vegetative communities; or
- b. Utilization of the buffer and cluster requirements contained in the Future Land Use Element; or
- c. Adhere to the percentages of open space required of the Future Land Use Element.

Policy 4.8.2 Coordination to Protect Shared Unique Native Vegetative Communities

The County and Cities shall cooperate with adjacent local governments to protect shared unique native vegetative communities. The County and Cities shall participate in the cooperation by identifying shared unique native vegetative communities and commenting on development proposals that would potentially impact said unique vegetative communities.

Policy 4.8.3 Land Development Regulations to Conserve Endangered and Threatened Wildlife

The County and Cities shall retain in its land development regulations the restriction of activities known to adversely affect the survival of endangered and threatened wildlife. The following methods will be used to regulate development:

- a. Utilize master planned development, cluster development and other flexible regulatory techniques to work with private developers in conserving habitat and species; and
- b. The presence of endangered and threatened species shall be indicated on applications for Planned Unit Developments (PUD) and other major development projects.

Policy 4.8.4 Protection of Environmentally Sensitive Lands

Map 4-1 identifies environmentally sensitive lands to be protected. These environmentally sensitive lands include existing conservation lands and the watersheds of endangered fish species. These environmentally sensitive lands and other areas of environmental concern not covered by other policies of this element shall be protected by the County and Cities according to the following guidelines:

- a. Development within these areas shall be regulated to reduce or eliminate adverse impacts to the existing native vegetative communities and water resources as follows:
 - 1. Residential development shall be permitted at a density of one unit per ten acres and encouraged to cluster in accordance with the provisions of the Future Land Use element;
 - 2. All clustered development must occur in an area with the least negative impact on environmentally sensitive resources, avoiding the 100-year floodplain when possible and must be developed in strict accordance with a site plan approved by the County or Cities after careful review to assure protection of native vegetative communities from adverse impacts; and
- b. Existing lots of record that are vested pursuant to the Future Land Use Element that do not meet the density requirements in section a. above shall be exempt from this density restriction.

Objective 4.9 Publicly Managed Lands and Natural Reservations

Through October 2045, public conservation lands shall be protected from the adverse impacts of urbanization, and these conservation lands will be protected for appropriate public recreational use.

Policy 4.9.1 Coordination with Federal and State Agencies

The County and Cities shall coordinate with state and federal agencies to assure coordination of land use efforts and protection of valuable public natural resources through the following efforts:

- a. Recreation: Coordinate to maintain a network of resource based recreational opportunities that provide a variety of recreational opportunities that enhance local ecotourism efforts; and
- b. Adjacent Land Uses: Notify federal, state, and regional agencies to afford each the opportunity to comment on proposed land uses on adjacent properties requiring local governing board action. The purpose is to assure the opportunity to testify regarding the compatibility of the proposed use with the functions of the public lands.

Policy 4.9.2 Subdivisions Adjacent to Publicly Managed Lands and Natural Reservations Areas

The County and Cities shall maintain in its land development regulations a requirement that all subdivision of land must cluster parcels on suitable upland away from any publicly managed lands or natural reservation area. A minimum 100-foot buffer shall be provided plus an additional buffer up to 100 feet may be required by the local governing board to assure compatibility between the development and publicly managed lands or natural reservations. Buffers may be incorporated into the required open space for the subdivision.

Objective 4.10 Hazardous Waste

The County and Cities shall maintain programs to facilitate and encourage proper disposal of hazardous waste.

Policy 4.10.1 Promote Proper Disposal of Hazardous Waste

The County and Cities shall promote proper disposal of hazardous waste through collection of miscellaneous hazardous wastes from individuals. Also, the County and Cities, in coordination with the Florida Department of Environmental Protection (FDEP), shall inform and educate the public on the definition of hazardous wastes and types of hazardous waste management practices through the use of posters, websites, and other educational programs

Policy 4.10.2 Amnesty Day Program

The County shall continue to support an Amnesty Day Program in which it collects miscellaneous household hazardous wastes from residents residing in the unincorporated areas and cities.

Policy 4.2.1U Withlacoochee River

As an Outstanding Florida Water, the Withlacoochee River shall be protected according to the following requirements:

- a. Development within the riverine floodplain shall be regulated to reduce or eliminate adverse impacts to the existing water quality of the river as follows:

City of Webster (W) Area Specific Goals, Objectives and Policies

Goal 4 Conservation

Conserve, protect and properly manage the natural resources so as to maintain the integrity of the natural systems and ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

Objective 4.1W Limerock (Aggregate) Mining

Mining impacts shall be minimized through the application of appropriate standards for the extraction of minerals within the City of Webster.

Policy 4.1.1W Areas and Standards for Mining Activity

The City shall identify areas suitable for extraction of minerals within the city and maintain specific standards within its land development regulations to supplement the general standards contained herein.

Policy 4.1.2W Requirements for Mining Compatibility

The City shall assure compatibility of mining uses with adjacent land uses and protection of natural resources through the following requirements, which are further implemented within the land development regulations:

- a. 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;
- b. Blasting shall be regulated pursuant to State regulations by the Florida Division of State Fire Marshal;
- c. Enforcement of mining regulations shall be funded through operating permit fees levied against mining operators.

Policy 4.1.3W Mining Impact on Groundwater

The City shall enforce its mining regulations within the land development regulations with the objective of restricting mining water withdrawals to avoid significant localized reductions in the water table and to require the re-use of water in accordance with SWFWMD best management practices for re-use in mining operations.

Policy 4.1.4W Approval Process for Mining Activities

The City shall maintain in its land development regulations the requirement that mining activities that are new or extensions of existing permitted mining activities shall prepare and submit for approval by the City a plan consisting of the minimum components:

- a. Location of area to be mined and estimated phasing of the areal extent of the mined areas by time phase;
- b. Adjacent land uses within one (1) mile of the area proposed to be mined;
- c. Narrative report providing consideration of the effects of the mining operation, including access, traffic, noise, dust and blasting on adjacent land uses and proposed mitigating measures to reduce adverse effects;
- d. Water use plan, including proposed water use, well capacity data and locations, projected cones of influence, proposed water reuse measures and all data submitted to the SWFWMD for a consumptive use permit (CUP) and Management and Storage of Surface Waters (MSSW) permitting; and
- e. Proposed reclamation plan for the mined area.

Policy 4.1.5W Commencement of Mining Activities

Mining activities shall not commence until the operating permit mining plan is approved by the City and applicable permits are obtained from other appropriate state, regional and federal permitting agencies.

Objective 4.6W Water Conservation

Through October 2045, increase the reuse of wastewater compared to 2012.

Policy 4.3.1W Wastewater Reuse

The City shall research, adopt criteria, and implement, where feasible, wastewater reuse plans. Additionally, the City shall coordinate with Bushnell to determine the feasibility of providing reuse water to property within the City.

Objective 4.7W Soil Erosion

Soil erosion resulting from development activities shall be reduced by incorporating use of best management practices (BMP).

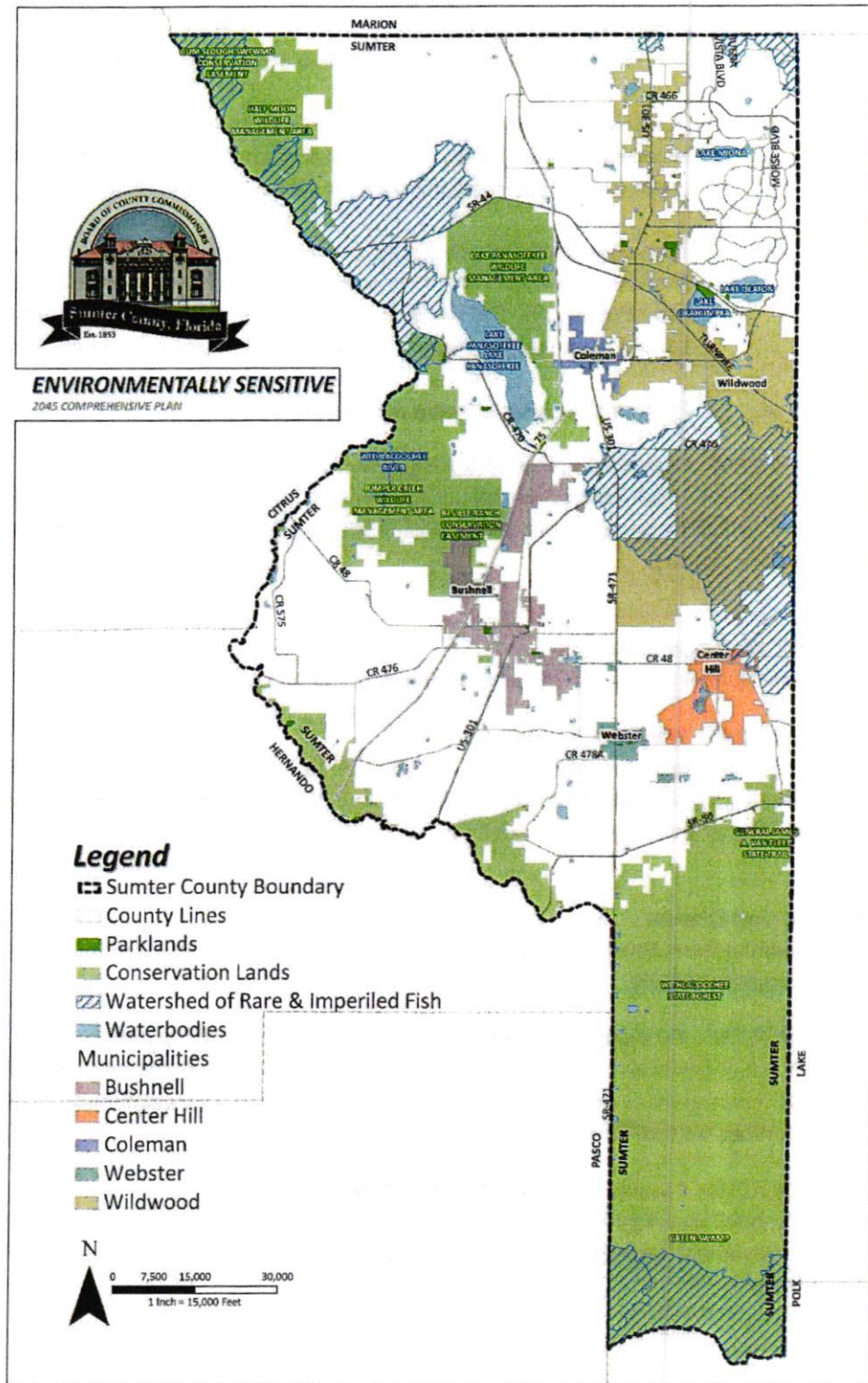
Policy 4.7.1W Tree and Landscape Protection to Control Soil Erosion

The City shall maintain a tree protection and landscape ordinance within the land development regulations to assist in control of soil erosion and protection of specimen trees, relic hardwood communities, and wildlife habitats.

Policy 4.7.2W Paving Blocks and Pervious Paving

The City shall investigate the use of paving blocks and other pervious paving materials to retain properties of soil permeability and encourage their use as an alternative to fully impervious materials.

Map 4-1—Environmentally Sensitive Lands



Chapter 5

Recreation and Open Space Element

Goals, Objectives and Policies

Unified Webster Comprehensive Plan

Universal Goals, Objectives and Policies

Goal 5 Recreation and Open Space

Provide, manage, and maintain recreation and open space opportunities to create a satisfying and stimulating living environment for residents.

Objective 5.1 Coordination of Parks and Recreation

Provide a comprehensive system of public and private park and recreational opportunities for all of the residents of the county through coordinated efforts with the private and public sector

Policy 5.1.1 Coordination with Private Developments

Private developments shall be encouraged to provide recreational and open space amenities that complement and enhance the living and working environment.

Policy 5.1.2 Coordination with Public Agencies

The County and the Cities shall support and coordinate with other public agencies in providing and managing lands for parks and recreation:

- a. The County and the Cities shall support state and regional efforts in securing and managing lands for open space and recreational use in in the county;
- b. The County and the Cities shall coordinate the provision of parks and recreational amenities to provide an efficient means of maintaining a variety of desirable recreational facilities. The mechanism for coordination is through the implementation of Interlocal Service Boundary and Joint Planning Agreements, pursuant to Chapter 171, Part II, Florida Statutes, as described in Objective 7.2, Objective 7.1U, and Objective 7.2U and their related policies of the Intergovernmental Coordination Element, or other interlocal agreements mutually beneficial to the County and Cities. The primary focus of County parks and recreation services shall be on passive park and recreational opportunities. The primary focus of City parks and recreation services shall be on active park and recreational opportunities; and
- c. The County and the Cities shall coordinate with the Sumter County School District to identify opportunities for the co-location of parks with public school sites and facilities.

Policy 5.1.3 Funding

The County and the Cities shall continually investigate and pursue, as applicable, funding opportunities from local, state, federal, or private sources to maintain and enhance the recreation and open space system.

Objective 5.2 Recreation

Appropriate passive and recreational opportunities shall be provided to all residents of the county.

Policy 5.2.1 Parks and Recreation Level of Service

Park and recreation facilities shall be provided to meet current and projected demands based on the following adopted level of service standards:

- a. The Cities shall develop, promote, and maintain a continuous program to provide for the existing and projected recreation needs of the cities through activity-based parks. The Cities shall use the park and recreation level of service (LOS) standards, set forth below, as the official policy to ensure the appropriate provision of park and recreation facilities:

Table 5-1- Parks and Recreation LOS Minimum Standards

Facility	Center Hill	Webster	Coleman
Baseball/Softball Fields	1 per 5,000	1 per 5,000	1 per 5,000
Basketball Courts	1 per 5,000	1 per 5,000	1 per 5,000
Handball/Racquet Courts	1 per 20,000	1 per 20,000	1 per 20,000
Multi-Use Rooms	1 per 4,000	1 per 4,000	1 per 4,000
Neighborhood/Community Centers	1 per 25,000	1 per 25,000	1 per 25,000
Playgrounds (ages 14 and under)	1 per 500	1 per 500	1 per 500
Shuffleboard Courts(ages 60 and over)	1 per 1,000	N/A	NA
Football/Soccer Fields	1 per 5,000	1 per 5,000	1 per 500
Tennis Courts	1 per 2,000	N/A	NA
Volleyball Courts	1 per 10,000	N/A	NA

- b. Within the unincorporated areas of the County, the County is exempt from the level of service standards for parks and recreation.

Policy 5.2.2 Water Access

The County and the Cities shall continue to strive to provide public access to the Withlacoochee River, Lake Panasoffkee, Lake Okahumpka, and other large water bodies by means of boat ramps and other water access facilities.

Objective 5.3 Open Space

Scenic open space within the rural areas shall be preserved to protect the rural agricultural heritage of the county for all residents.

Policy 5.3.1 Open Space Protection

The County and Cities shall continue to protect and maintain open space within the rural areas through the implementation of the open space standards contained within the Future Land Use Element and the land development regulations.

Policy 5.3.2 Scenic Byway

The County and the Cities shall support the Scenic Sumter Heritage Byway and any additional state certification of a scenic byway that highlights the rural and historic beauty of the County.

City of Webster (W) Area Specific Goals, Objectives and Policies

Goal 5 Recreation and Open Space

Provide, manage, and maintain recreation and open space opportunities to create a satisfying and stimulating living environment for residents.

Objective 5.1W Recreation

Appropriate passive and recreational opportunities shall be provided to all residents of the City.

Policy 5.1.1W Land Development Regulations for Parks and Recreation

The City shall maintain and periodically review and update land development regulations to assure that park and recreation and open space impacts of new development are mitigated to avoid adverse financial impact on the City.

Policy 5.1.2W Level of Service Standards

The City shall evaluate the level of service standards for each recreational facility to determine the desired parks and recreational programming for existing and future residents.

Policy 5.1.3W South Sumter Connector Trail

The City shall support the South Sumter Connector Trail along SR 471 as part of the SUN Trail Network.

DEVELOPMENT AND UTILITY SERVICES AGREEMENT

THIS DEVELOPMENT AND UTILITY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2023, by and between the City of Webster, a municipal corporation of the State of Florida ("City"), and New Strategy Holdings, LLC, a Florida limited liability company (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located in the City of Webster, said real property being generally identified as Parcels S12-013, S12-014, S12-015, and S12-016 in the Public Records of Sumter County, Florida and more clearly described on the attached **Exhibit A** ("the Property"); and

WHEREAS, Developer submitted a Conceptual Master Plan of Development to City in conjunction with simultaneous applications for a large scale comprehensive plan amendment and rezoning to Residential Planned Unit Development; and

WHEREAS, Developer intends to develop a residential development consisting of no more than 553 single-family residential units at a maximum overall density of 2 units per gross acre, as well as associated amenities depicted on the concept plan accompanying Developer's RPUD (the "Project").

WHEREAS, City owns and operates a central water system and a central sanitary sewer system in the City of Webster, Sumter County, Florida, and as such provides water and sewer services to properties and the occupants thereof within the City; and

WHEREAS, Developer desires to connect to the City's central water system and sewer systems, and City desires to serve the Project, pursuant to the terms set forth herein; and

WHEREAS, Developer must develop the Project pursuant to the terms set forth herein and all applicable provisions of the City of Webster Code of Ordinances and Land Development Code and the Sumter County Code of Ordinances and Land Development Code, including but not limited to securing all necessary permits or approvals such as final site plan approval.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties to this Agreement, and for other good and valuable considerations, the parties do hereby covenant and agree as follows:

1. **STRUCTURES AND ADDITIONS.** Developer may construct attached or detached single-family residential structures and accessory structures, of conventional construction and meeting the Florida Building Code, within the Project. Shipping containers may not be utilized as storage structures. Manufactured homes shall not be permitted.
2. **TERM.** The duration of this agreement shall be ten (10) years, which may be extended by mutual consent of the City and the developer. Any request for an extension shall be subject to the public hearing process necessary for the initial approval of the said agreement and the parties recognize that technology and tourism will change over the life of the Project. Accordingly, other structures or accessories similar to or which evolve from the above that are consistent with the Project or the intent of the Project and that replace or support the vehicles or structures approved by this Agreement shall be allowed at the Project without further approval.