

- 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