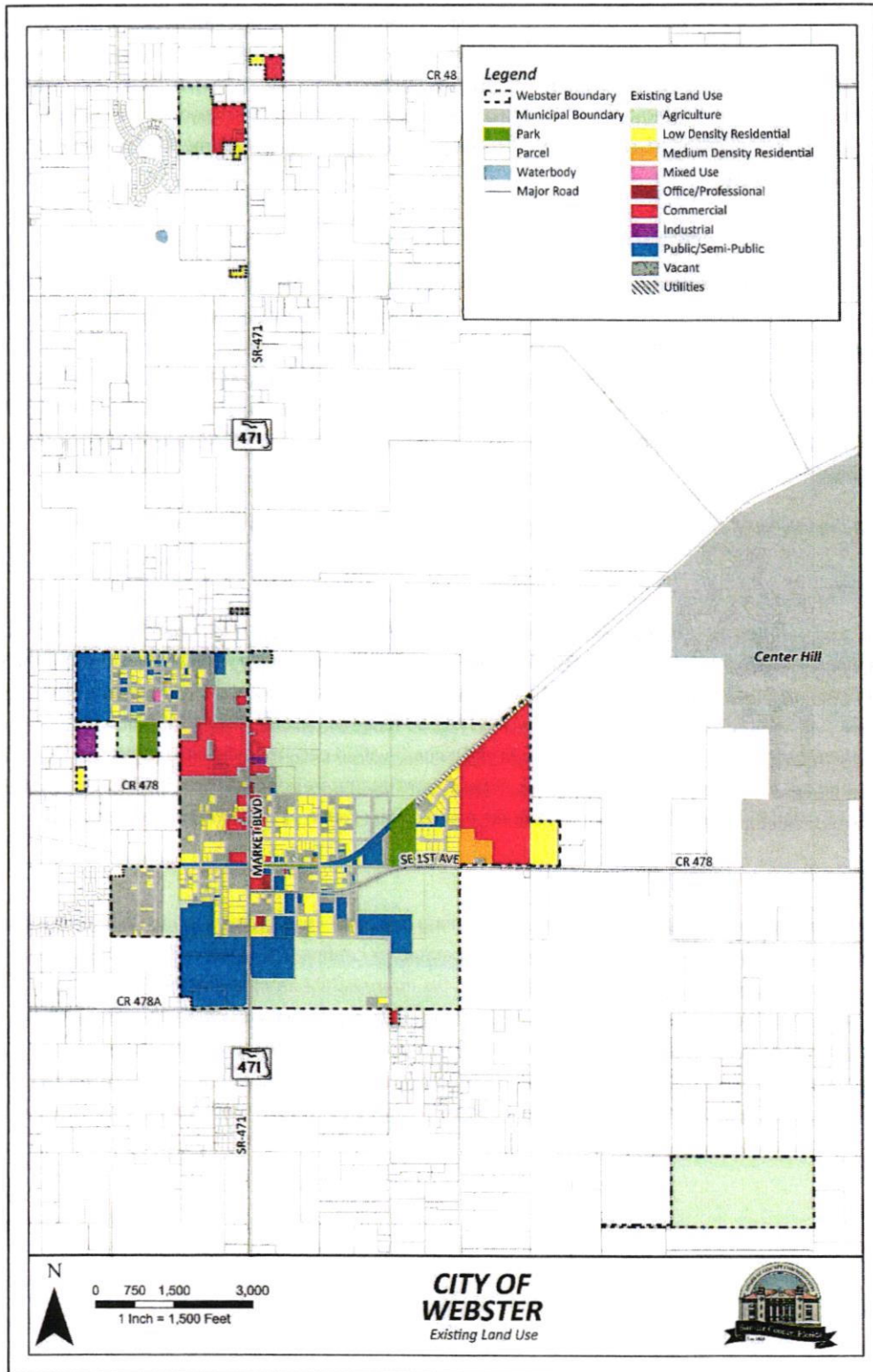


Figure 6 Webster Existing Land Use



Sources: Sumter County, Sumter County Property Appraiser, 2022



Natural Resources

One of the most significant factors to consider when a municipality is planning for the future growth of their community is the availability of developable property. Central Florida communities such as Center Hill, Coleman, and Webster often contain a variety of significant environmental conditions which can severely limit the size, scale, and location of new development. The most common environmental concerns found within the region include waterbodies, wetlands, floodplains, very poorly drained soils, and areas with high aquifer recharge rates. The following narrative briefly identifies and discusses the environmental considerations for new development found within each city.

WATERBODIES, WETLANDS, & FLOODPLAINS

Of the three cities examined for this analysis, the City of Center Hill possesses the largest inventory of waterbodies, wetlands, and floodplains. The City currently includes 124.5 acres of waterbodies, 599.3 acres of identified wetlands, and 1,571.6 acres of floodplains—comprising approximately 3%, 15%, and 39% of the jurisdiction's total land area, respectively. However, the City of Center Hill is not the only municipality whose growth is significantly impacted by existing environmental constraints. These constraints also have a sizable presence in the Cities of Coleman and Webster. Coleman contains 242.9 acres of wetlands (18%) and 242.2 acres of floodplains (18%); Webster possesses 37.3 acres of wetlands (4%) and 165.9 acres of floodplains (18%); yet neither jurisdiction includes a significant presence of waterbodies.

Figures 7-12 illustrate the locations and extent of waterbodies, wetlands, and floodplains within each jurisdiction.

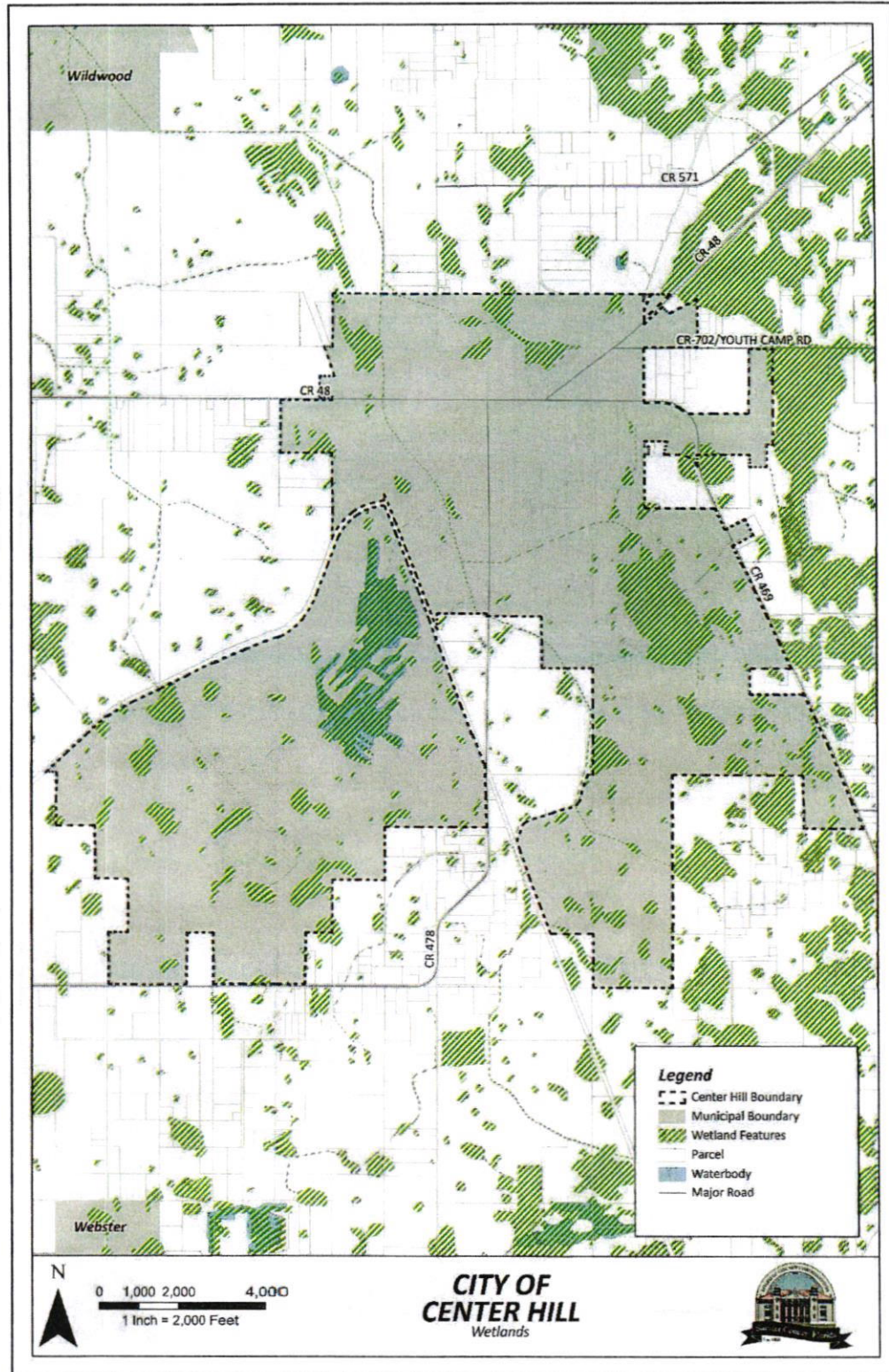
SOIL PERMEABILITY

As shown in Figures 13-15 soil permeability throughout the three jurisdictions is predominately classified as Poorly Drained or Somewhat Poorly Drained. Additionally, Very Poorly Drained soils comprises approximately 16% (630.6 acres) of the City of Center Hill, 14% (186.3 acres) of Coleman, and 3% (28.5 acres) of Webster. Large swaths of these poorly drained soils also are home to significant environmental features such as wetlands and floodplains, which further limits the development potential of these sites. The most developable soils (ranging from Well Drained to Somewhat Well Drained) within each municipality today are often limited spatially to the general core area and are already developed with a mix of residential and nonresidential uses. The lack of a robust inventory of well-drained soils are likely to result in higher development costs for new projects within each of the subject cities.

AQUIFER RECHARGE

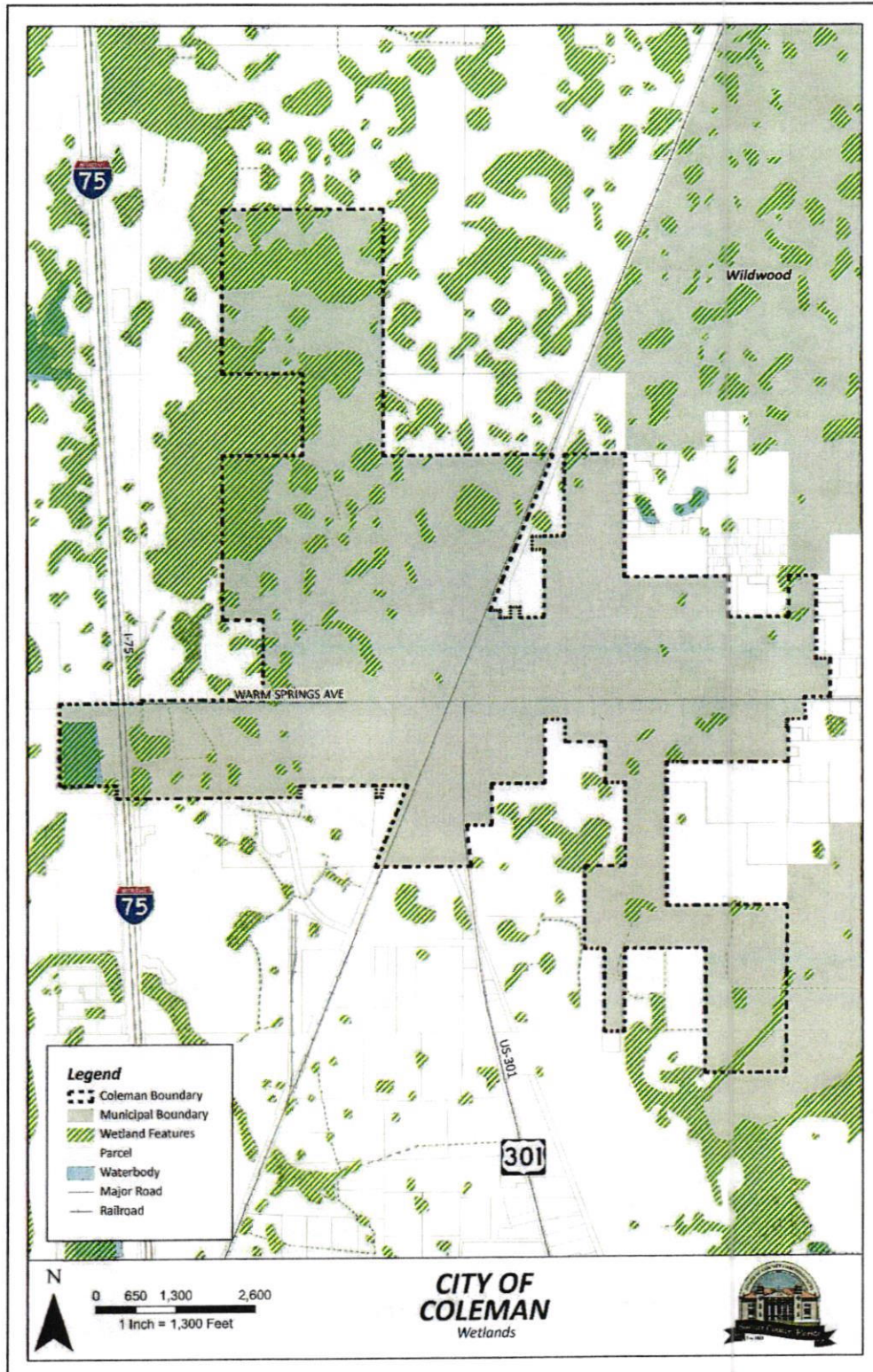
Groundwater is the principal source of water supply for municipal, industrial, and agricultural water in Central Florida. The groundwater is contained in aquifers (water bearing geologic strata) that are separated or confined by layers of less permeable material. The County is underlain by three principal aquifer systems: the surficial aquifer, the intermediate aquifer, and the Floridan aquifer. Each aquifer is susceptible to potential contamination from surface level activities, including residential and nonresidential development. Aquifers are primarily recharged via a hydrologic process where water moves downward from the surface to ground water and can occur both naturally and through manmade processes. Lands are rated as low, moderate, or high based upon on its's ability to recharge the aquifer. As shown in Figures 16-18, the Cities of Center Hill, Coleman, and Webster are all located within areas of moderate recharge.

Figure 7 Center Hill Wetlands



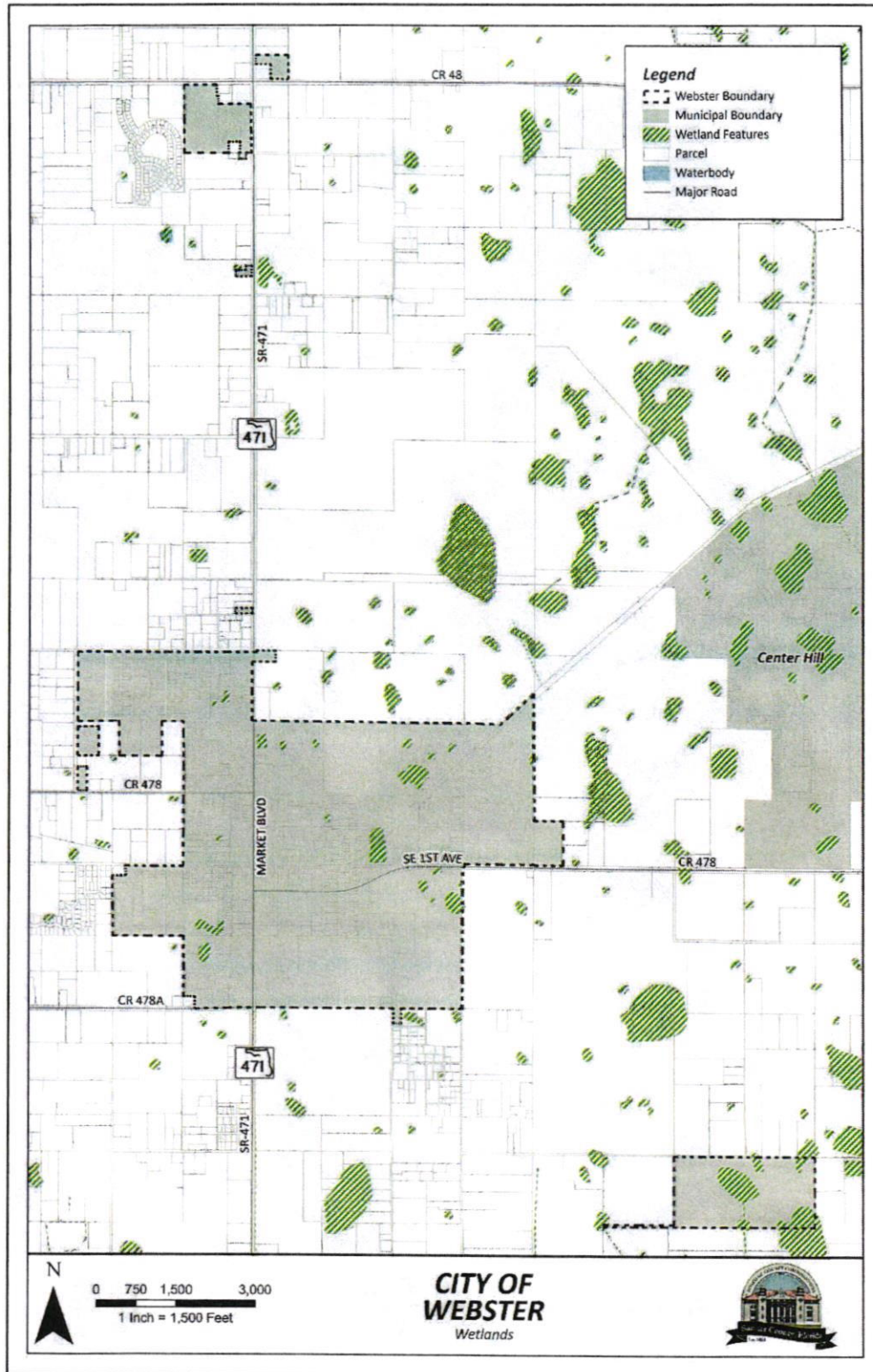
Sources: FGDL, National Wetlands Inventory (NWI), Sumter County, 2022

Figure 8 Coleman Wetlands



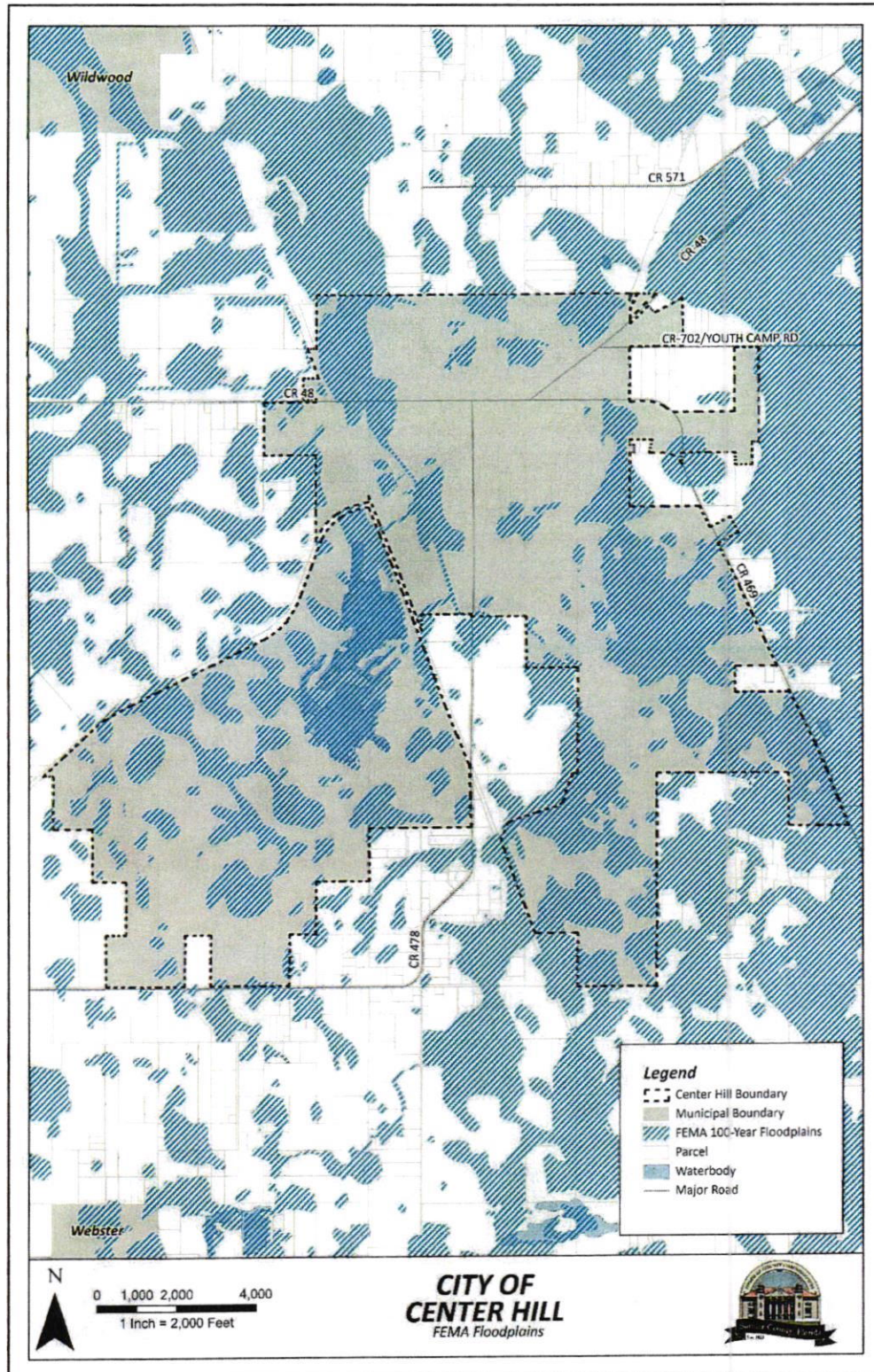
Sources: FGDL, NWI, Sumter County, 2022

Figure 9 Webster Wetlands



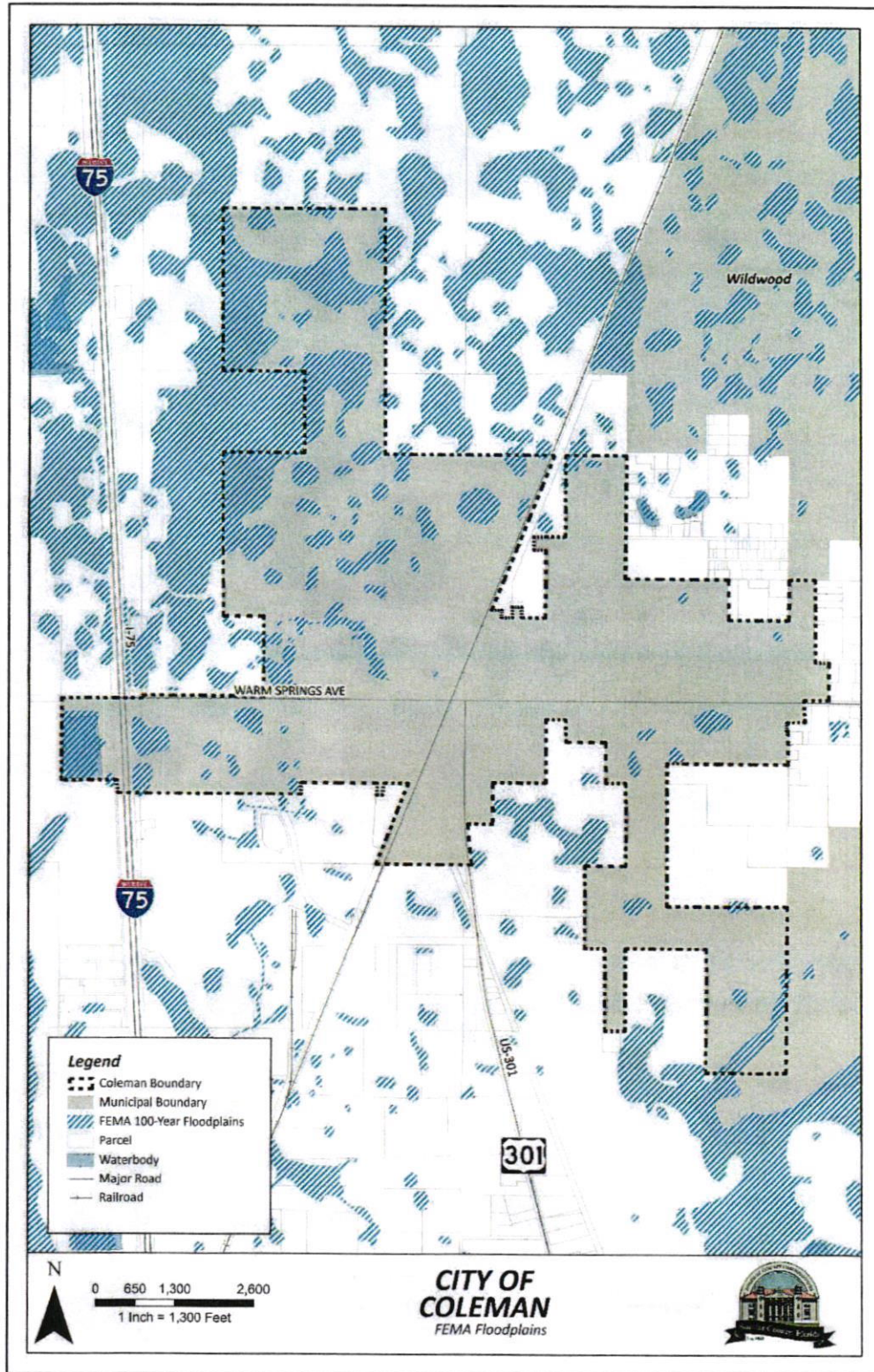
Sources: FGDL, NWI, Sumter County, 2022

Figure 10 Center Hill Floodplains



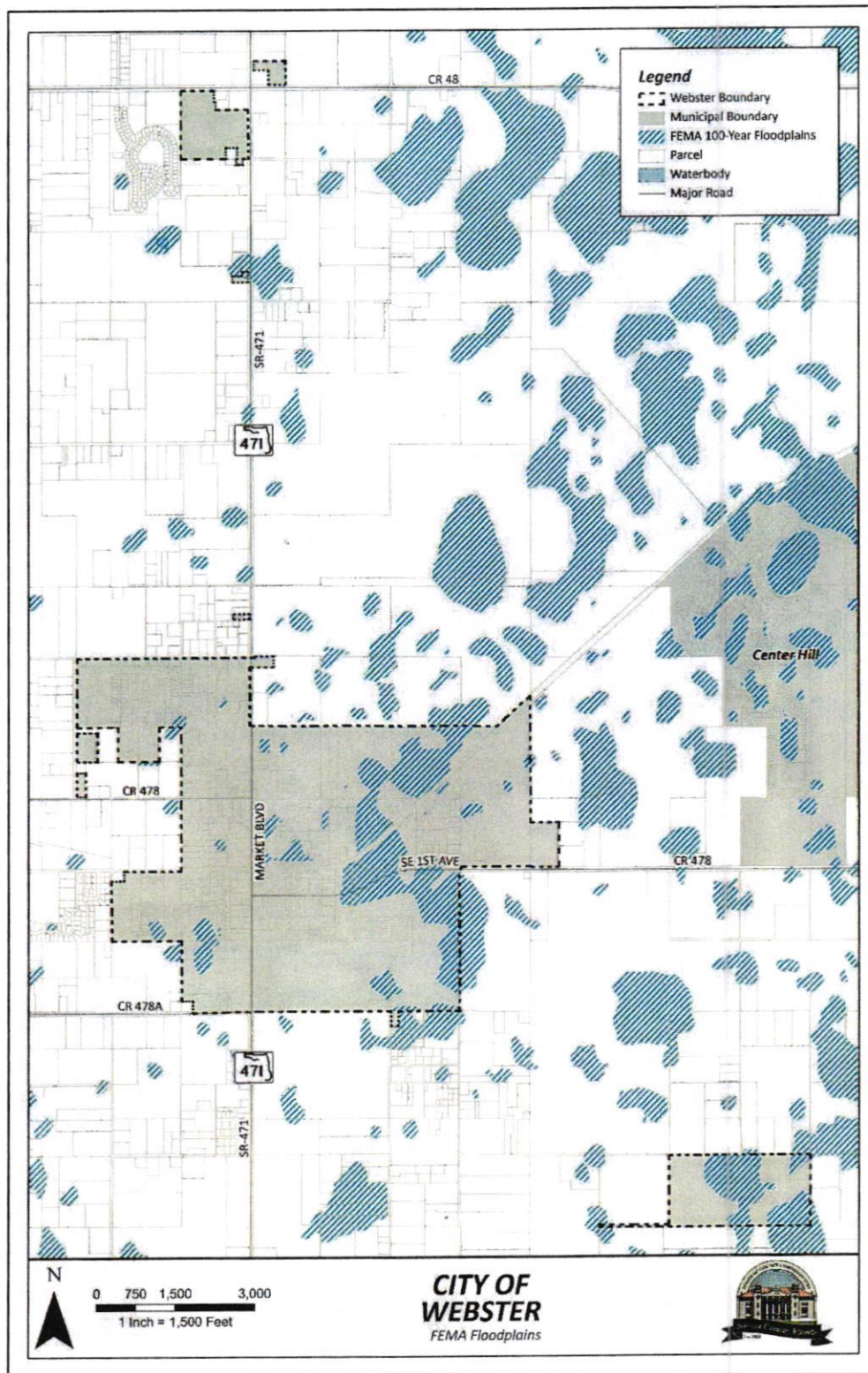
Sources: FGDL, Federal Emergency Management Agency (FEMA), Sumter County, 2022

Figure 11 Coleman Floodplains



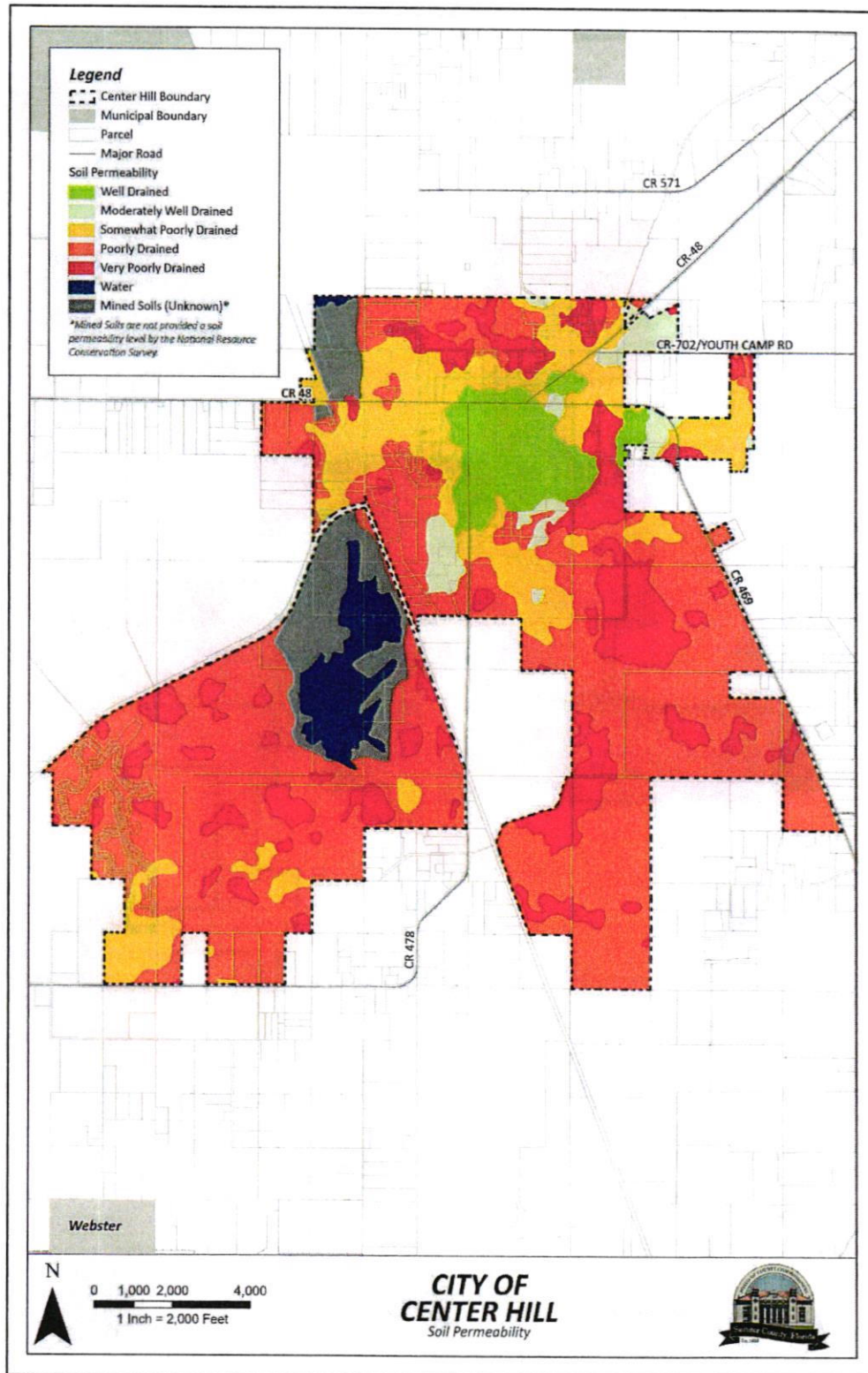
Sources: FGDL, FEMA, Sumter County, 2022

Figure 12 Webster Floodplains



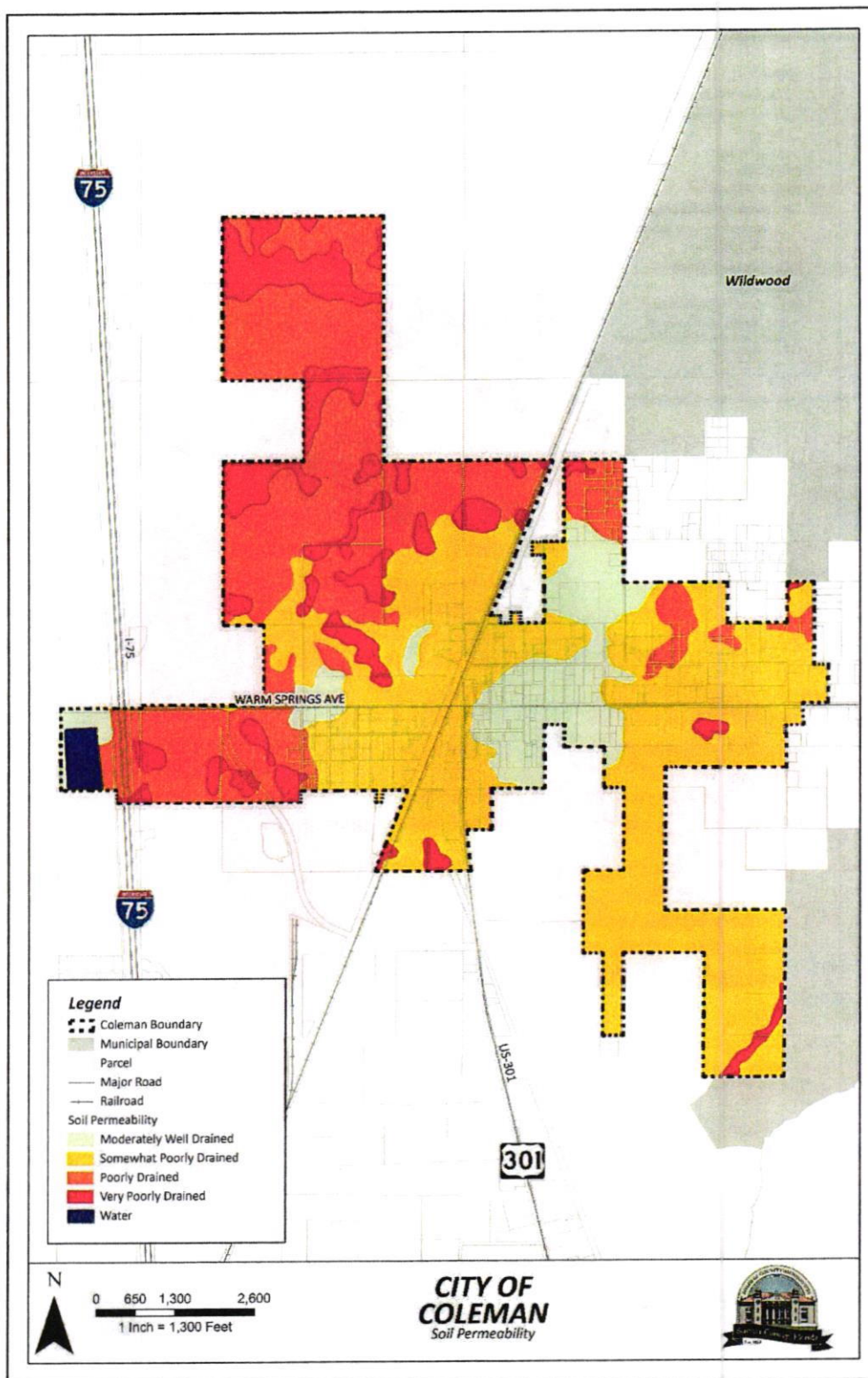
Sources: FGDL, FEMA, Sumter County, 2022

Figure 13 Center Hill Soil Permeability



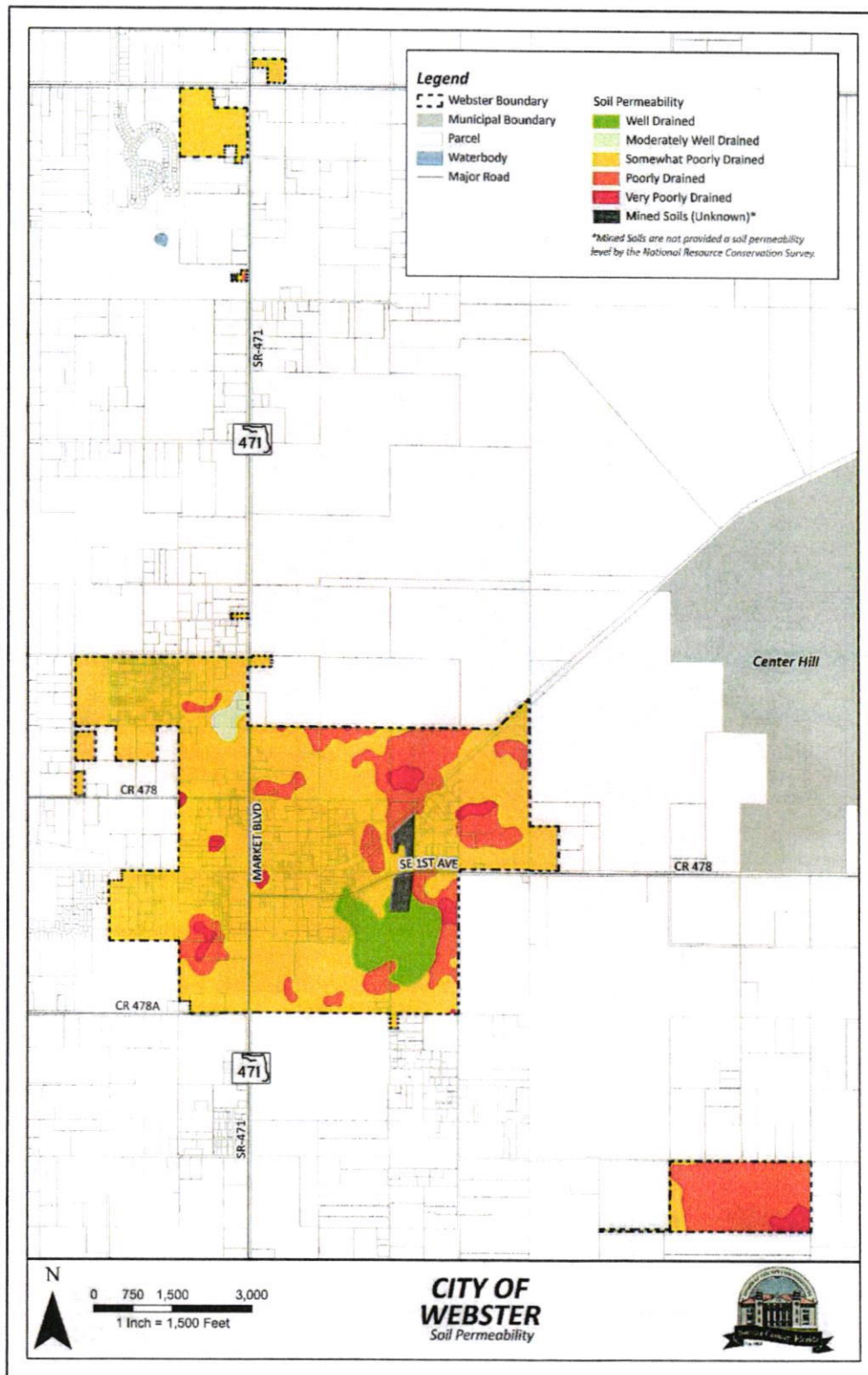
Sources: FGDL, National Resources Conservation Service (NRCS), Sumter County, 2022

Figure 14 Coleman Soil Permeability



Sources: FGDL, NRCS, Sumter County, 2022

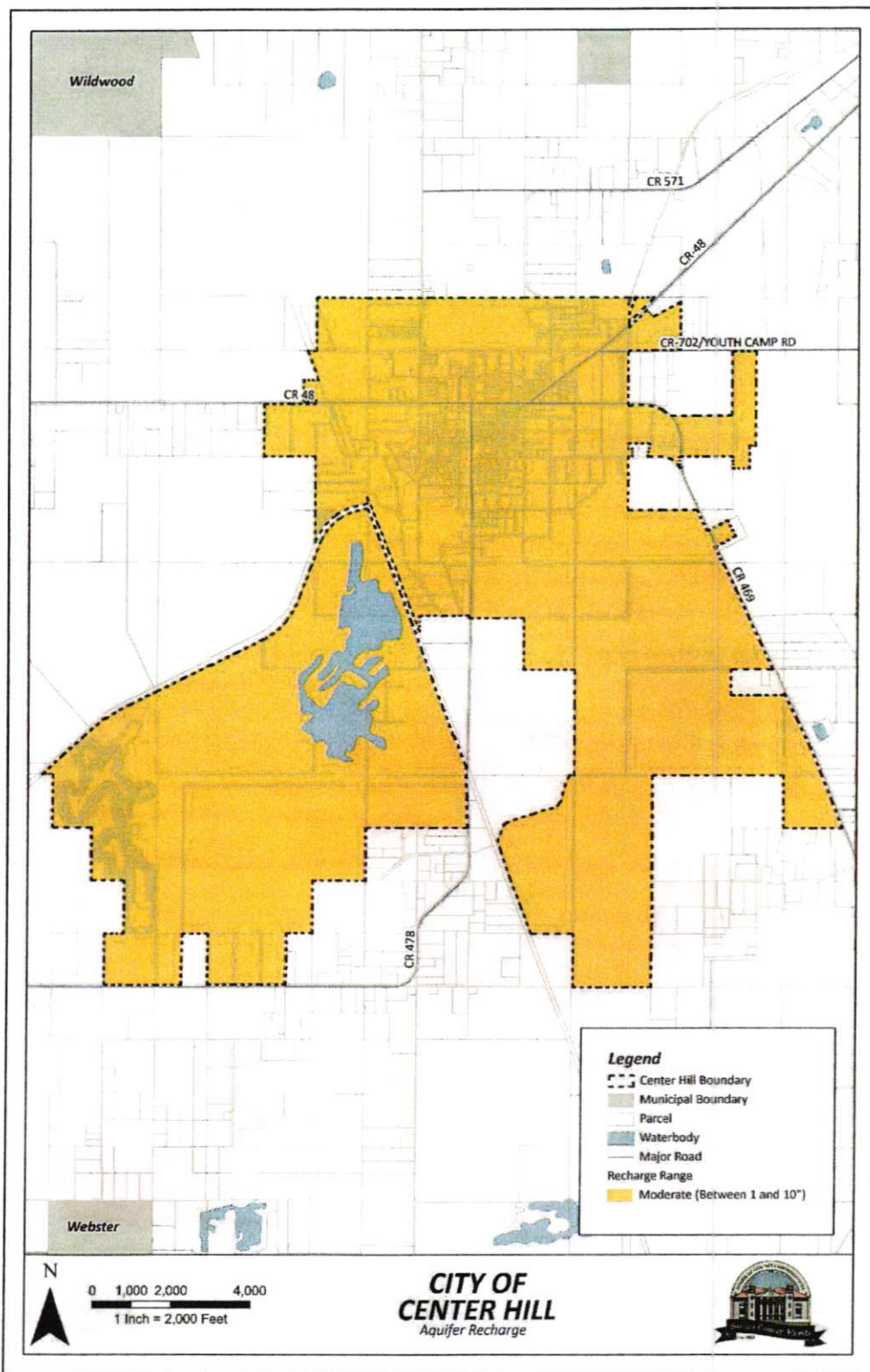
Figure 15 Webster Soil Permeability



Sources: FGDL, NRCS, Sumter County, 2022

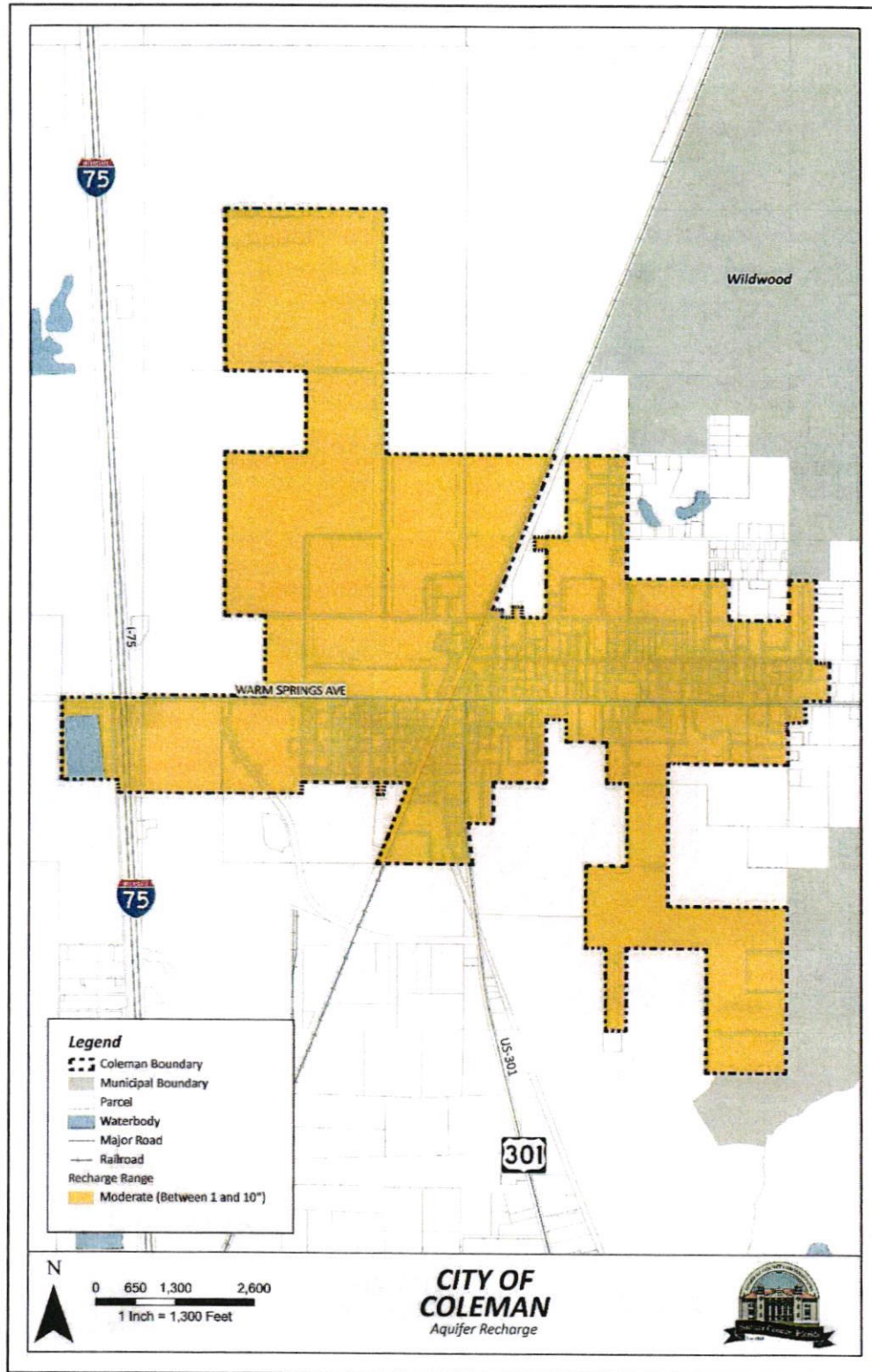


Figure 16 Center Hill Aquifer Recharge



Sources: Southwest Florida Water Management District (SWFWMD), Sumter County, 2022

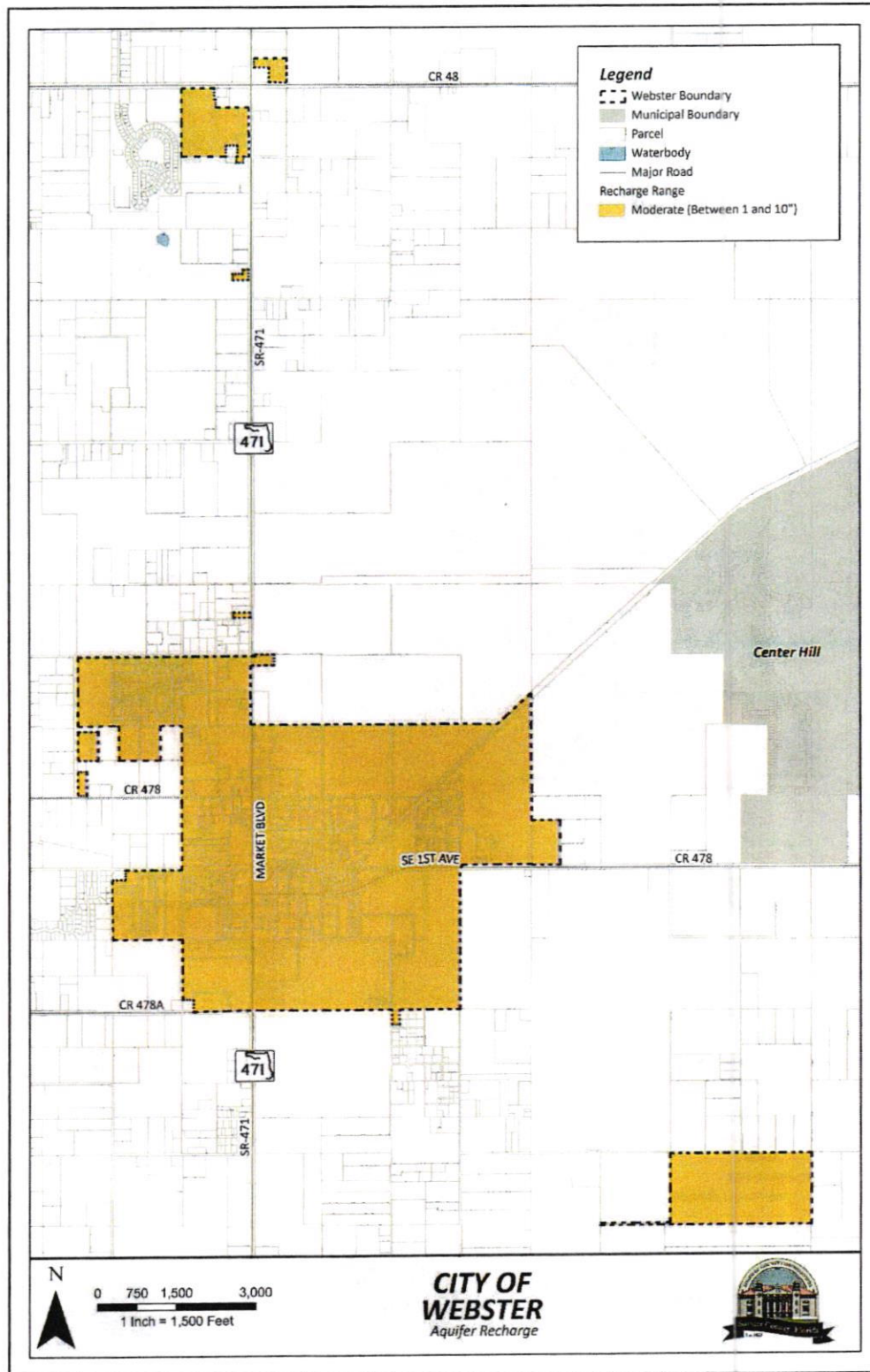
Figure 17 Center Hill Aquifer Recharge



Sources: Sumter County, SWFWMD, 2022



Figure 18 Center Hill Aquifer Recharge



Sources: Sumter County, SWFWMD, 2022



Historic & Cultural Resources

The Florida Division of Historical Resources (FDHR) maintains the Florida Master Site File (FMSF), which is largest inventory of historic and cultural resources in the State. This inventory is used by various cities and counties across Florida to catalogue their respective communities' historic and cultural heritage when the creation and/or maintenance of local inventories are infeasible due to limitations in funding, staff, or time. Table 2 and Figures 19-21 identify the historic and cultural resources found within the Cities of Center Hill, Coleman, and Webster according to the FMSF.

The FMSF categorizes historic and cultural resources inventoried throughout the State into one of four categories: structures, resource groups, bridges, and cemeteries. Once a site is surveyed and submitted to the State Historic Preservation Officer (SHPO) for review, the SHPO determines whether the surveyed resource is eligible for listing on the National Register of Historic Places (NRHP).

Table 2 Historic & Cultural Resources

	<i>Structures</i>	<i>Resource Groups</i>	<i>Bridges</i>	<i>Cemeteries</i>
Center Hill				
Surveyed	6	3	1 ¹	0
Eligible for Listing ²	0	1	0	0
Currently Listed on the NRHP	0	0	0	0
Coleman				
Surveyed	66	4	0	0
Eligible for Listing ²	26	2	0	0
Currently Listed on the NRHP	0	0	0	0
Webster				
Surveyed	26	1	0	0
Eligible for Listing ²	0	1	0	0
Currently Listed on the NRHP	0	0	0	0

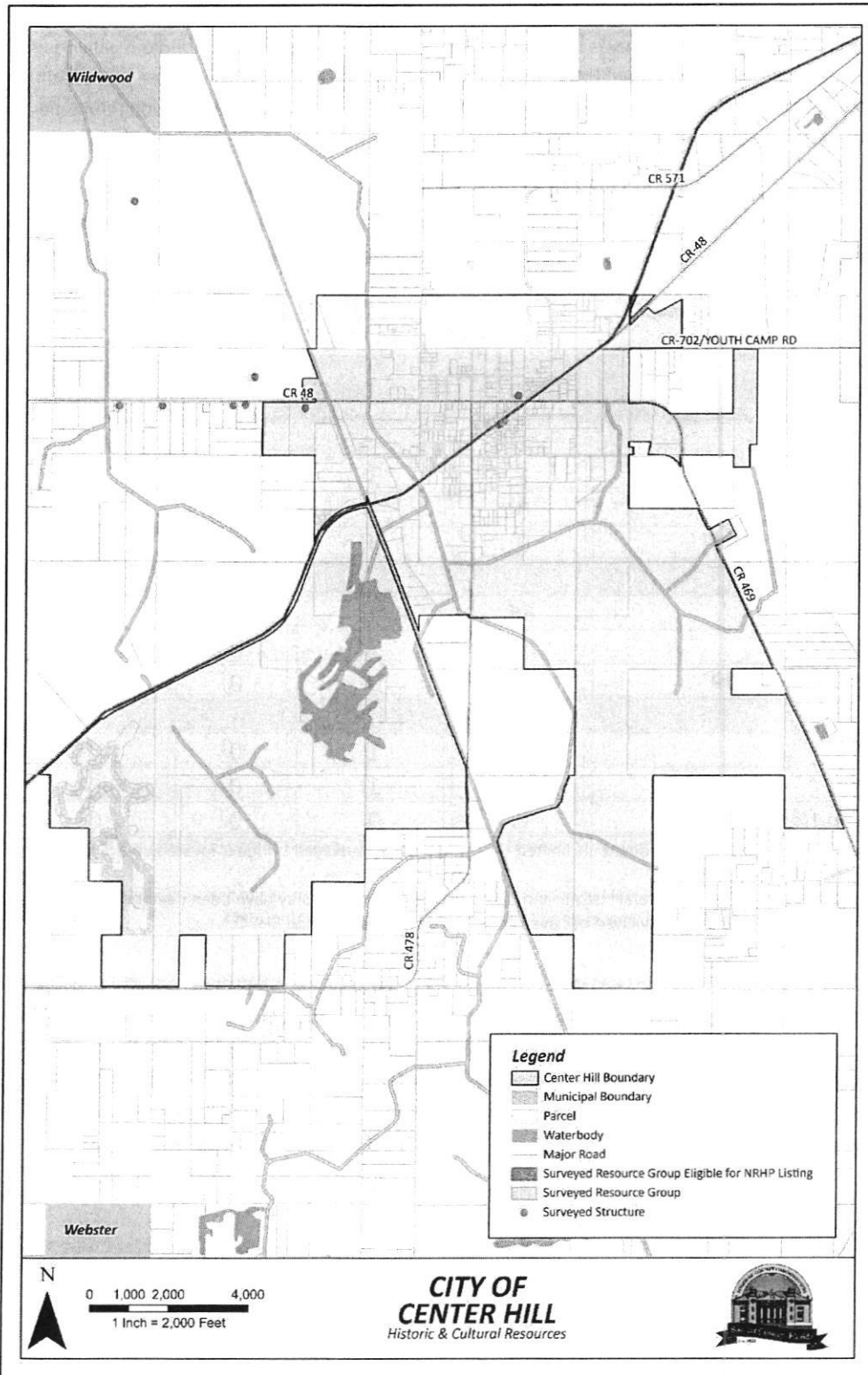
¹This bridge is not able to be shown on Figure 19 due to its limited size. However, the surveyed bridge is located approximately 900 feet east of the State Road 48 and W Jefferson Street intersection.

²As determined by the SHPO. Please note that several historic and historic cultural resources may have been deemed to be eligible for listing for the NRHP on the original survey but have yet to be reviewed or have been deemed ineligible by the SHPO.

Sources: FDHR, FGDL, Sumter County, 2022

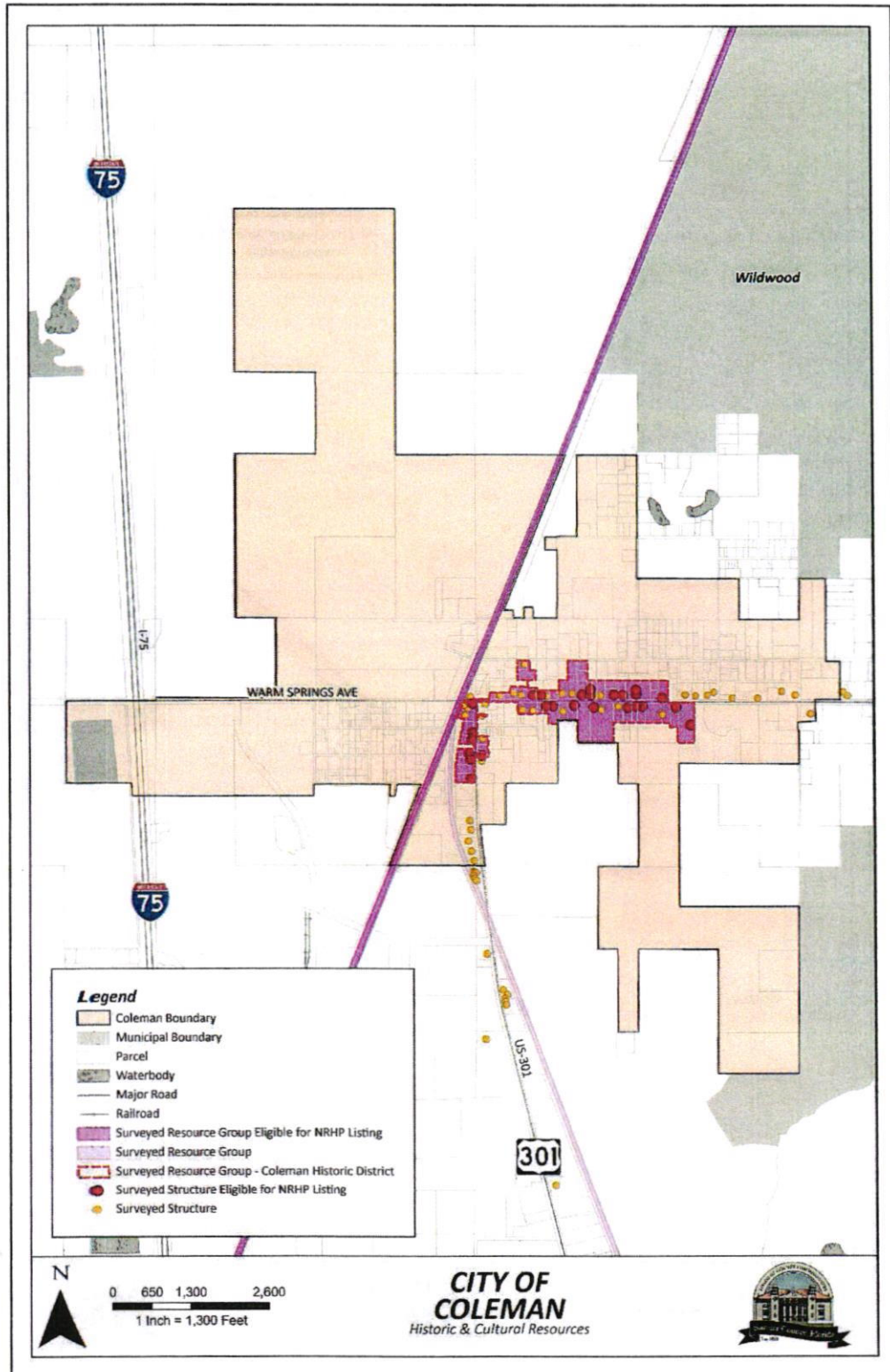
As of 2022, the Cities of Center Hill, Coleman, and Webster do not have any structures, resource groups, bridges, or cemeteries listed on the NRHP, despite having a number of historic and cultural resources eligible for listing. As each of these communities continues to grow and their inventory of vacant properties increasingly diminish, sites containing resources which are potentially historically and/or culturally significant will likely be targeted for redevelopment. Applying for listing on the NRHP would ensure that these resources are sufficiently recognized, as well as open the door to potential grant funding and tax credits for their protection, preservation, rehabilitation, and/or refurbishment.

Figure 19 Center Hill Historic & Cultural Resources



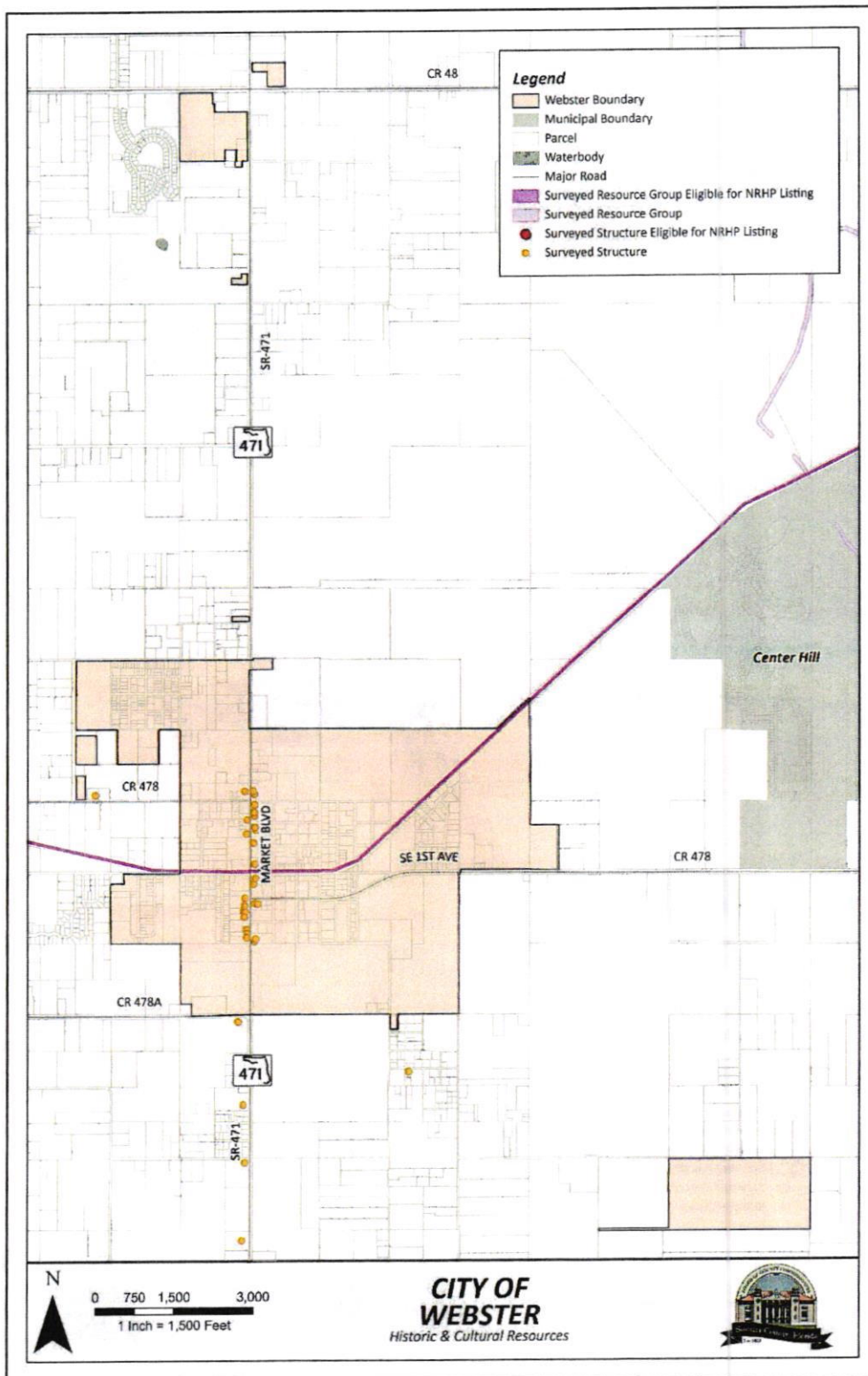
Sources: FDHR, FGDL, Sumter County, 2022

Figure 20 Coleman Historic & Cultural Resources



Sources: FDHR, FGDL, Sumter County, 2022

Figure 21 Webster Historic & Cultural Resources



Sources: FHDR, FGDL, Sumter County, 2022



Public Facilities & Services

LOCAL UTILITIES & SERVICES

As detailed further in the Infrastructure Element of this Plan, the Cities of Center Hill, Coleman, and Webster provide potable water service to residents and businesses within their individual utility service areas. Each jurisdiction's potable water systems also maintain sufficient capacity to accommodate its current demands. Yet, updates to each of the cities' consumptive use permits (CUP) will be required as expirations come due and the appropriate growth is incorporated in the revised permits.

The availability of wastewater services within the three cities is more nuanced. Today, Center Hill does not own, operate, or provide sewer services, but is exploring opportunities to connect to two private systems that are within their utility service area in the future. Coleman also does not currently provide wastewater services but is considering future connections to the City of Wildwood's sanitary sewer system due to its close proximity to the Coleman community. Unlike Center Hill and Coleman, the City of Webster currently has a sewer collection system but not a sewer treatment system. Instead, the City relies on an interlocal agreement with the City of Bushnell for treatment, which is periodically revisited as Webster continues to grow.

Each municipality is also responsible for the collection of solid waste within their respective jurisdictions and is primarily contracted through private haulers by the local government or facilitated by the property owners themselves. In regard to drainage and stormwater management, each city's development review process requires new projects to provide appropriate mitigation of impacts to drainage and stormwater on the development site and meet the permitting requirements established by SWFWMD. Generally, non-County, State, and Federal roadways are constructed and maintained by the cities in which the streets are located.

AIRPORTS

There are currently no active public airports located within the Cities of Center Hill, Coleman, and Webster.

RAILWAYS

CSX owns and operates the Strategic Intermodal System (SIS) railroad which runs vertically through Sumter County. This route is used exclusively for freight and does not feature public passenger trains at this time. However, Amtrak does provide thruway-connecting services (which includes bus, van, taxi services) between stations in the City of Wildwood and in The Villages® community (outside of the County in Lady Lake). Of the three cities examined within the analysis, the CSX rail line only passes through the City of Coleman.

PRISONS AND DETENTION CENTERS

Despite its name, the Coleman Federal Correctional Complex is not located within the City of Coleman. In fact, none of the prisons or detention centers found within Sumter County are located within the municipal boundaries of Center Hill, Coleman, or Webster.

MILITARY INSTALLATIONS

There are currently no active military installations located within the city limits of Center Hill, Coleman, or Webster.



PAST & PROJECTED POPULATIONS

Past and current population estimates provided by the United States Census Bureau for the Cities of Center Hill, Coleman, and Webster are listed in Table 3. According to their estimates, each of the cities examined in this analysis lost population between 2010 and 2020.

Table 3 Past & Current Population Estimates

	Center Hill	Coleman	Webster
2010 Population Census	988	703	785
2020 Population Census	846	642	778
<i>Difference</i>	<i>(142)</i>	<i>(61)</i>	<i>(7)</i>

Sources: United States Census Bureau, 2010, 2020

This loss of population for each of the subject cities contrasts sharply with the substantial population growth experienced by the County overall, which is estimated to have gained over 36,000 new residents (93,420 to 129,752) over the same period. Much of this growth is derived from the continued expansion of The Villages®, which has developed primarily within the City of Wildwood and unincorporated portions of the County surrounding the City.

Comprehensive plans for communities throughout Florida typically utilize the county-level 'medium' growth projections provided the University of Florida Bureau of Economic and Business Research (BEBR) to identify their anticipated population growth for the next two decades. However, fast-growing jurisdictions may amend these projections based upon existing or anticipated development applications or trends. Considering that Sumter County has consistently grown faster than BEBR Medium projections, a multiplier was applied to BEBR's projections based upon the average percent difference between projected and actual population growth from previous years.

However, the implementation of a multiplier would not be appropriate for Center Hill's, Coleman's, and Webster's population projections, as most of the County's substantial population growth over the last two decades has occurred external to the aforementioned cities. As such, population estimates for these municipalities are based solely upon the BEBR Medium projections for the County without any modifiers—the results of which are shown in Table 4. Seasonal populations for each jurisdiction have also been provided and are based upon seasonal housing data provided by the Florida Housing Data Clearinghouse (FHDC).

Table 4 Population Projections

	2025	2030	2035	2040	2045
Center Hill					
Permanent ¹	1,006	1,144	1,253	1,348	1,432
Seasonal ²	104	118	129	139	147
Total	1,110	1,262	1,382	1,486	1,579
Coleman					
Permanent ¹	763	868	951	1,023	1,087
Seasonal ²	93	106	116	125	132
Total	856	974	1,067	1,147	1,219
Webster					
Permanent ¹	925	1,052	1,152	1,239	1,317
Seasonal ²	33	38	41	44	47
Total	958	1,090	1,194	1,284	1,364



¹Population projections for each jurisdiction were calculated by multiplying BEBR Medium projections for Sumter County with the percentage of Sumter County's 2020 population comprised by the Cities of Center Hill (0.7%), Coleman (0.5%), and Webster (0.6%).

²Seasonal population projections were derived by applying the FHDC's percentage of seasonal housing units for each jurisdiction in 2020 (10.3% for Center Hill, 12.2% for Coleman, 3.6% for Webster) with the City's permanent population projections.

Sources: BEBR, FHDC, United States Census Bureau, 2022.

FUTURE LAND USE & GROWTH CAPACITY

Future Land Use Map & Categories

One tool utilized by the Cities of Center Hill, Coleman, and Webster to ensure an orderly, logical, desirable, and efficient pattern of growth will occur within their communities is the future land use map (FLUM). The designation of future land use categories on the City's FLUM allows the City to broadly determine the type, intensity, and density of uses permitted to be developed on each property located within their jurisdiction. These cities share future land use categories with Sumter County. As such, the descriptions for each future land use category within these cities are already detailed within the Data & Analysis portion of the Sumter County Future Land Use Element.

Yet, it should be noted that the City of Center Hill has two unique residential future land use designations not found in Coleman, Webster, nor Unincorporated Sumter County: Low Density Residential (RLD) permits no more than 2.2 dwelling units (du) per (1) acre (ac) and Medium Density Residential (RMD) allows up to 3.6 du/ac. These additional residential land use categories allow Center Hill to promote a greater diversity of densities within their jurisdiction.

The FLUM for each city is shown in Figures 22-24.

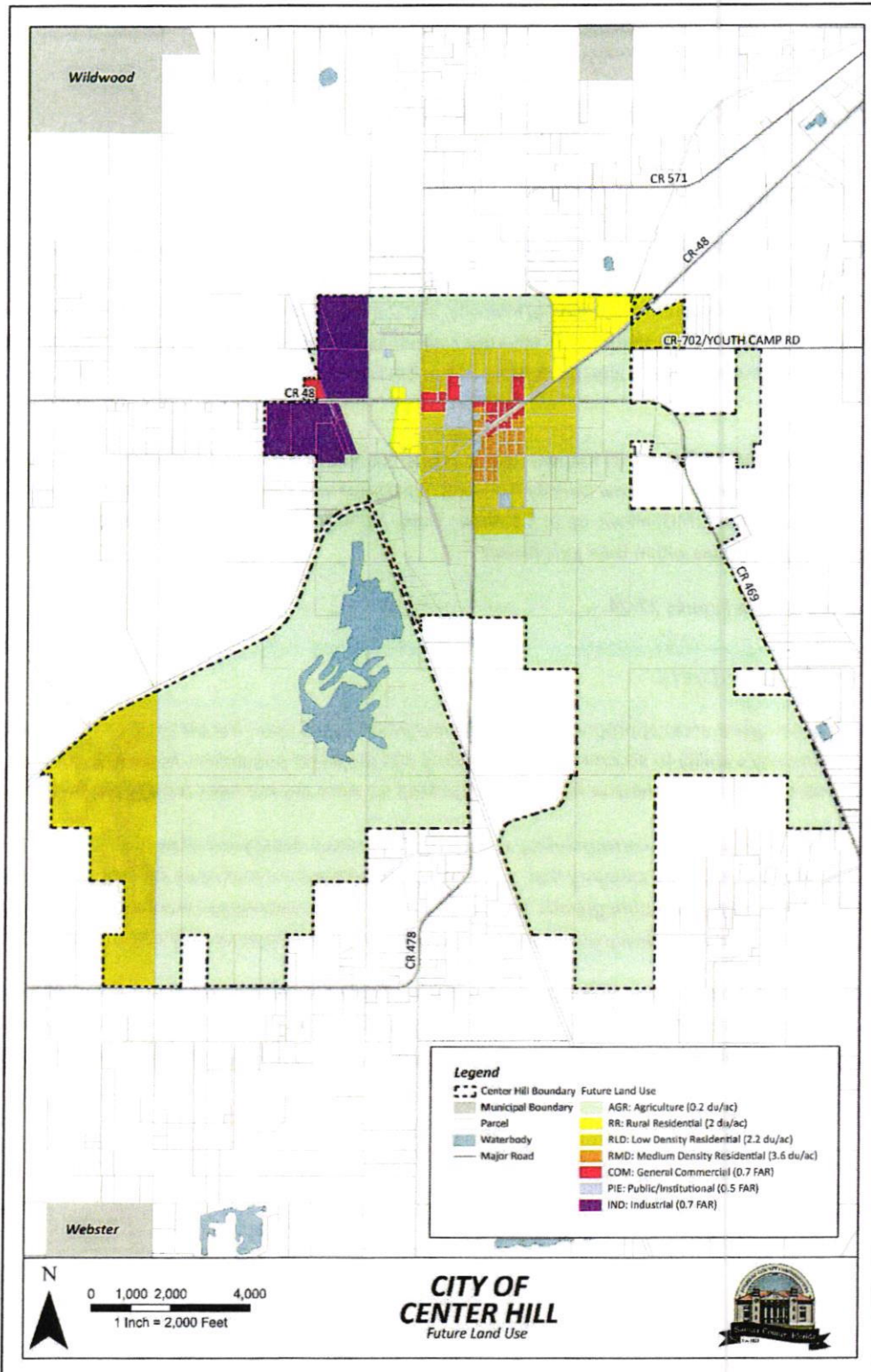
Carrying Capacity Analysis

The FLUM should not only designate areas appropriate for new development based upon the presence of natural resources and public facilities, but also the community's ability to accommodate its existing and projected population. As such, a carrying capacity analysis based upon the Center Hill, Coleman, and Webster Future Land Use Map for each city has been included within this report.

Tables 5-7 lists the FLU categories and their corresponding acreage and permitted density within each City. It also shows the amount of underutilized land available within each FLU category that, when combined with a site's maximum development potential, identifies each city's remaining carrying capacity for future growth. The carrying capacity calculations assume that new development will utilize the maximum density allowed by their FLU designation, while previously developed properties will retain their existing density.

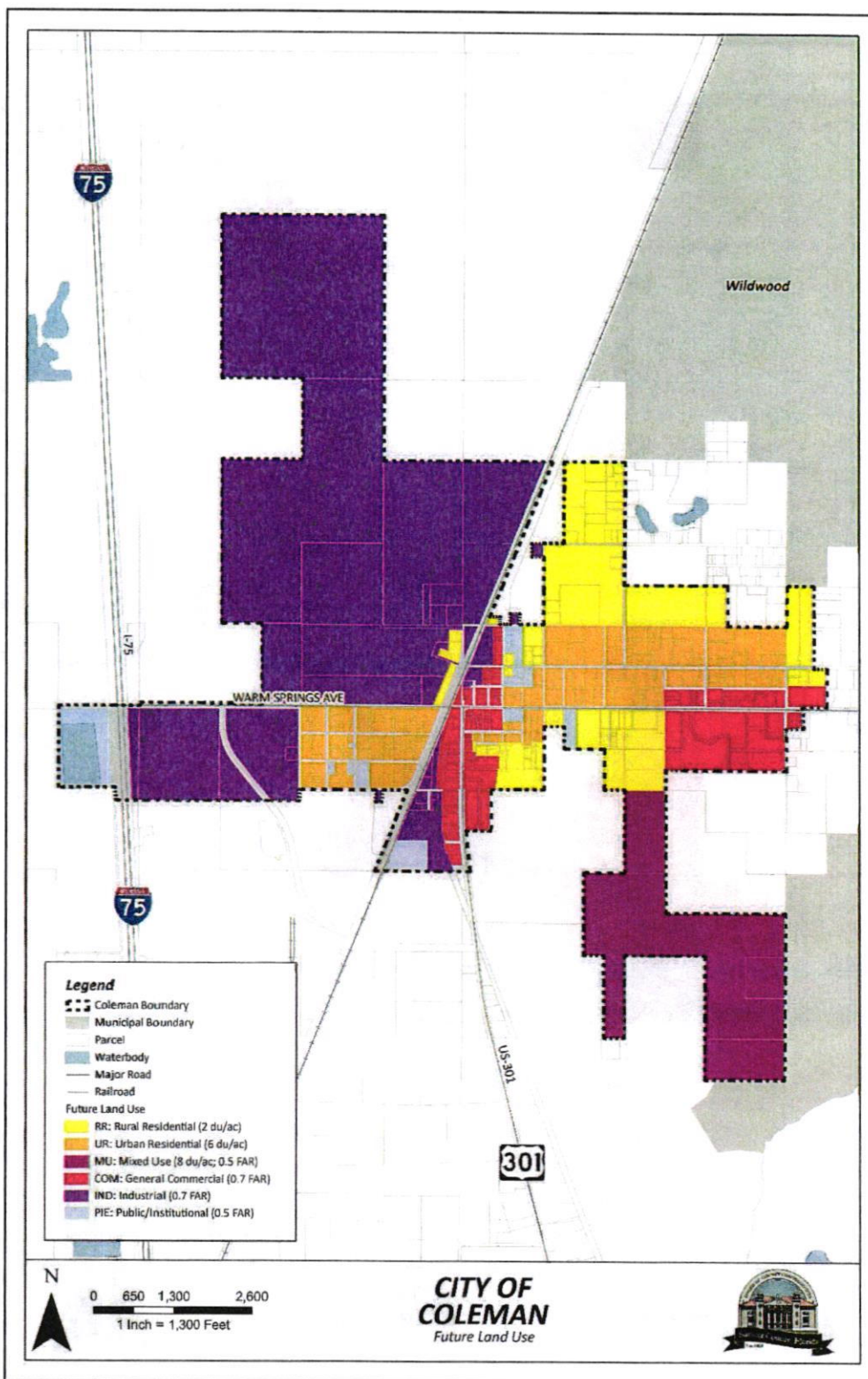
By 2045, the Cities of Center Hill, Coleman, and Webster are expected to nearly double in population: Center Hill from 846 to 1,432, Coleman from 642 to 1,087, and Webster from 778 to 1,317. According to the carrying capacity analysis provided within this Plan, each jurisdiction has enough land use entitlements to accommodate their anticipated growth in population through the 2045 planning horizon.

Figure 22 Center Hill Future Land Use Map



Source: Sumter County, 2022

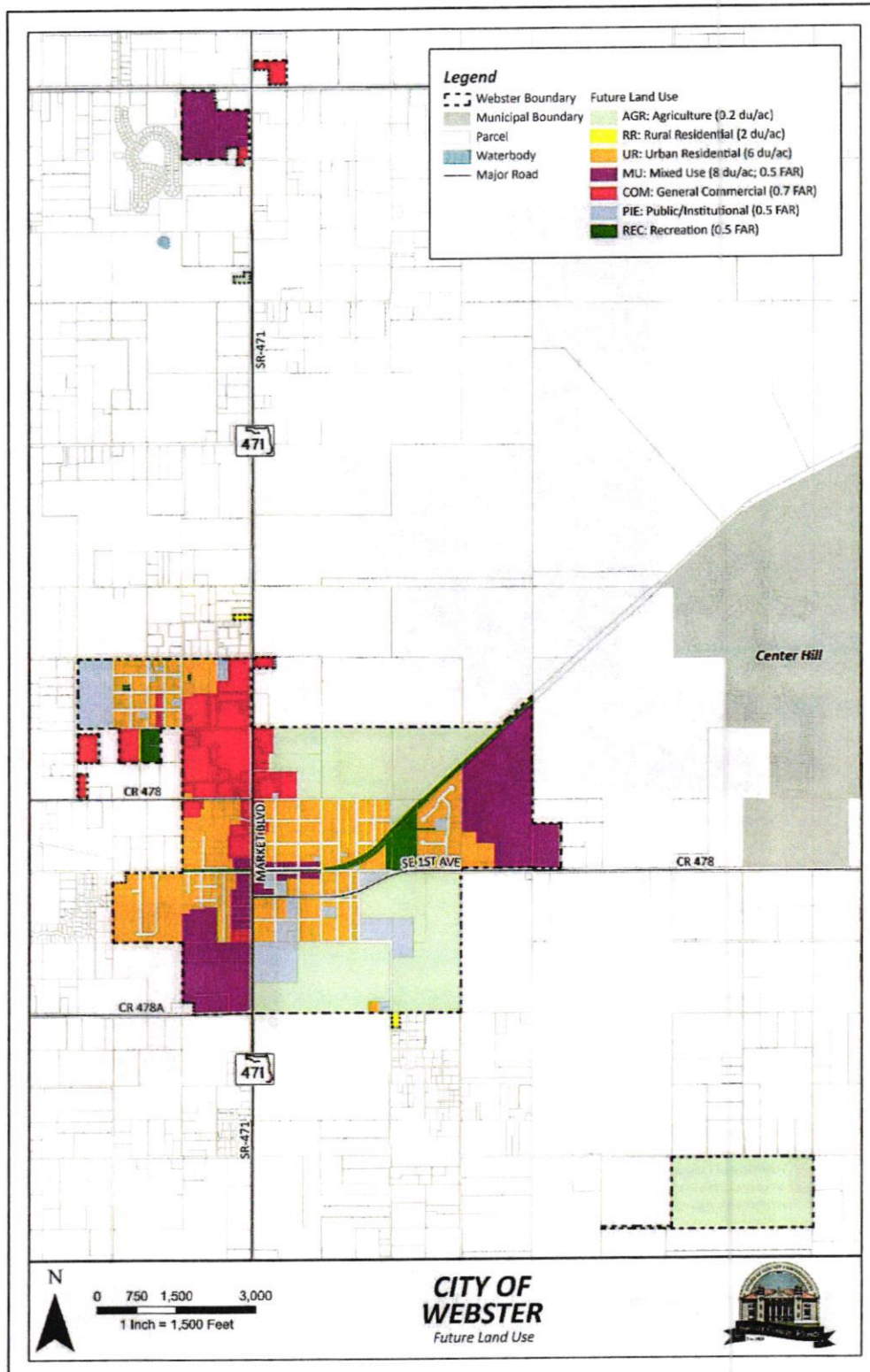
Figure 23 Coleman Future Land Use Map



Source: Sumter County, 2022



Figure 24 Webster Future Land Use Map



Source: Sumter County, 2022



Table 5 Center Hill Carrying Capacity

Future Land Use Categories	All Parcels ¹		Underutilized Parcels ²		Constrained Acres	Unconstrained ³ Acres	Maximum Density du/ac	Holding Capacity du
	Acres	%	Acres	%				
Agricultural	3,208.4	80%	199.4	5%	7.3	192.1	1	192
Rural Residential	85.5	2%	13.0	<1%	0.2	12.8	1	13
Low Density Residential	508.2	13%	48.7	1%	8.7	40.0	2.2	88
Medium Density Residential	24.5	1%	5.1	<1%	-	5.1	3.6	18
General Commercial	29.7	1%	7.2	<1%	-	7.2	-	-
Industrial	140.9	4%	8.0	<1%	-	8.0	-	-
Public/Institutional	23.7	1%	-	-	-	-	-	-
TOTAL	4,020.9	100%	281.4	7%	16.2	265.2	-	311 (967 persons)⁴

1Please note that minor discrepancies in acreage exist where the County FLU shapefile does not match the dimensions of individual parcels used to determine ELU acreages where County FLUs are assigned to incorporated areas.

2The phrase underutilized Parcels means properties designated as vacant by the Sumter County Property Appraiser and agricultural lands 10 acres or less with no onsite structure.

3The term Unconstrained within this context is defined as the portions of Underutilized Parcels that do not contain waterbodies and/or wetland features.

4This population is based upon a persons per household of 3.11 (total population (Census) / total occupied units (FHDC)).

Sources: FGDL, NWI, Sumter County, Sumter County Property Appraiser, 2022

Table 6 Coleman Carrying Capacity

Future Land Use Categories	All Parcels ¹		Underutilized Parcels ²		Constrained Acres	Unconstrained ³ Acres	Maximum Density du/ac	Holding Capacity du
	Acres	%	Acres	%				
Rural Residential	174.8	13%	42.0	3%	2.0	40.0	2	80
Urban Residential	162.1	12%	39.9	3%	0.5	39.4	6	236
Mixed Use	162.5	12%	-	0%	-	-	4	-
General Commercial	107.7	8%	37.7	3%	1.4	36.3	-	-
Industrial	696.2	52%	35.6	3%	0.4	35.2	-	-
Public/Institutional	46.5	3%	3.1	0%	-	3.1	-	-
TOTAL	1,349.8	100%	158.3	12%	4.3	154.0	-	316 (748 persons)⁴

1Please note that minor discrepancies in acreage exist where the County FLU shapefile does not match the dimensions of individual parcels used to determine ELU acreages where County FLUs are assigned to incorporated areas.

2The phrase underutilized Parcels means properties designated as vacant by the Sumter County Property Appraiser and agricultural lands 10 acres or less with no onsite structure.

3The term Unconstrained within this context is defined as the portions of Underutilized Parcels that do not contain waterbodies and/or wetland features.

4This population is based upon a persons per household of 3.11 (total population (Census) / total occupied units (FHDC)).

Sources: FGDL, NWI, Sumter County, Sumter County Property Appraiser, 2022



Table 7 Webster Carrying Capacity

Future Land Use Categories	All Parcels ¹		Underutilized Parcels ²		Constrained	Unconstrained ³	Maximum Density	Holding Capacity
	Acres	%	Acres	%	Acres	Acres	du/ac	du
Agricultural	329.3	35%	12.4	1%	0.8	11.6	0.3	4
Rural Residential	1.5	0%	0.7	0%	-	0.7	2	1
Urban Residential	224.2	24%	100.9	11%	1.0	99.9	6	599
Mixed Use	171.5	18%	4.9	1%	-	4.9	8	39
General Commercial	117.8	13%	60.8	6%	0.6	60.2	-	-
Public/Institutional	63.6	7%	0.4	0%	-	0.4	-	-
Recreation	32.6	3%	2.0	0%	0.1	1.9	-	-
TOTAL	940.5	100%	182.1	19%	2.5	179.6	-	644 (1,790)⁴

1Please note that minor discrepancies in acreage exist where the County FLU shapefile does not match the dimensions of individual parcels used to determine ELU acreages where County FLUs are assigned to incorporated areas.

2The phrase underutilized Parcels means properties designated as vacant by the Sumter County Property Appraiser and agricultural lands 10 acres or less with no onsite structure.

3The term Unconstrained within this context is defined as the portions of Underutilized Parcels that do not contain waterbodies and/or wetland features.

4This population is based upon a persons per household of 3.11 (total population (Census) / total occupied units (FHDC)).

Sources: FGDL, NWI, Sumter County, Sumter County Property Appraiser, 2022

TRANSPORTATION





TRANSPORTATION ELEMENT

INTRODUCTION

A diverse and efficient transportation system is a keystone to strong economic development and promoting a high quality of life. The County currently has a robust and efficient transportation system. This Transportation Element is the blueprint to plan for future transportation enhancements and improve the mobility of goods and services while providing for the needs of pedestrians or cyclists, transit, automobiles and freight. Alternative modes of transportation are an important part of this Element. The County provides accessible multimodal transportation options in the form of roadway, transit facilities, public parking facilities, bicycle and pedestrian facilities, airport and railroad systems, and other services and programs. This element analyzes the current performance and capacity for the existing transportation facilities, projects future needs for roadways, transit, bicycle and pedestrian facilities and recommends future system improvements.

This section is meant to be a supplement to the County's Transportation Element, which includes the data and analysis for the County's entire road network.

INVENTORY AND ANALYSIS

Existing Transportation System

INVENTORY OF MAJOR ROADWAYS

The following roadways comprise the cities' major road network. These can be found on Figures 25 through 27.

Center Hill

- CR 48 – A major, rural collector
- CR 469 – A major, rural collector

Coleman

- I-75 – Part of Florida's Strategic Intermodal System (SIS) infrastructure. The facility is a limited access six lane divided interstate highway
- US 301 – Important truck corridor through central and northeast Florida.

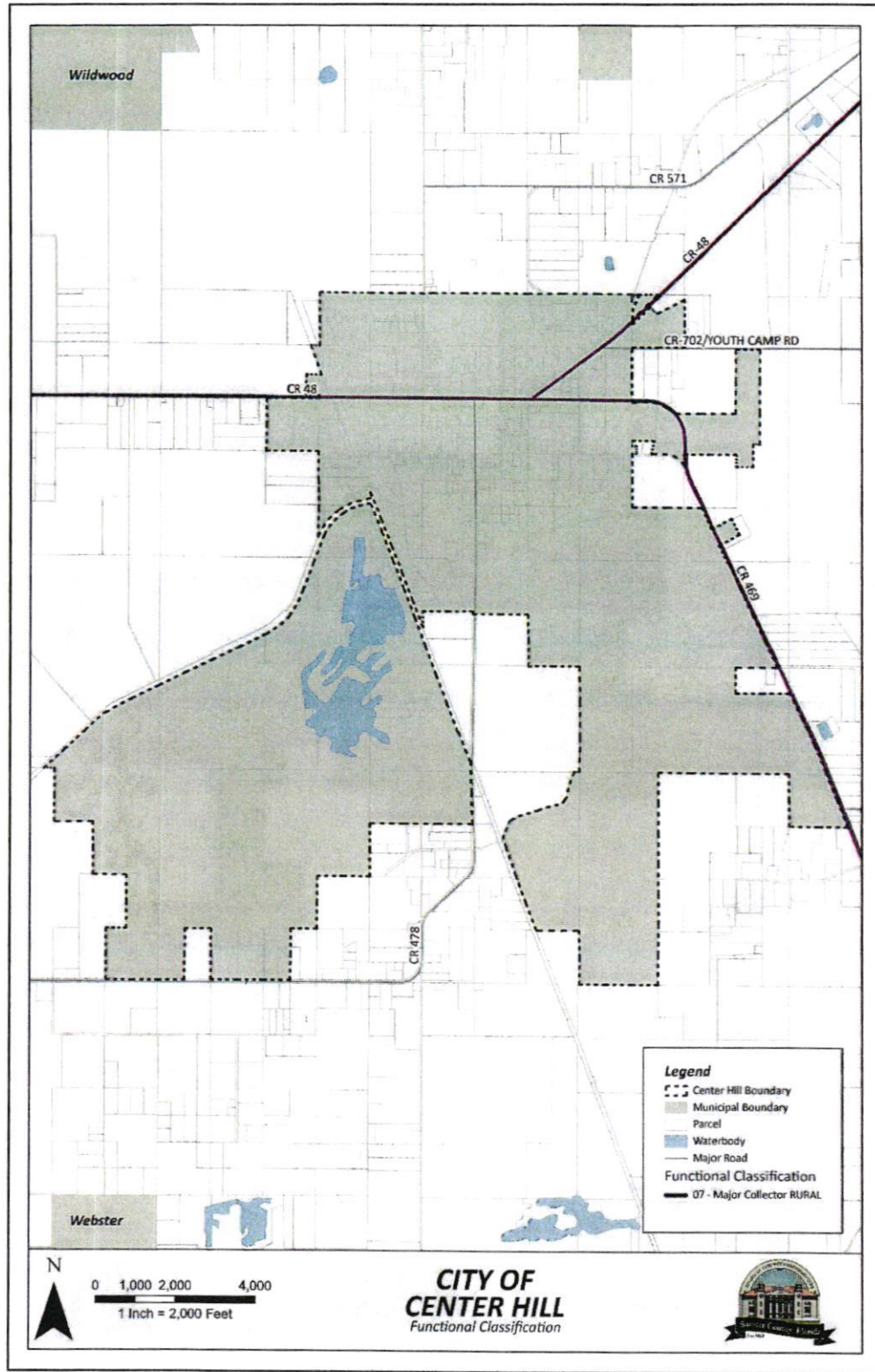
Webster

- FL 471 – A minor, rural arterial through Sumter County
- CR 478 – A major, rural collector
- CR 478A – A major, rural collector
- CR 48 – A major, rural collector

RAILROADS

Coleman is bisected by the Florida Western and Northern Railroad, which is an active freight rail line operated by CSX.

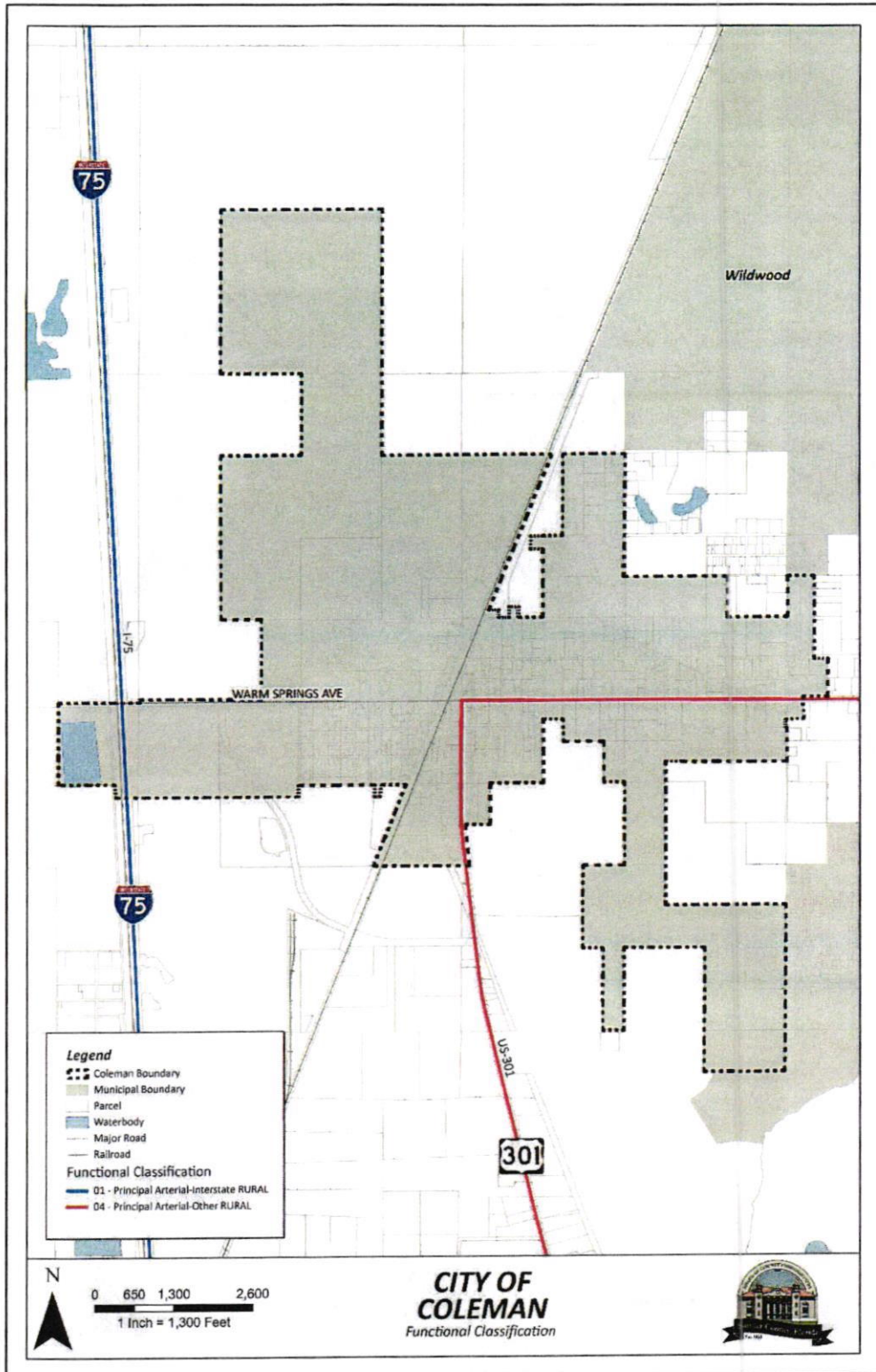
Figure 25 Functional Classification of Major Roads in Center Hill



Sources: FDOT, FGDL, Sumter County, 2022



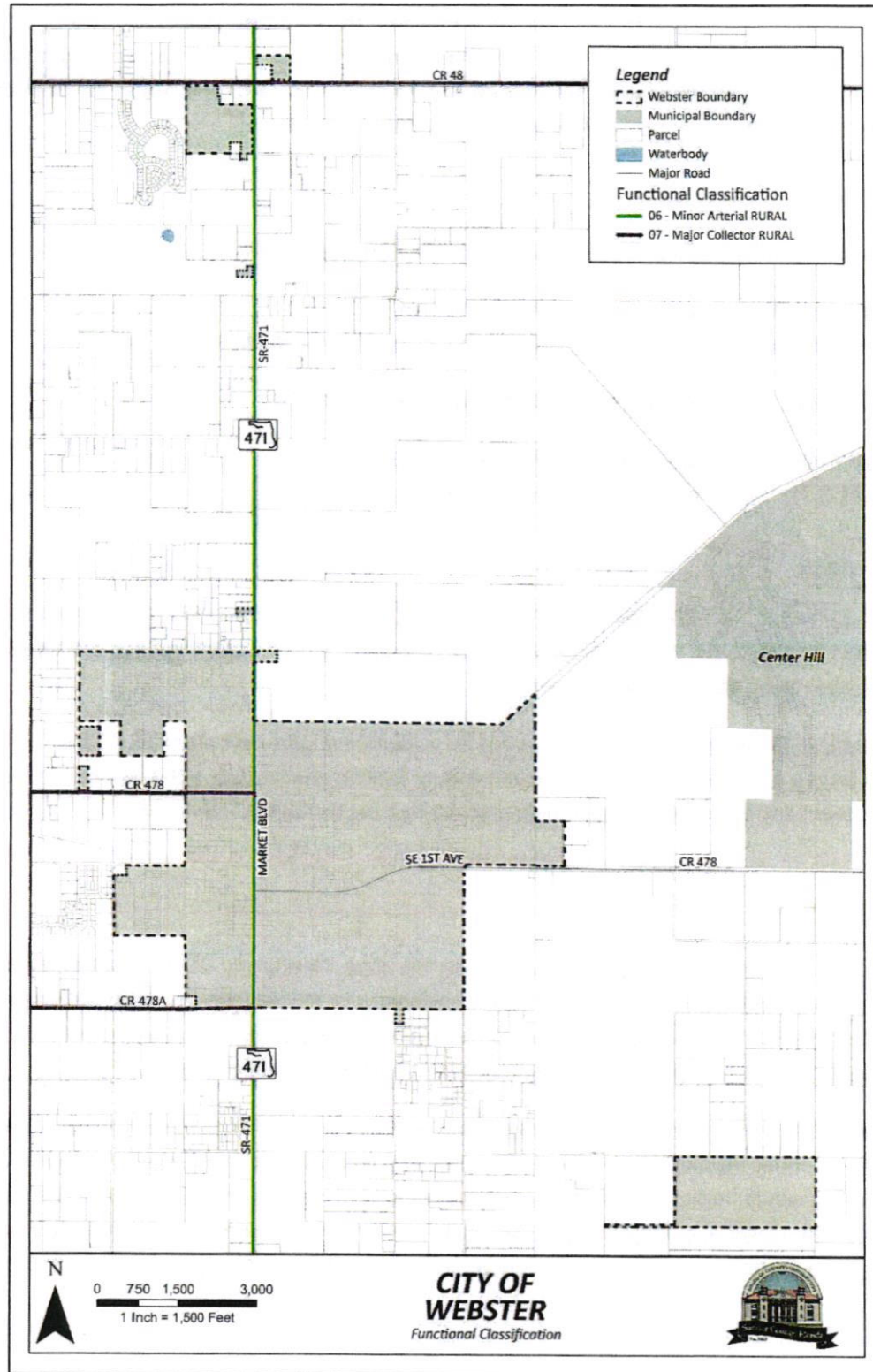
Figure 26 Functional Classification of Major Roads in Coleman



Sources: FDOT, FGDL, Sumter County, 2022



Figure 27 Functional Classification of Major Roads in Webster



Sources: FDOT, FGDL, Sumter County, 2022



Level of Service

The cities do not participate in transportation concurrency. However, the County evaluates and manages the congestion and level of service for the purpose of monitoring the system. Sumter County's Transportation Element provides a list of capital improvements throughout the County. The following list includes road segments within the cities that are projected to fall below the LOS standard in the near- and long-term periods.

Network Analysis

By 2025, one (1) additional roadway link are projected to be LOS F (See Figure 28)

- US 301 east from Warm Springs Avenue (City of Coleman)
 - There is a proposal for a US 301 Bypass around the City of Coleman.

By 2040, two (2) additional road links are projected to be LOS F (See Figure 29)

- US 301 east from Warm Springs Avenue (City of Coleman)
- Interstate 75 (I-75) from C 470 E to Florida's Turnpike

Complete Streets

As the SR 471 corridor transitions within the City of Webster, the City is interested in making that portion of SR 471 it a complete street. The City would like this section of SR 471 to be more aesthetic (scaled lighting and street trees), context sensitive, and consistent along the segment within the City.

The City of Center Hill would like to explore opportunities for establishing gateways along SR 48 and CR 469. There are also concerns with bicycle and pedestrian safety due to a lack of facilities, particularly along Market Street. The City would like to examine the feasibility of incorporating complete street features to Market Street and other highly used corridors in the City.

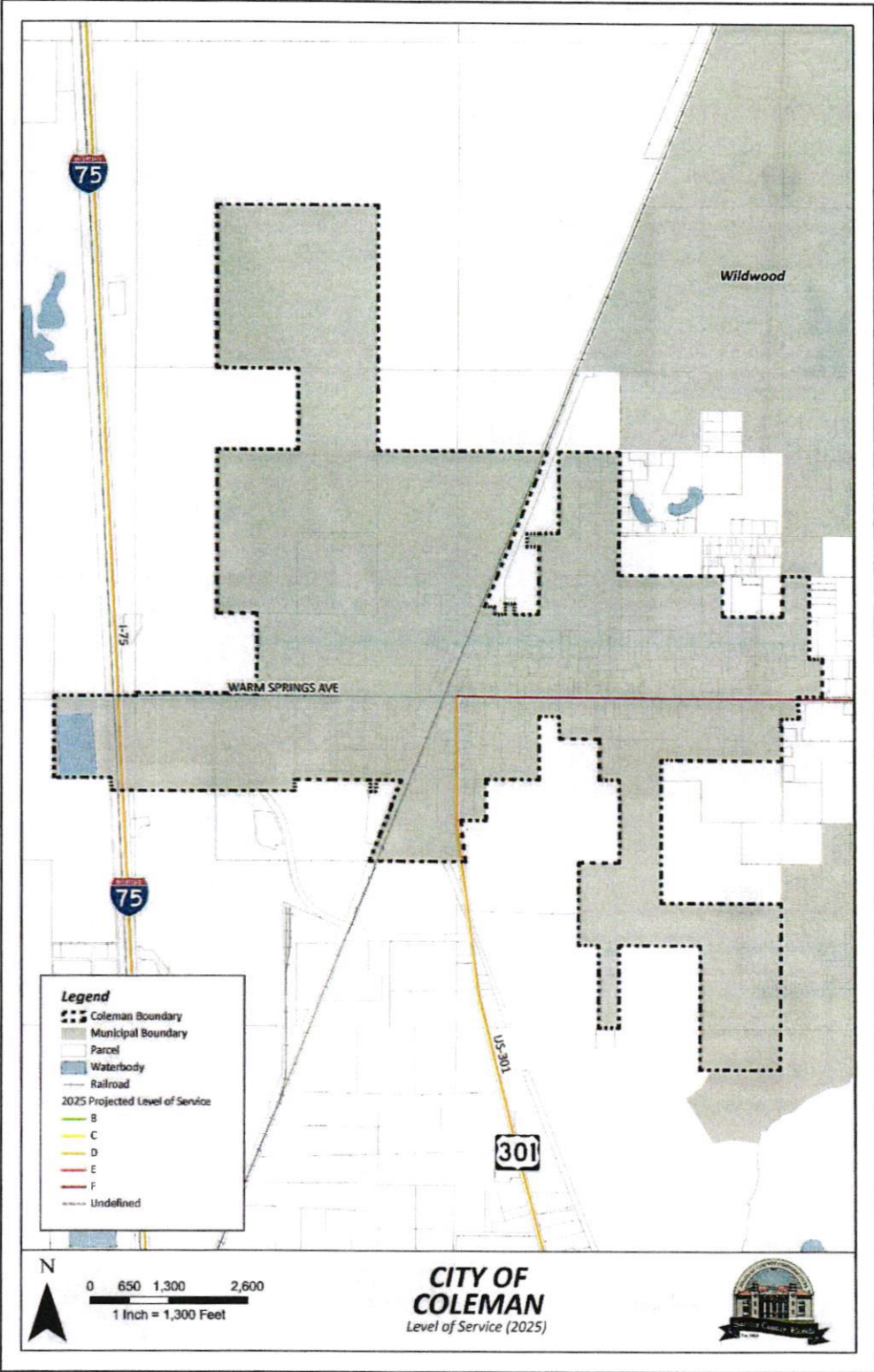
FUTURE NEEDS

Some of the projects outlined in the County's plan will impact the cities. Particularly, US 301 improvements through the City of Coleman. Coleman understands the opportunities associated with the realignment of US 301 to make the corridor more efficient for truck traffic. However, as part of this project, the City would like the remaining portion of US 301/Warm Springs Avenue, leading to downtown, to be reconfigured as a complete street and gateway.

Coleman is concerned with the possibility of a new Interstate 75 interchange at Warm Springs Road. A new interchange could help facilitate economic development. However, the City has concerns that if the interchange were constructed that the character of the City would be significantly impacted. Additionally, the City is concerned that residents on the west side of US 301 and south of Warm Springs Road are physically cut-off from the rest of the City due to the railroad and lack of bicycle and pedestrian facilities. These issues need to be evaluated before US 301 is transformed and the possibility of a new interchange.

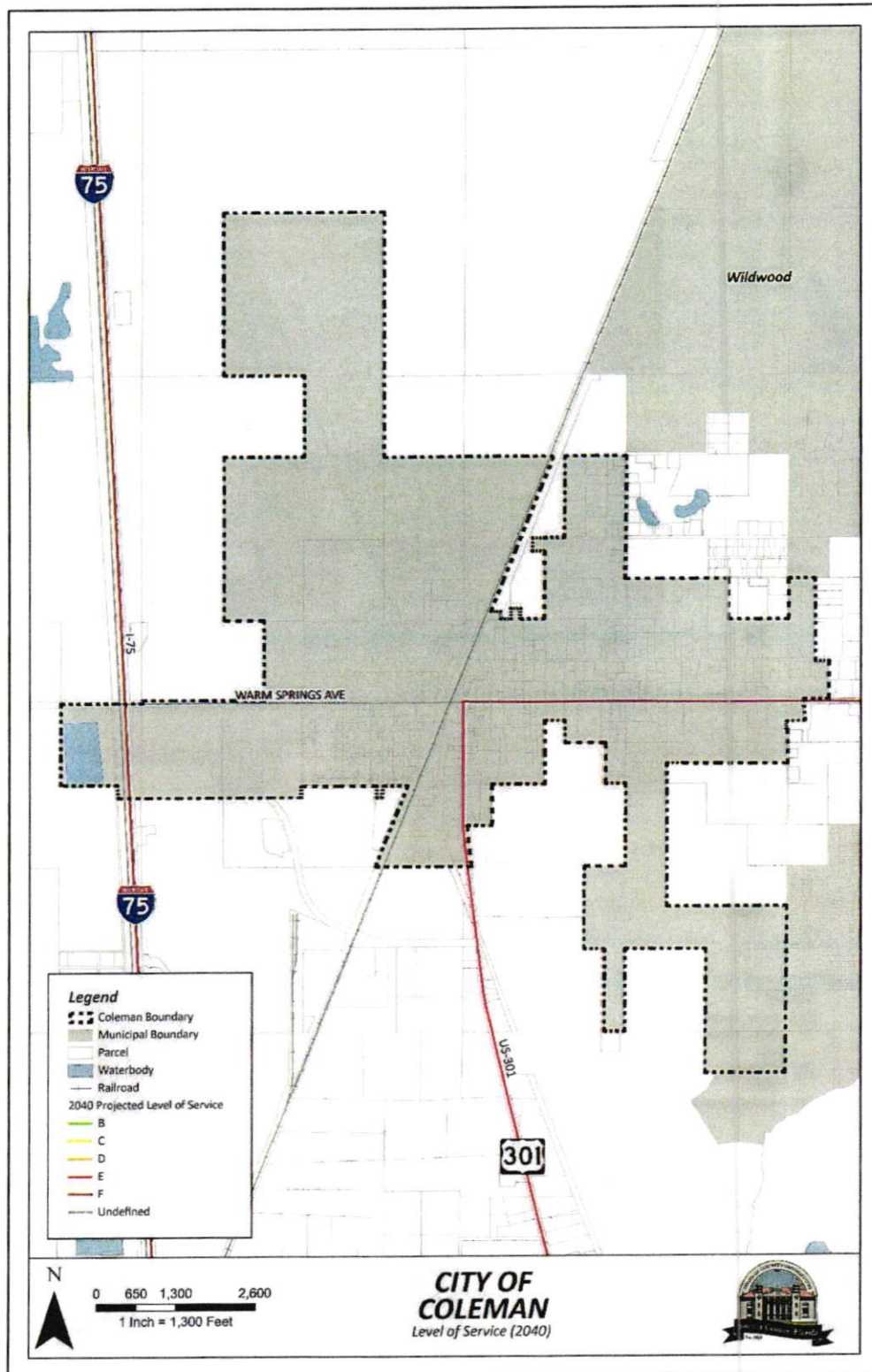


Figure 28 Coleman Roadway Level of Service (2025)



Sources: FDOT, FGDL, Sumter County, 2022

Figure 29 Coleman Roadway Level of Service (2040)



Sources: FDOT, FGDL, Sumter County, 2022



Near- & Long-Term Improvements

A list of the near- and long-term improvements can be found in the Capital Improvements Element.

INFRASTRUCTURE





INFRASTRUCTURE ELEMENT

INTRODUCTION

The Public Facilities Element provides an inventory, analysis and future needs of potable water, wastewater treatment, solid waste collection, drainage and stormwater management under the responsibility of Sumter County.

Key infrastructure to support the economic and environmental health of a community is potable water, sewer/ wastewater, solid waste and drainage/stormwater services. These key infrastructure pieces are strongly coordinated between the County and the Cities of Bushnell, Coleman, Center Hill, Webster, and Wildwood through the adoption and implementation of the Interlocal Service Boundary Agreements (ISBA) and Joint Planning Agreements (JPA), pursuant to Chapter 171, Part II, Florida Statutes. These ISBAs set the stage for the coordination and cooperation in the efficient and effective provision of key infrastructure for existing and future service.

INVENTORY & ANALYSIS

Potable Water

The Cities of Center Hill, Coleman, and Webster provide potable water service to businesses and city residents within their service area.

Each of the cities' current and projected potable water demand is included in the Withlacoochee Regional Water Supply Authority (WRWSA) Regional Water Supply Plan (RWSP).

WATER SUPPLY

All of the water supply is sourced from the Upper Floridan Aquifer for both the current and future demand. There are no current or immediate alternative water supply projects.

EXISTING AND FUTURE DEMAND CAPACITY

SWFWMD recently updated the 2020 Regional Water Supply Plan and the information in Table 9 and Table 10 is extracted in part from that report.

Table 8 City Population Projections 2015-2040 – Withlacoochee RWSP

City	2015	2020	2025	2030	2035	2040
Center Hill	1,001	1,298	1,751	2,201	2,450	2,667
Webster	1,290	1,718	2,286	2,843	2,960	3,061
Coleman ¹	694	846	991	1,127	1,258	1,383

¹ Coleman 2015 population projections were derived from BEBR.



Table 9 Projected Water Demand 2015-2040 – Withlacoochee RWSP

City	2015 Water Demand (mdg)	Average Per Capita, gpcd (2011-2015)	2020	2025	2030	2035	2040
Center Hill	0.12	119	0.15	0.21	0.26	0.29	0.32
Webster	0.12	92	0.16	0.21	0.26	0.27	0.28
Coleman ¹	0.08	98	0.08	0.10	0.11	0.12	0.13

¹ Based on public usage surveys provided by the City to SWFWMD and the projections derived from BEBR.

Table 10 shows that the demand for potable water is projected to continue to steadily increase each year until the horizon (2040) for each of the cities, which is commensurate with the amount of projected population growth.

Table 10 Permitted Water Use

City	Average	Drought Quantity	Peak Quantity	CUP Expire Date
Center Hill	170,500	156,500	264,600	09/10/2022
Residential	156,500	-	242,900	
Nonresidential	14,000	-	21,700	
Webster	102,900	102,900	123,200	08/29/2022
Residential	102,900	-	123,200	
Nonresidential		-		
Coleman	94,800	94,800	122,200	03/14/2032
Residential	71,100	-	91,700	
Nonresidential	23,700	-	30,500	

Table 11 Water Treatment Capacity

City	Average Usage	Permitted Capacity (GPD)	Remaining Capacity
Center Hill	70,532	170,500	99,968
Webster	83,194	234,000	150,806
Coleman ¹	64,251	495,000	430,749

WATER RESOURCE PLANNING

The Southwest Florida Water Management District adopted the 2020 Regional Water Supply Plan for the Northern Planning Region, which includes Sumter County, in November 2020. The plan outlines resource protection, demand estimates and projections, evaluation of water sources, and water conservation projects for the region.



The cities currently focus their efforts on educating city residents on the importance of water conservation practices. This includes the following:

- Educating elected officials on interconnections with nearby municipalities
- Educating elected officials on establishing potential reclaimed water systems
- Educating the importance of properly operating and maintaining irrigation systems
- Participating in the Institute of Food and Agricultural Sciences Research and Education Projects

Although none of the large scale alternative water supply projects directly impact the three cities, each of the cities will continue to coordinate with the Withlacoochee Regional Water Supply Authority to advance the goals of the regional water supply plan. Additionally, the cities are eager to work with the Withlacoochee Regional Water Supply Authority and the Southwest Florida Water Management District to develop and implement their Water Supply Work Plans in the near future.

Wastewater System

Through coordination with the County, the Cities of Coleman, Center Hill, and Webster are evaluating Florida Government Utility Authority (FGUA) opportunities to acquire and operate systems through grant/loans to grow the service areas. The FGUA is a creation of the State of Florida to regionalize water and sewer service and step in when private or public water systems are failing. FGUA is interested in serving areas in Sumter County provided the scope and scale fits their business model.

CITY OF COLEMAN

The City of Coleman has a water system but has no sewer facilities. Sumter County recently supported (by paying for the design and facilitating an agreement between Wildwood and Coleman) an interlocal agreement between Wildwood and Coleman for interconnecting their water systems located near the intersection of US 301 and Warm Springs Avenue. The City of Wildwood paid for the construction of this interconnection. This service provides fire flow and auxiliary service to the City of Coleman in the event of a water plant failure. Likewise, the City of Coleman can service a limited portion of Wildwood should a portion of its system fail in this area. For years, the City of Wildwood has offered the City of Coleman connect to its sewer system via an interlocal agreement, but the City of Coleman remains uninterested in considering it at this time. There are private sewer systems to the West and South of Coleman, which may be viable options to be considered in the future. The City of Coleman remains open to discussions with Wildwood and other providers in connecting to sewer service. The City understands that sewer service is critical in order to realize future growth.

CITY OF WEBSTER

The City of Webster currently has a sewer collection system but not a sewer treatment system. It relies on an agreement with the City of Bushnell for the treatment. However, the current development activity in discussion within the City of Webster will likely exceed the agreed upon maximum capacity allotted by the City of Bushnell.

The City of Bushnell is currently prioritizing its capacity needs for its jurisdiction rather than for others. Webster is currently discussing interest from existing private water and sewer providers in their joint service area boundaries to joint in a future joint system. FGUA met with the City of Webster and supports their efforts for a larger consolidation of its public and the area private system. However, FGUA will not proceed with further interest until a water and sewer feasibility study is



conducted. The County supports these efforts of the City. Webster is also evaluating the possibility of acquiring additional wastewater capacity from the Jumper Creek facility that is approximately 1.5 miles north of the City.

CITY OF CENTER HILL

The City of Center Hill also does not operate or provide sewer service. Center Hill owns and operates a water system. Center Hill is also gathering interest from private sewer systems in their joint planning area to possibly provide future service. To facilitate the potential connection to existing sewer systems, the County commissioned a feasibility study that focuses on the joint planning areas of the City of Webster and the City of Center Hill.

Solid Waste Collection

The appropriate collection and disposal of solid waste is an important function to protect the public health of the community. Through the ISBA, the County and Cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood are responsible for the collection of solid waste. Solid waste collection is provided either through private haulers or by the property owner in the unincorporated areas.

Currently, the County provides a Citizen's Drop-off Area (CDA) on CR 529 to the east of I-75. This CDA collects residential solid waste and recyclables from individual County residents (city or unincorporated). The County also holds "Amnesty Days" for the proper collection and disposal of hazardous materials and other materials not regularly accepted by the CDA.

Drainage & Stormwater Management

The County and cities principally rely on the permitting requirements of SWFWMD to address drainage and stormwater needs within their jurisdictions. In fact, the adopted level of service standard for drainage and stormwater is the permitting requirements of SWFWMD. Through the County and cities' development review process, development projects are reviewed to assure appropriate mitigation of impacts to drainage and stormwater on the development site.

The County and cities experience two types of flooding – riverine flooding and low area ponding. Riverine flooding occurs along the Withlacoochee and Little Withlacoochee Rivers, as well as along creeks, streams, and canals. Low area ponding is common in areas with a high water table coupled with poor drainage.

INFRASTRUCTURE ANALYSIS

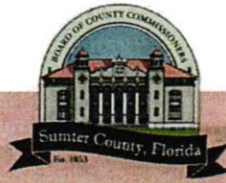
As described in the inventory section, the cities provide potable water service to residents and businesses in their individual utility service areas. There is currently sufficient capacity in each cities' facilities to accommodate the current and future demand. Updates to each of the cities' consumptive use permits will be required as expirations come due and the appropriate forecasted population growth is incorporated in the revised permits. There are no alternative water supply projects identified for the cities. However, the Withlacoochee Water Authority will be looking at future opportunities for utilizing surface waters as a potential source, which includes potentially withdrawing water from the Withlacoochee River.

Wastewater facilities at the three cities is more nuanced. Webster is the only city of the three that is currently providing sewer service through their connection with the City of Bushnell's sewer system. The City of Webster is evaluating opportunities to connect to a nearby private system. Center Hill is also evaluating opportunities to connect to two private



systems that are within their utility service area. Due to their proximity, the City of Coleman has been entertaining an opportunity to connect to the City of Wildwood's sewer system. At this time, Coleman has determined not to connect. The County is helping with facilitating a feasibility study for Cities of Center Hill and Webster.

CONSERVATION





CONSERVATION ELEMENT

INTRODUCTION

This Chapter is meant to identify the natural resources in the County as well as establish policies that would protect and conserve environmentally sensitive lands. This section includes an inventory and discussion on the quality of air, surface waters, forest and agricultural lands, soils within Sumter County and the conservation of these resources.

INVENTORY OF NATURAL RESOURCES

For an inventory of natural resources in the area, see section "Inventory of Natural Resources" in Sumter County Section.

Wetlands

The City of Center Hill has wetlands primarily in the southeastern area of the City, where the land is used for agricultural uses. Figure 30 shows the wetland features in the City. The City of Coleman has a concentration of wetland features in the northwestern area of the City, in an area which is slated for industrial purposes. Figure 31 shows the wetland features for the City of Coleman. The City of Webster has very few wetland features in its limits, as shown by Figure 32.

Floodplains

The City of Center Hill has a large portion of its limits affected by 100-year Floodplains, as determined by FEMA. The floodplains are present, mostly, in the southeastern and southwestern areas of the City, where the land is primarily used for agriculture. Figure 33 shows the floodplains in the City.

The northwestern area of the City of Coleman has 100-year Floodplains, as shown by Figure 34. The City of Webster has limited floodplains within its limits, as shown by Figure 35.

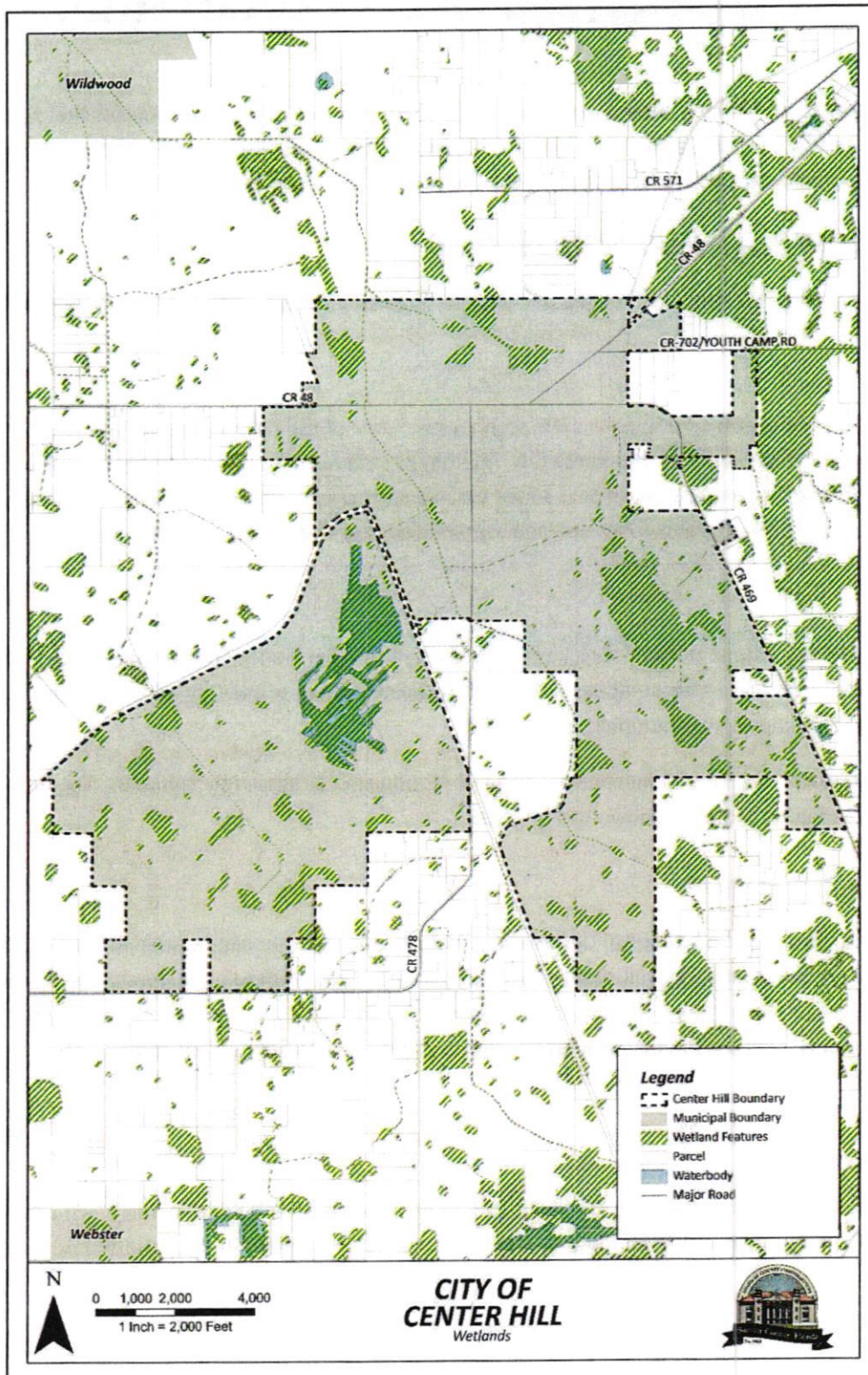
Soil Drainage Conditions

The soil drainage conditions for the Cities of Center Hill, Coleman, and Webster can be seen in Figures 36-38. For each of the cities, soils that are moderately to well-drained occur in the urbanized or developed core areas. Beyond these developed areas, soils conditions tend to be less well-drained. This indicates that soil conditions are slightly better for development in the areas that are already developed. This does not mean development should not occur in the undeveloped areas.

Air Quality Inventory

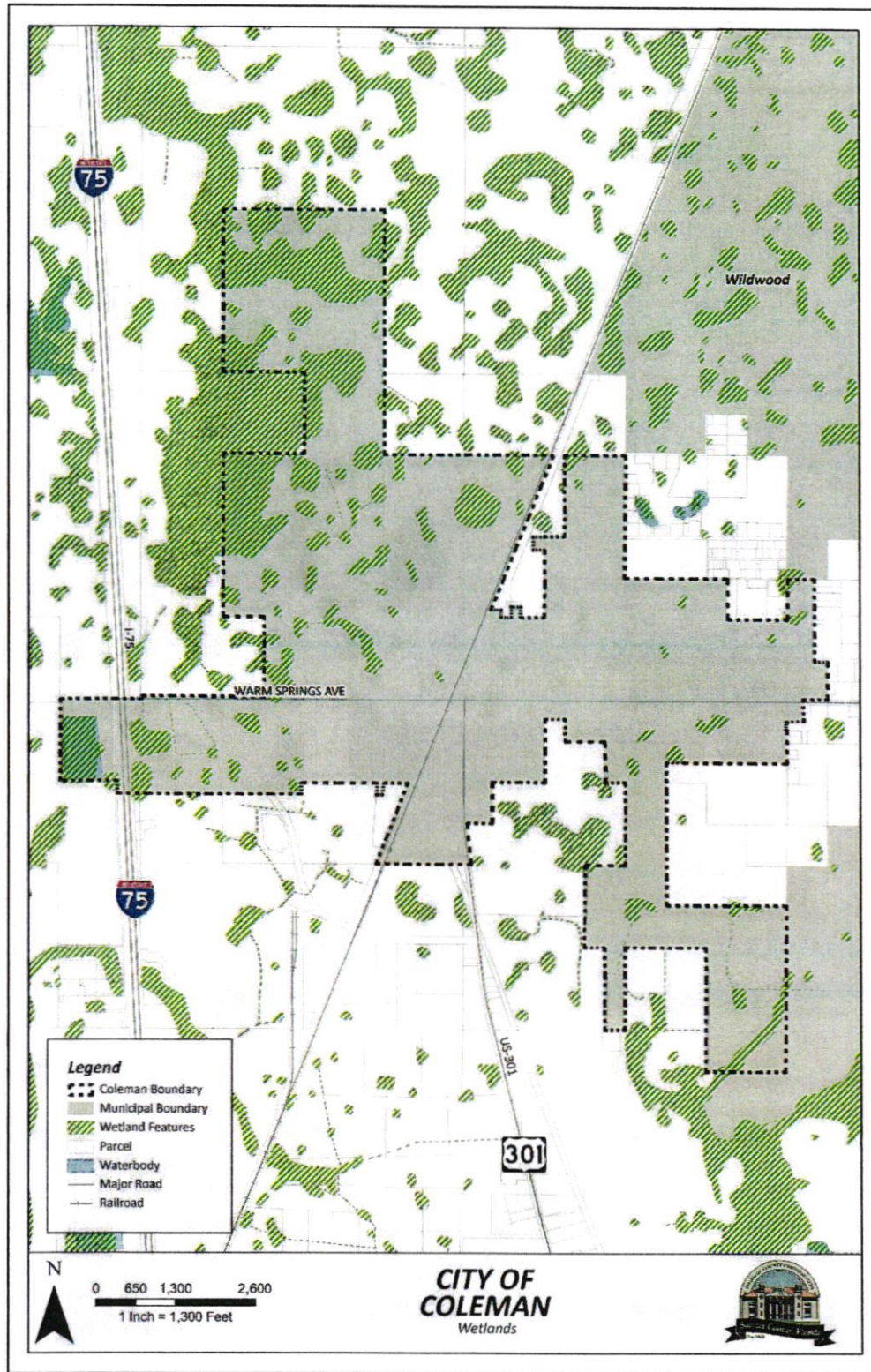
Sumter County and the Cities of Center Hill, Coleman, and Webster are in an area of attainment. For more information regarding air quality monitoring within the County, see the Conservation Element in the County's unincorporated Plan.

Figure 30 Center Hill Wetlands



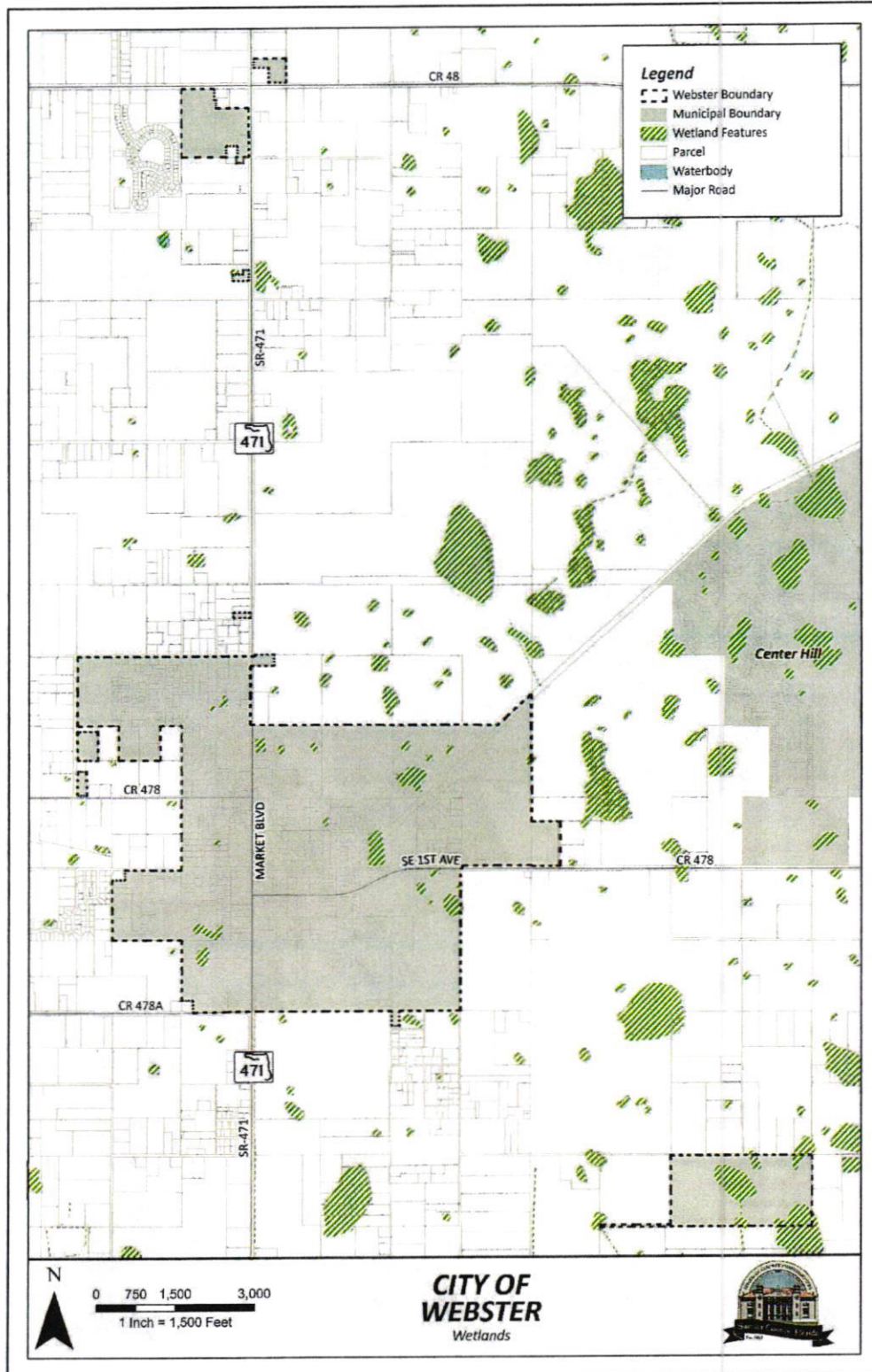
Sources: FGDL, NWI, Sumter County, 2022

Figure 31 Coleman Wetlands



Sources: FGDL, NWI, Sumter County, 2022

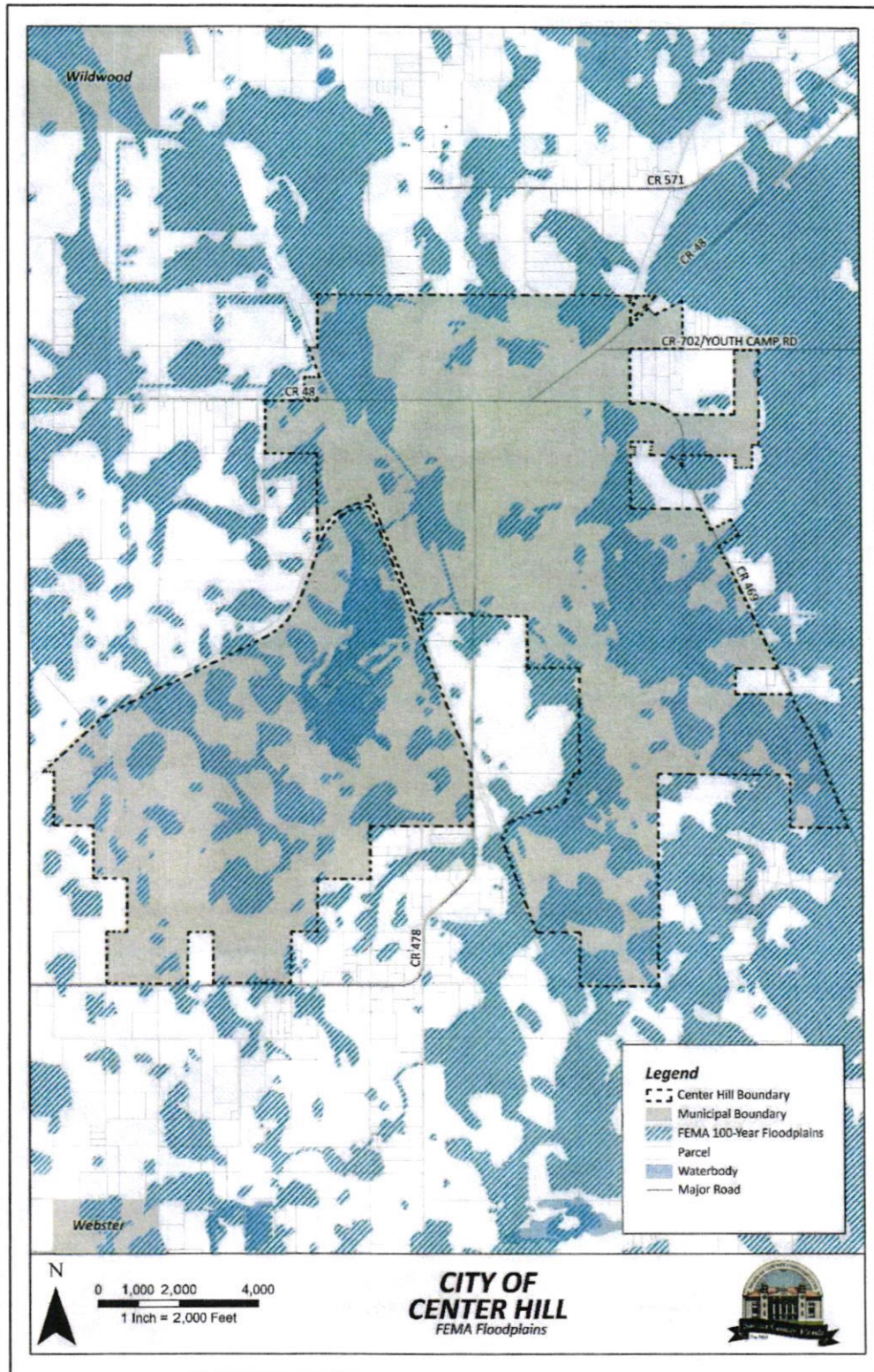
Figure 32 Webster Wetlands



Sources: FGDL, NWI, Sumter County, 2022

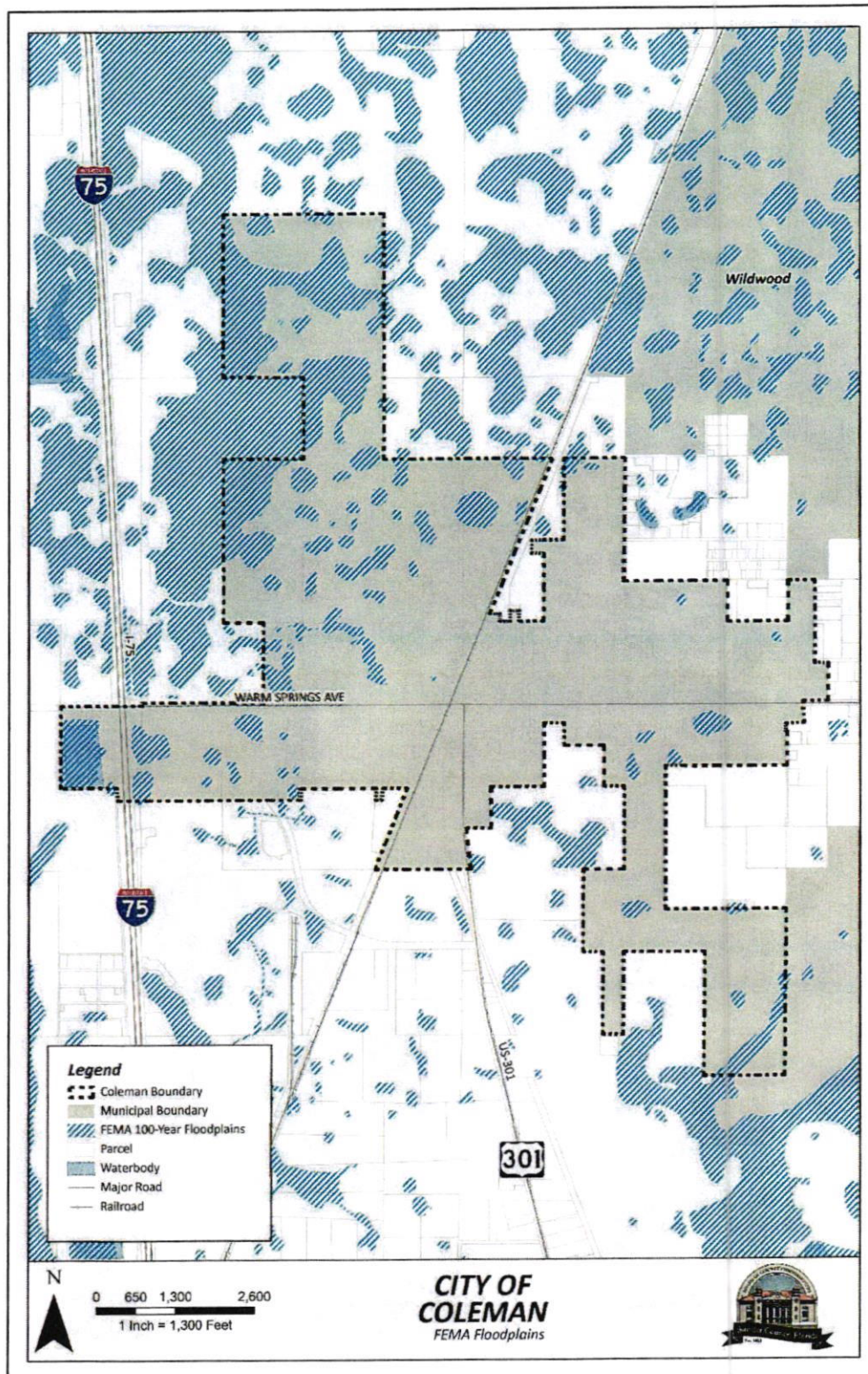


Figure 33 Center Hill Floodplains



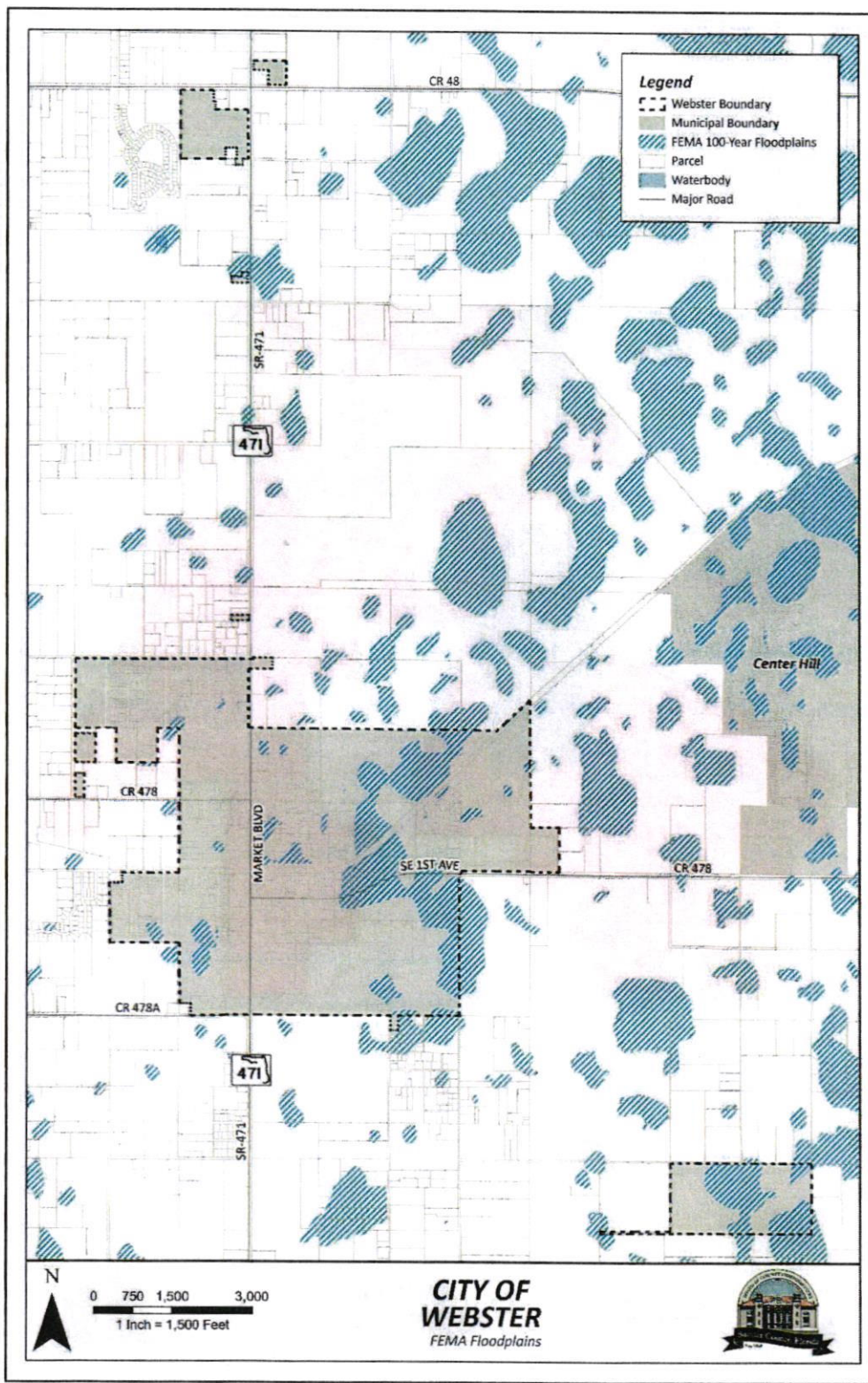
Sources: FEMA, FGDL, Sumter County, 2022

Figure 34 Coleman Floodplains



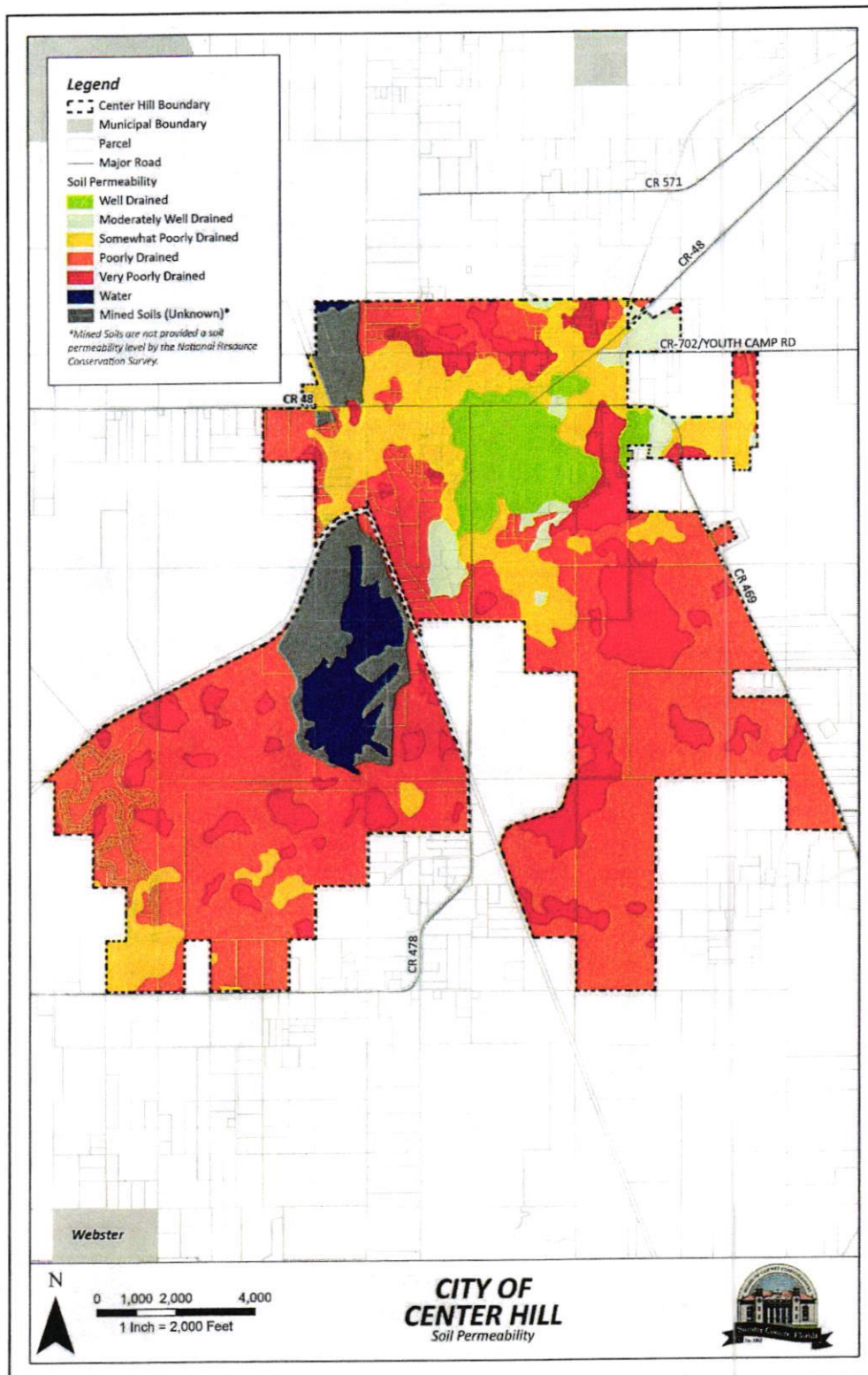
Sources: FEMA, FGDL, Sumter County, 2022

Figure 35 Webster Floodplains



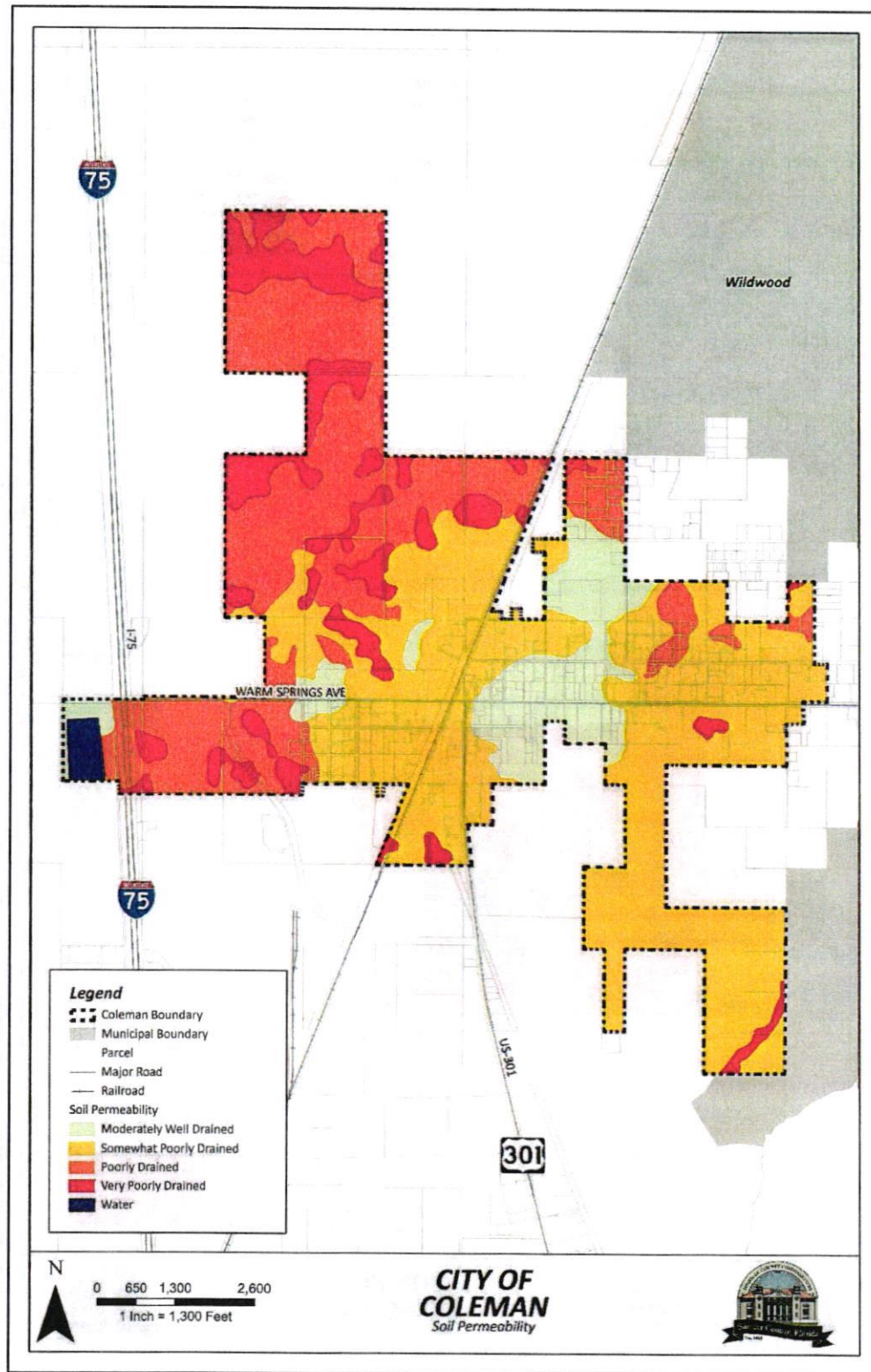
Sources: FEMA, FGDL, Sumter County, 2022

Figure 36 Center Hill Soil Permeability



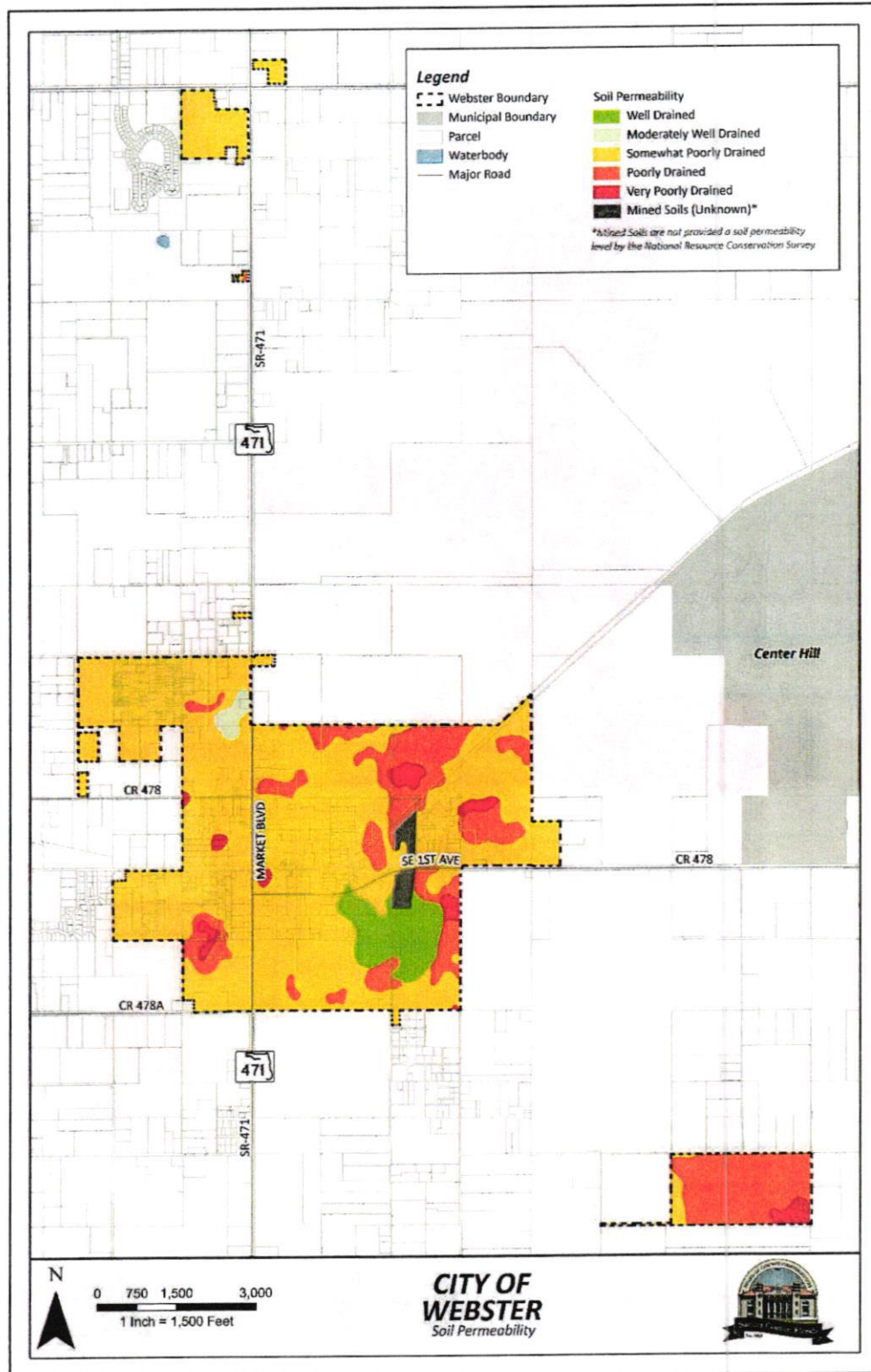
Sources: FGDL, NRCS, Sumter County, 2022

Figure 37 Coleman Soil Permeability



Sources: FGDL, NRCS, Sumter County, 2022

Figure 38 Webster Soil Permeability



Sources: FGDL, NRCS, Sumter County, 2022



Commercially Valuable Minerals Inventory

Sumter County and the City of Center Hill permit mining. The City of Webster is considering allowing existing mines to expand while continuing to prohibit new mining operations. The City of Webster would consider annexing an existing mine into its boundaries, if the opportunity arises.

Potable Water Demand

See the cities' Infrastructure Element for more information.

Land Use & Land Cover

CENTER HILL

According to SWFWMD data, the five most prominent land uses/land coverage (by acreage) within the City of Center Hill are Cropland and Pastureland, Upland Hardwood – Coniferous Mix, Residential Low Density < 2 Dwelling Units per acre, Freshwater Marshes, and Disturbed. Table 13 shows the Land Use/Land Cover for the City.

Table 12 Land Use & Land Cover in Center Hill

Land Use/Land Cover	Acres
Cropland and Pastureland	1,433.6
Upland Hardwood - Coniferous Mix	822.3
Residential Low Density < 2 du per acre	321.7
Freshwater Marshes	253.6
Disturbed	220.2

Sources: Sumter County, SWFWMD, 2022

COLEMAN

According to SWFWMD data, the five most prominent land uses/land coverage (by acreage) within the City of Coleman are Cropland and Pastureland, Residential Low Density < 2 Dwelling Units per acre, Residential Medium Density 2 to 5 Dwelling Units per acre, Stream and Lake Swamps (Bottomland), and Upland Hardwood – Coniferous Mix. Table 14 shows the Land Cover/Land Use for the City.

Table 13 Land Use & Land Cover in Coleman

Land Use/Land Cover	Acres
Cropland and Pastureland	670.7
Residential Low Density < 2 du per acre	192.2
Residential Med Density 2-5 du per acre	148.4
Stream and Lake Swamps (Bottomland)	140.4
Upland Hardwood – Coniferous Mix	112.8

Sources: Sumter County, SWFWMD, 2022



WEBSTER

According to SWFWMD data, the five most prominent land uses/land coverage (by acreage) within the City of Webster are Cropland and Pastureland, Residential Medium Density 2 to 5 Dwelling Units per acre, Commercial and Services, Residential Low Density <2 Dwelling Units per acre, and Institutional. Table 15 shows the Land Cover/Land Use for the City.

Table 14 Land Use & Land Cover in Webster

Land Use/Land Cover	Acres
Cropland and Pastureland	453.9
Residential Med Density 2-5 du per acre	166.1
Commercial and Services	117.2
Residential Low Density < 2 du per acre	89.6
Institutional	44.6

Sources: Sumter County, SWFWMD, 2022

Figure 39 Center Hill Land Cover Composition

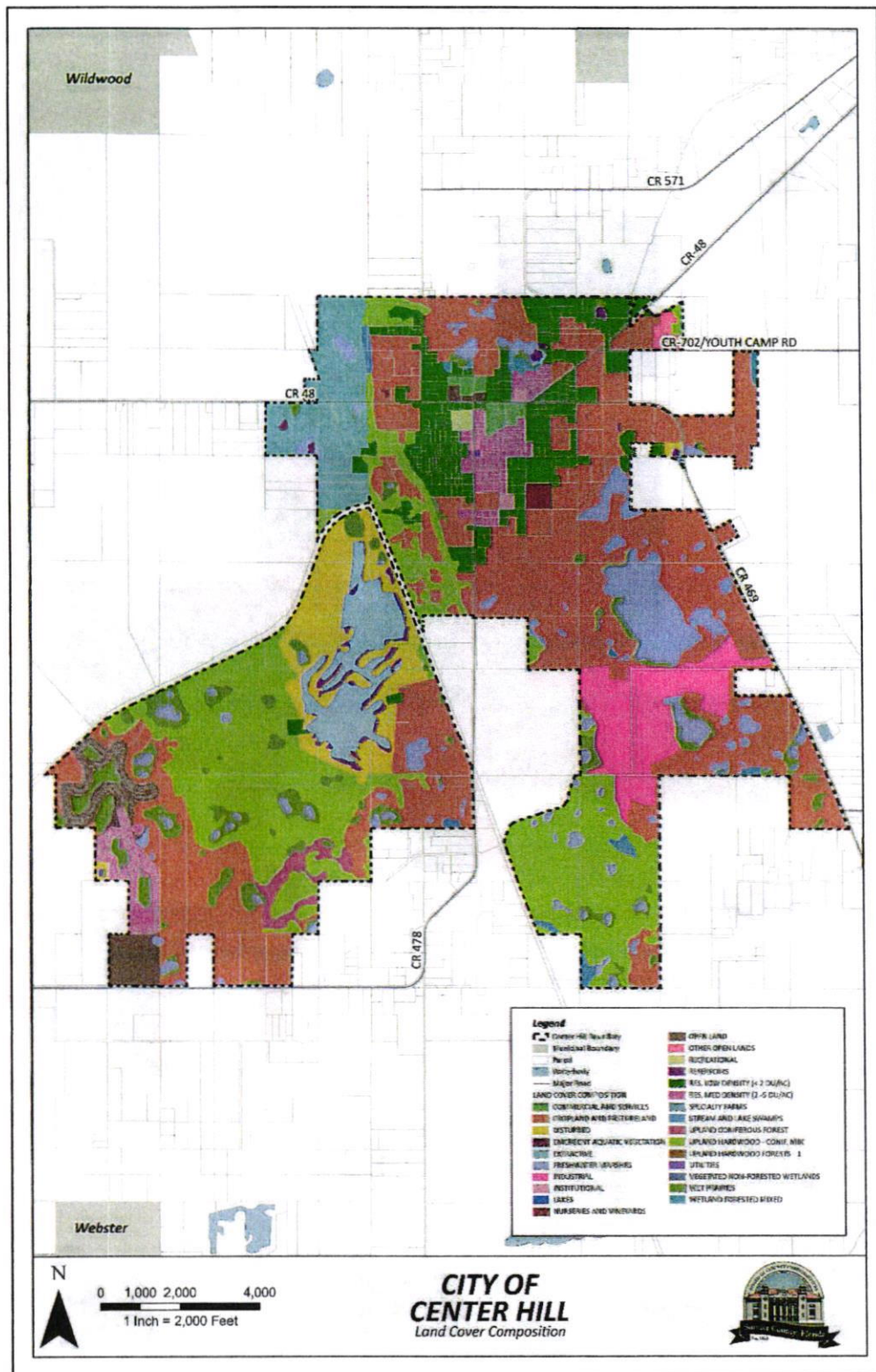
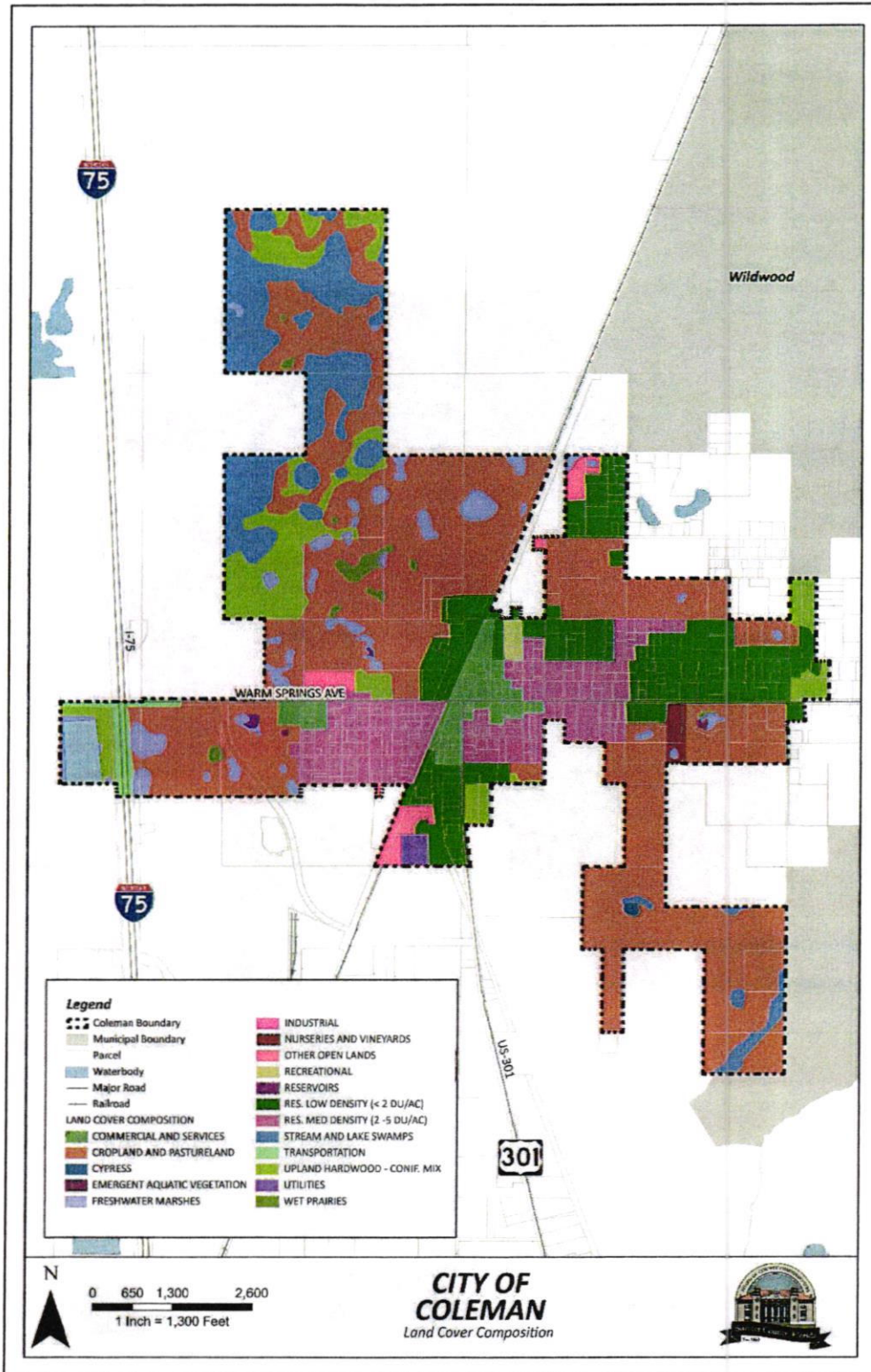
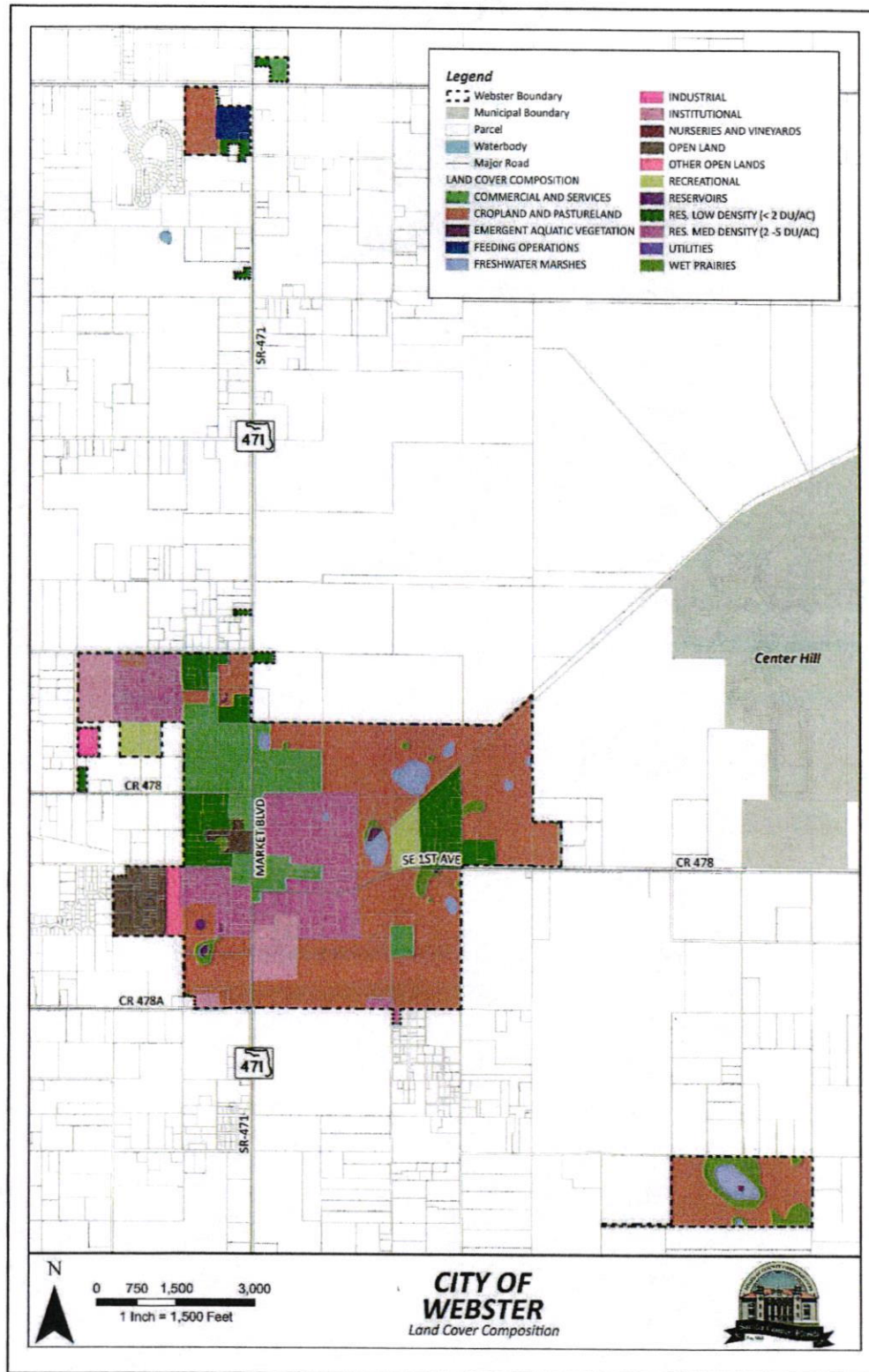


Figure 40 Coleman Land Cover Composition



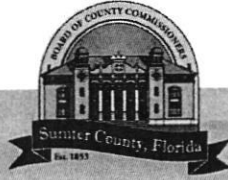
Sources: Sumter County, SWFWMD, 2022

Figure 41 Webster Land Cover Composition



Sources: Sumter County, SWFWMD, 2022

HOUSING





HOUSING ELEMENT

INTRODUCTION

While it is not mandated by Florida Statutes (F.S.), Sumter County plays a role in facilitating the provision of affordable housing by coordinating with affordable housing providers and ensuring safe and quality living standards are being met. Pursuant to Chapter 163, F.S., the housing element is intended to establish principles, guidelines, standards, and strategies to be followed in:

- The provision of housing for all current and anticipated future residents of the County.
- The elimination of substandard dwelling conditions.
- The structural and aesthetic improvement of existing housing.

The provision of adequate sites for future housing, including affordable workforce housing as defined in Section 380.0651(1)(h), F.S., housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

This data and analysis document contains the background information used to develop the Housing Element Goals, Objectives and Policies (GOPs).

Historic Assets

Residents of Center Hill, Coleman, and Webster wish to preserve their historic charm. The Cities have historic residential structures in varying degrees of preservation, and there is a desire for the older housing stock to be improved. There are opportunities for the Cities to highlight these historic assets to increase local renown, whether through a historic marker program or historic tours of homes

Prohibition on Mobile Homes

The City of Center Hill has a prohibition on mobile homes, though this prohibition is not being applied uniformly. The City could consider putting a moratorium on mobile homes in certain zoning designations to limit their presence in the City.

Seasonal population

The City of Webster recognizes the economic impact of the seasonal population on its community. Generally, the seasonal population is being housed in RV Parks, but the City wishes to evaluate whether there are other housing opportunities which may be permanent.

Table 15 Housing Inventory

Type of Housing by Structure	Center Hill	Coleman	Webster
1, detached	212	302	168
1, attached		3	
2 units		9	5
3 or 4 units			59
5 to 9 units			7



Type of Housing by Structure	Center Hill	Coleman	Webster
Mobile home	121	127	125
Boat, RV, van, etc.	11		
Total Units	344	441	364

Sources: ACS, ESRI BAO, 2022

Table 16 Ownership, Rental, Year Built, Rent, & Value

Summary Table	Center Hill	Coleman	Webster
Number of Owners	179	195	139
Number of Renters	93	76	141
Median Year Structure Built	1981	1976	1979
Median Rent	\$865	\$496	\$691
Median Home Value	\$78,300	\$91,300	\$62,500

Sources: ACS, ESRI BAO, 2022

Housing Affordability

Housing affordability is determined as percent of a household income dedicated to rent or a mortgage. As a matter of percent, the City of Webster, has the largest proportion of homes owners and renter that are considered cost burdened. Generally, housing affordability within the three cities would be considered to be good compared to the housing costs experienced in the northeastern portion of the County, where housing costs have surged in recent months (up 20% in the last 12 months).

Table 17 Owner Costs as a Percentage of Household Income

Owner Cost Burden	Center Hill	Coleman	Webster
With Mortgage			
Less than 30%	62	68	37
More than 30%	13	37	29
Without Mortgage			
Less than 30%	101	84	60
More than 30%	3	6	13
Total Owners	179	195	139

Sources: ACS, FHDC, 2022

Table 18 Gross Rent as a Percentage Household Income

Renter Cost Burden	Center Hill	Coleman	Webster
Less than 30%	35	48	73
30-49.9%	18	0	8
50% or More	8	9	60
Not Computed	32	19	0
Total Renters	93	76	141

Sources: ACS, FHDC, 2022



Substandard Housing

Substandard housing conditions is metric that evaluates the general condition of the housing stock in a community. The City of Center Hill includes the largest percentage of homes considered substandard at approximately 15 percent. Whereas Coleman and Webster fall in the 6 to 9 percent range. Each of the cities are actively participating in the County's housing programs to help bring homes up to modern building codes.

Table 19 Substandard Housing

Percentage Units	Center Hill	Coleman	Webster
Lacking Complete Kitchen Facilities	15.9%	8.9%	7.8%
Lacking Complete Plumbing Facilities	15.4%	5.7%	7.2%

Sources: ACS, FHDC, 2022

RECREATION & OPEN SPACE





RECREATION & OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship in size, number, type and location of different park and recreation areas to serve the population is the primary objective of this plan element. The purpose of this element is to identify open space and recreation facilities, establish level of service standards for the provision of such facilities, and analyze current and projected park and recreational needs based on population projections and the established level of service standards. This element also contains specific goals, objectives, and policies to guide the provision of recreation and open space facilities through the year 2040.

City Parks

Table 20 City Park Inventory

Center Hill		Webster		Coleman	
Facility	Ac	Facility	Ac	Facility	Ac
Erwin Bryan Park	4.46	B.M. Hewitt Recreation Complex	5.77	Coleman City Hall Park	3.22
		Central Avenue Park	1.28	Dunklin Riser Park	1.93
		Sam S. Harris Memorial Park	11.4	J.L. Rowe Memorial Park	3.51
Total Acreage	4.46	Total Acreage	18.45	Total Acreage	8.66

Source: Sumter County, 2022

Level of Service Analysis

Center Hill, Coleman, and Webster have level of service (LOS) minimum standards, listed below in Table 22. The Cities are currently meeting LOS Minimum Standards. As population grows within the Cities, the communities could consider a parks and recreation survey to evaluate the needs and desires of residents.

Table 21 City Park Level of Service

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/Racquetball 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	N/A
Football/Soccer Fields	1 per 5,000	1 per 5,000	1 per 500
Tennis Courts	1 per 2,000	N/A	N/A
Volleyball Courts	1 per 10,000	N/A	N/A



Current Facilities Analysis

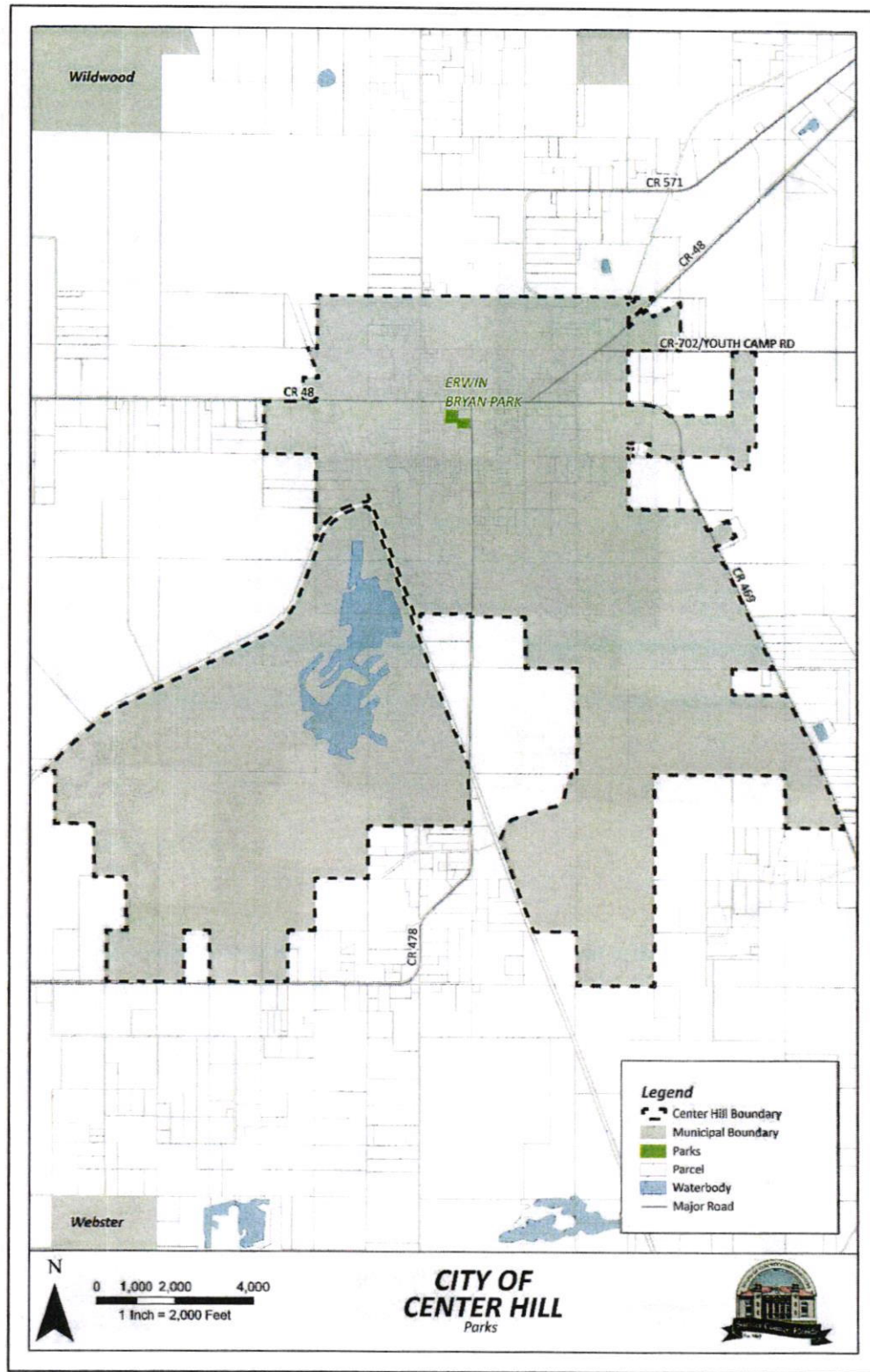
Each of the cities are currently meeting the adopted level of service (LOS) standards for active recreation and are anticipated to meet the future demand. Although not a current LOS standard, each of the cities could consider a parks acreage per 1,000 people LOS standard to ensure new development is providing adequate active recreation space for new residents.

Future Improvements

Each of the Cities, during public engagement, shared a goal of connecting to the regional trail system. The City of Webster is planning to connect the Downtown with the Oak Alley RV Park to the east of Downtown via a trail along the former railroad.

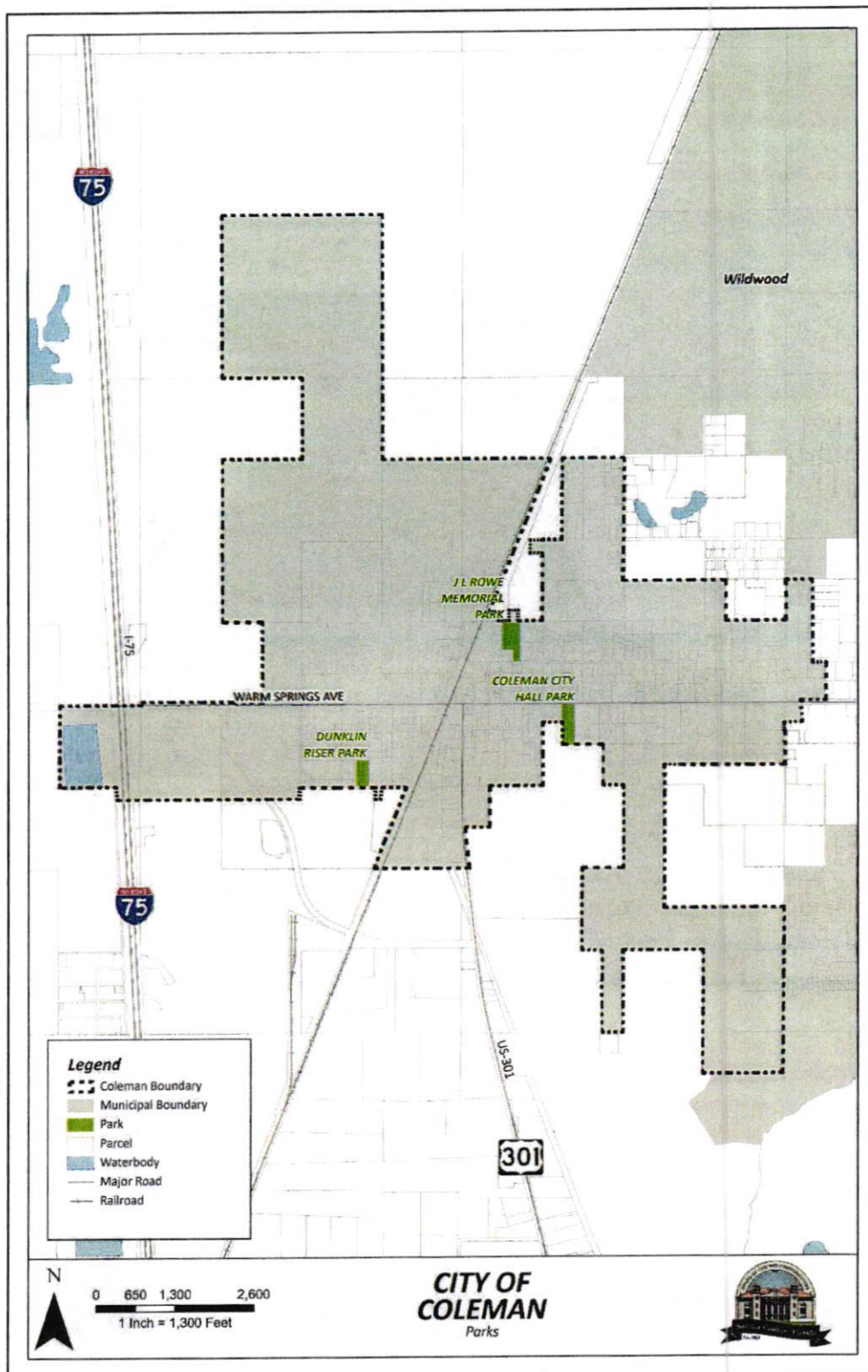
The City of Coleman has received funding for planned capital improvements to three parks: Dunklin Risner, JL Rowe Park, and Shady Brook Park. These improvements include new playground equipment, new picnic tables, new pavilions, and new barbeque grills. Shady Brook Park is located outside of the City's jurisdictional boundaries, but the park is owned and maintained by the City.

Figure 42 Center Hill Park Facilities



Source: Sumter County, 2022

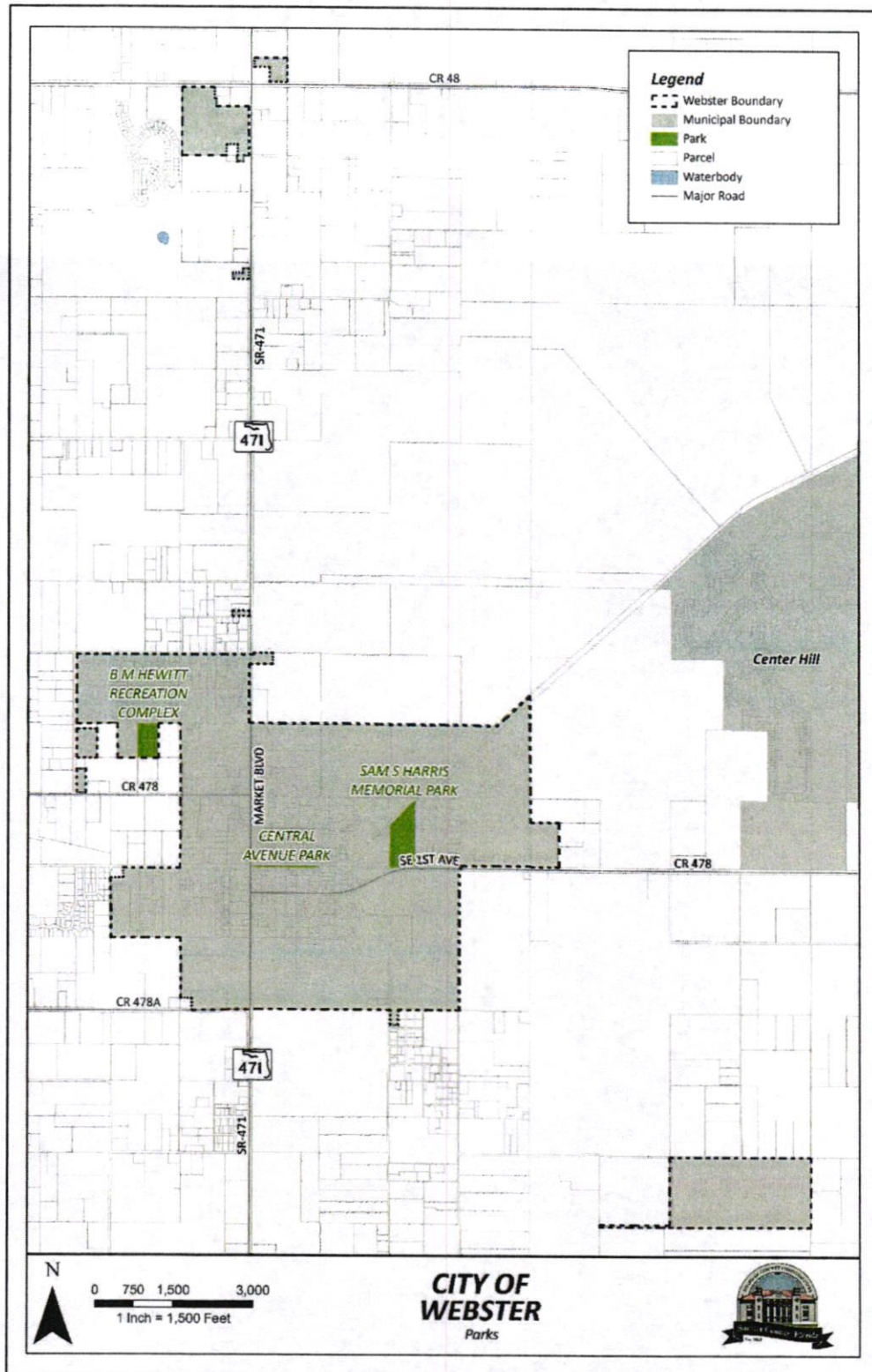
Figure 43 Coleman Park Facilities



Source: Sumter County, 2022



Figure 44 Webster Park Facilities



Source: Sumter County, 2022

INTERGOVERNMENTAL COORDINATION





INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of the Intergovernmental Coordination Element (ICE) is to establish mechanisms and methods to ensure the appropriate level of coordination between Sumter County and regional, state and federal agencies and adjacent jurisdictions.

In order to provide for consistency and coordination among state, regional and local governments and agencies, it is essential to plan for and engage in coordinated efforts, especially among adjacent jurisdictions. This coordination provides not only the method for the plans to be consistent, but also allows for more efficient delivery of services to County residents and businesses.

This element can also be used as a mechanism to provide direction to the County for future implementation of federal, state, regional, and local programs, grants and assistance. Numerous government programs exist which can be used by the County in the implementation of its Comprehensive Plan. In addition, these programs can be used to coordinate the increasing demands of population growth on the County's services and public infrastructure. Coordination between the County and the cities is crucial to ensure growth is managed in an orderly fashion and future and current residents are provided with the necessary services.

ANALYSIS

The Cities of Center Hill, Coleman, and Webster have Interlocal Boundary Service Agreements (ISBA) with Sumter County. These agreements are outlined in the Data & Analysis section of the County's Intergovernmental Coordination Element. The County often partners with the cities for their infrastructure projects.

As described in the Infrastructure Element, Coleman is in discussions with the City of Wildwood for the provision of sewer service. The City of Bushnell currently provides wastewater treatment to the City of Webster.

ECONOMIC DEVELOPMENT





ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The Economic Development Element is an optional element in Sumter County's Comprehensive Plan. The purpose of this element is to address the prevalent economic issues of today and the anticipated challenges facing the County's future. Although not a required element by Florida Statutes, the subject is important enough to warrant careful consideration during the comprehensive planning process. By doing so, the plan will be able to act as a guide for the future growth of the County's local economy. The value of this data and analysis section lies in the documentation of its statistics and conditions and in providing ideas and opportunities to spur economic development within the County.

Center Hill

The major industries in the City of Center Hill are mining and agriculture, specifically cattle farming. During the public engagement process, workshop attendees shared their desire for the expansion of these industries within the City. This economic growth could entail annexation opportunities in the surrounding unincorporated areas.

Coleman

The major economic growth opportunities in the City of Coleman are primarily in the planned industrial facilities, such as the Monarch Business Park and the Rick Scott Industrial Park. Another economic opportunity available to the City of Coleman is the City's access to the rail line. The City may consider expanding its boundaries to annex surrounding unincorporated areas to increase economic opportunities. A potential obstacle to economic growth is sewer infrastructure capacity. Until the sewer infrastructure capacity is expanded, major economic growth may not be possible.

Webster

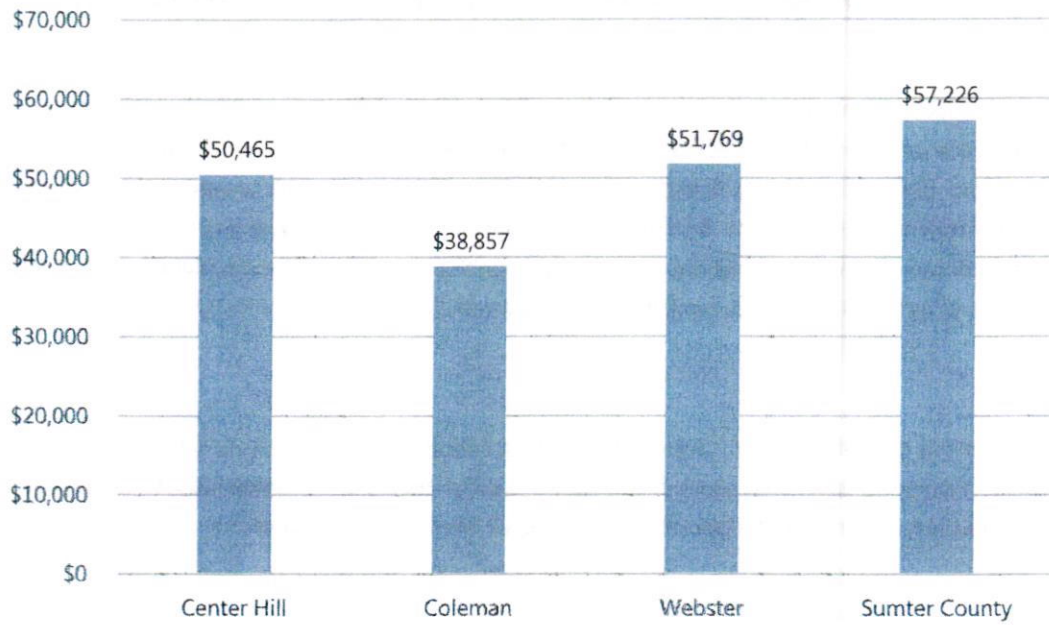
The major economic growth opportunities in the City of Webster revolve around the City's major attractions: the weekly Webster Westside Flea Market and the Sumter Livestock Market. These weekly events are major economic draws to the community, and further development of these can increase economic growth in the City. The City may consider expanding its boundaries to annex surrounding unincorporated areas to increase economic growth.

Opportunities

For the County and the Cities of Center Hill, Coleman, and Webster, there are economic development funding opportunities through the United States Department of Agriculture through their Rural Economic Development Loan and Grant Program. This program provides funding for rural projects that will create and retain employment in rural areas.



Figure 45 Median Household Income



Sources: ESRI BAO, US Census Bureau, 2022.



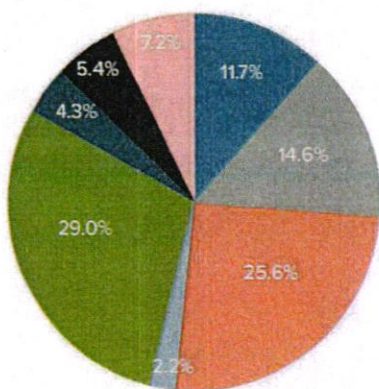
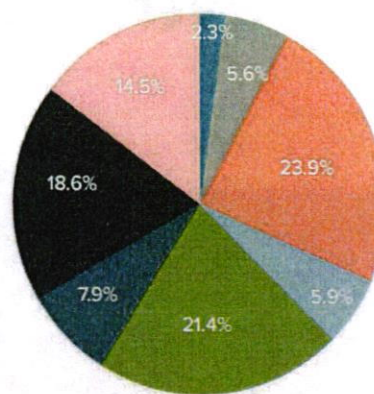
Figure 46 Educational Attainment

EDUCATION LEVEL

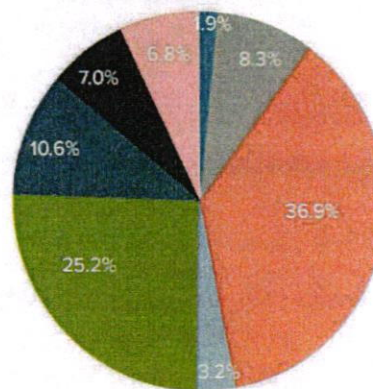
(RESIDENTS OVER 24 YEARS IN AGE)

- Less than 9th Grade
- 9th-12th Grade
- High School Graduate
- GED/Alternative Credential
- Some College, No Degree
- Associate Degree
- Bachelor's Degree
- Graduate/Professional Degree

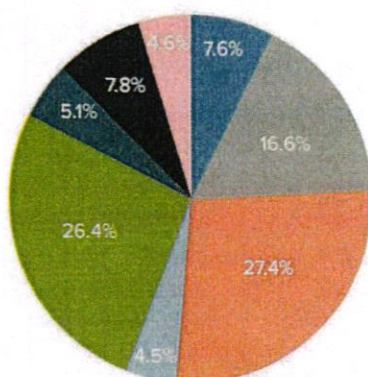
SUMTER COUNTY



CENTER HILL



COLEMAN

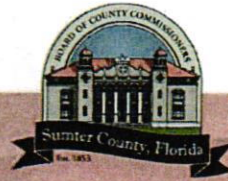


WEBSTER

Sources: ESRI BAO, U.S. Census Bureau, 2020

Sources: ESRI BAO, US Census Bureau, 2022.

CAPITAL IMPROVEMENTS



CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The purpose of the Capital Improvements Element is to compile a list of potential improvements to public facilities identified in all of the other elements and their potential funding sources. Additionally, the CIE includes a schedule for such improvements to ensure that adequate public facilities are provided in a timely manner to offset impacts of development and population growth.

INVENTORY & ANALYSIS

Transportation

The cities do not participate in transportation concurrency. However, the County evaluates and manages the congestion and level of service for the purpose of monitoring the system. Sumter County's Transportation Element provides a list of capital improvements throughout the County.

Some of these projects will impact the cities. Particularly, US 301 improvements through the City of Coleman. Coleman understands the opportunities associated with the realignment of US 301 to make the corridor more efficient for truck traffic. However, as part of this project, the City would like the remaining portion of US 301/Warm Springs Avenue, leading to downtown, to be reconfigured as a complete street and gateway.

Coleman is concerned with the possibility of a new Interstate 75 interchange at Warm Springs Road. A new interchange could help facilitate economic development. However, the City has concerns that if the interchange were constructed that the character of the City would be significantly impacted. Additionally, the City is concerned that residents on the west side of US 301 and south of Warm Springs Road are physically cut-off from the rest of the City due to the railroad and lack of bicycle and pedestrian facilities. These issues need to be evaluated before US 301 is transformed and the possibility of a new interchange.

As the SR 471 corridor transitions within the City of Webster, the City is interested in making that portion of SR 471 a complete street. The City would like this section of SR 471 to be more aesthetic (scaled lighting and street trees), context sensitive, and consistent along the segment within the City.

The City of Center Hill would like to explore opportunities for establishing gateways along SR 48 and CR 469. There are also concerns with bicycle and pedestrian safety due to a lack of facilities, particularly along Market Street. The City would like to examine the feasibility of incorporating complete street features to Market Street and other highly used corridors in the City.

Parks & Recreation

There are no anticipated capital improvements associated with the parks and recreation system in either of the cities. No additional parks are needed within the horizon. Each of the cities are interested in connecting to the regional trail network, if feasible. The City of Webster's downtown, being the closest to the regional trail network, is proposed to be connect to the Sun Trail network through the SR 50 trail that will run north along SR 471 right-of-way to CR 478.

Potable Water Infrastructure

As described in the inventory section, the cities provide potable water service to residents and businesses in their individual utility service areas. There is currently sufficient capacity in each cities' facilities to accommodate the current and future demand. Thus, no capital improvement projects have been identified to accommodate future demand. Updates to each of the cities' consumptive use permits will be required as expirations come due and the appropriate growth is incorporated in the revised permits.

Sumter County is designing and funding a potable water supply interconnection between the Cities of Webster and Center Hill, which will improve capacities for the two small water systems. There are no alternative water supply projects identified for the cities. However, the Withlacoochee Water Authority will be looking at future opportunities for utilizing surface waters as a potential source.

Wastewater Infrastructure

City of Webster is the only city of the three that is currently providing sewer service through a connection to the City of Bushnell's sewer system. The City of Webster is evaluating opportunities to connect to a nearby private system to add to their capacity. However, a specific dollar amount has not been identified for this possible connection. The City of Center Hill is also evaluating opportunities to connect to two private systems that are within their utility service area. These discussions are in the early stages and no costs have been identified for these connections. Due to their proximity, the City of Coleman has been entertaining an opportunity to connect to the City of Wildwood's sewer system. At this time, Coleman has determined not to connect. The County is helping with facilitating a feasibility study for the Cities of Center Hill and Webster.

Drainage & Stormwater Management

There are no anticipated capital improvements associated with the stormwater management systems in either of the cities.

Chapter 1

Future Land Use Element Goals, Objectives and Policies

Unified Webster Comprehensive Plan

Universal Goals, Objectives and Policies

Goal 1 Future Land Use

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 1.1 Land Development Regulations

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with the standards contained in Section 163.3202, Florida Statutes.

Policy 1.1.1 Zoning Districts

The County and Cities shall regulate land use activities within the future land use categories shown on the Future Land Use Map 1-1 through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity standards set forth on the Future Land Use Map for the associated future land use category.

- a. Future land use categories encourage secondary land uses that directly support and enhance the primary land uses. Land development regulations shall contain specific provisions that facilitate compatible land uses that enhance the social and economic viability of the community;
- b. Land development regulations may divide the allowable land uses identified in any future land use category into two or more zoning districts. Zoning districts may be allowable within two or more future land use categories when consistent with the standards and descriptions of the future land use category;
- c. Land development regulations shall describe for each zoning district which land uses are allowed, prohibited, or conditional with specified constraints, including level of review and approval process; and
- d. Land uses shall be permitted in accordance with the zoning and future land use designations and the policies of this comprehensive plan.

Policy 1.1.2 Development Pattern

Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:

- a. Focus urban development to areas with appropriate existing or planned centralized water and sewer infrastructure;
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;

- d. Preserve the scenic character of rural roads by specifying setbacks and buffers along collector and arterial roads, as defined by Sumter County Engineering Manual 2015;
- e. Encourage higher densities and intensities of development to be located in Urban Areas, inside the Urban Development Area (UDA) where centralized water and sewer facilities and services are available.
- f. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses;
- g. Require that allowable development be located on the least sensitive portion of the site, considering natural resources and areas of special flood hazard;
- h. Require minimum open space for subdivisions in agricultural and rural residential land use areas; and
- i. Protect natural resources such as wetlands, 100-year floodplains, rivers, streams, natural aquifer recharge areas, and other significant natural systems.

Policy 1.1.3 Right to Farm

Land development regulations shall contain provisions consistent with the Florida Right to Farm Act, Section 823.14, Florida Statutes, and assure compatibility between existing agricultural operations in the Agriculture future land use district and adjacent non-agricultural uses. Such measures may include:

- a. Protect agricultural operations from nuisance complaints by requiring new adjacent developments to provide setbacks and buffers sufficient to mitigate the spaying, odor, dust and noise of the agricultural operation; and
- b. Provide development and review standards that allow for intensive agricultural operations, agricultural processing facilities, and commercial and industrial uses that directly support agriculture within the Agricultural future land use district.

Policy 1.1.4 Compatibility

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term “compatible” shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term “compatible” does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;

- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and
- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

Policy 1.1.5 100-Year Floodplain Protection

Land development regulations shall encourage development to locate outside the areas of special flood hazard (100-year flood zone) as identified by the Federal Emergency Management Agency (FEMA) in its effective Flood Insurance Rate Maps (FIRM) and provide standards to minimize public and private losses due to flood conditions in areas of special flood hazard. Land development regulations shall include:

- a. To the extent possible, new lots created or modified within the 100-year floodplain must provide a building site that is on natural high ground, out of the 100-year floodplain;
- b. If a lot does not have a buildable site out of the 100-year flood plain, all new structures and development shall be sited on the highest land on the lot; and
- c. Site development standards that encourage cluster development or use of PUD to minimize floodplain impacts.

Policy 1.1.6 Subdivision of Land

New subdivisions and new lots shall be designed to assure highly useable parcels, a safe public environment, and efficient maintenance of public infrastructure. Land development regulations shall provide standards to assure the following:

- a. Each new lot contains adequate stable and dry space sufficient in size to accommodate reasonable use;
- b. Subdivisions shall be designed to include a safe and efficient system of internal circulation, including the provision of collector streets and frontage roads to feed traffic onto arterial roads and highways;
- c. Individual residential lots shall access internal streets when possible; and
- d. Non-residential lots shall share access to arterial roads and highways using frontage roads and share driveways when possible.

Policy 1.1.7 Encourage Appropriate Redevelopment

Land development regulations shall contain specific criteria to encourage the redevelopment of blighted areas, adaptive reuse of existing structures, and reduction of uses inconsistent with the desired character of the community:

- a. Proposed redevelopment of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing

blighted conditions alone will not negatively affect the determination of compatibility so long as the proposed redevelopment is an improvement over the existing nonconforming land uses;

- b. Flexible standards shall allow the redevelopment and adaptive reuse of individual structures when it is infeasible to adhere to current site development standards;
- c. Proposed rezonings and future land use map amendments of blighted areas and nonconforming uses shall be compatible with the desired character of the community. Compatibility with existing blighted conditions alone will not negatively affect the determination of compatibility; and
- d. Areas identified as blighted will be targeted for improvement through federal, state, local, and private sector assistance.

Objective 1.2 Future Land Use Categories

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 1.2.1 Density and Intensity

The Future Land Use Maps for the County (Map 1-1), Center Hill (Map 1-2), Coleman (Map 1-3), and Webster (Map 1-4) shall designate areas for the uses listed in Table 1.1 and shall not exceed the maximum development potential contained in the table. The maximum density or intensity shown in the table is subject to limitations of the other policies of this comprehensive plan, land development regulations, and availability of central water and sewer services.

Policy 1.2.2 Gross Land Area for Density and Intensity Calculations

Unless otherwise specified in a specific policy of this comprehensive plan, gross land area shall be construed to represent all land under common ownership proposed for development and shall be used to calculate densities and intensities.

Table 1.1 - Future Land Uses Maximum Density or Intensity

Future Land Use Category	Maximum Density or Intensity	Special Requirements
Agriculture	1 dwelling unit/10 acres	Outside Urban Development Area (UDA), or within UDA consistent with Policy 1.3.4
	1 dwelling unit/5 acres	Within UDA consistent with Policy 1.3.4 and consistent with Density Bonus Point System in Policy 1.1.1U
	1 dwelling unit/3 acres	Outside UDA consistent with Conservation Subdivision standards in Policy 1.1.2U
	1 dwelling unit/2 acres	Only applicable within the City of Center Hill consistent with Agriculture Point Density Rating System in Policy 1.1.2C
	1 dwelling unit/acre	Only applicable within the City of Center Hill consistent with Agriculture Point Density Rating System in Policy 1.1.2C
Rural Residential	1 dwelling unit/acre	Outside UDA, or Inside UDA with no central water and sewer services or within the City of Center Hill
	2 dwelling units/acre	Inside UDA with central water and sewer services. Not applicable within the City of Center Hill.
Low Density Residential	2.2 dwelling units/acre	Only applicable within the City of Center Hill
Medium Density Residential	3.6 dwelling units/acre	Only applicable within the City of Center Hill
Urban Residential	6 dwelling units/acre	Inside UDA with central water and sewer services. Not applicable within the City of Center Hill
High Density Residential	24 dwelling units/acre	Inside UDA with central water and sewer services consistent with Policy 1.2.7; Not applicable within the Cities of Center Hill, Coleman, or Webster
Mixed-use	4 dwelling units/acre and 0.3 Floor Area Ratio	Outside UDA with central water and sewer services – Must be developed as a Planned Unit Development or Development of Regional Impact per Policy 1.2.8
	8 dwelling units/acre and 0.5 Floor Area Ratio	Inside UDA with central water and sewer services - Must be developed as a Planned Unit Development or Development of Regional Impact per Policy 1.2.8
General Commercial	0.7 Floor Area Ratio	Inside a Primary Economic Activity Center
	0.5 Floor Area Ratio	Inside UDA
	0.3 Floor Area Ratio	Outside UDA
Industrial	0.7 Floor Area Ratio	Inside a Primary Economic Activity Center
	0.5 Floor Area Ratio	Inside UDA
	0.3 Floor Area Ratio	Outside UDA
Public/Institutional	0.5 Floor Area Ratio	Inside UDA
Recreational	0.5 Floor Area Ratio	Inside or Outside UDA
Conservation	NA	Caretaker unit only for public conservation lands or private lands dedicated to and managed by a public agency through a conservation easement

Policy 1.2.3 Nonconforming Densities

An exception to the residential densities required in this plan shall be allowed for all non-contiguous parcels of record under one ownership as of the February, 1992, adoption of the Sumter County Comprehensive Plan. If a landowner owns contiguous parcels, these parcels must be aggregated to meet the density requirements of the currently adopted future land use category. The owner of a parcel requiring an exemption to the density requirements may construct one single-family residential unit. Exceptions allowed under this policy apply to density only and do not exempt parcels from any other requirements of this comprehensive plan. This policy does not apply to subdivisions that are vested under the provisions of this comprehensive plan and its implementing land development regulations. For purposes of this policy, contiguous parcels mean parcels with at least one common property boundary. Parcels that have common property lines but which are separated by unplatted roads or streets that have been dedicated for public use or prescriptive easements for road right-of-way purposes shall be considered non-contiguous parcels.

Policy 1.2.4 Agriculture

The "Agriculture" future land use category is applied to land that is primarily used for the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pasture land, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities. Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands.

Secondary uses include, but are not limited to, small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, commercial and industrial uses that directly support agricultural uses, private airports (as defined in Section 330.27(6), Florida Statutes), borrow pits, active and passive private recreational facilities, and mining.

- a. This land use category shall be located outside the UDA boundary or within the UDA where it serves as a holding area in anticipation of future annexation consistent with the Municipal Service Areas (MSA) approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood, or the within the UDA if it is within the jurisdiction of the Cities;
- b. Maximum gross residential density shall be as provided in Table 1.1 Future Land Uses Maximum Density or Intensity.
- c. Residential density bonuses may be utilized subject to the Density Bonus Point System in Policy 1.1.1U or Policy 1.1.1C or the Conservation Subdivision standards in Policy 1.1.2U; and
- d. Existing, platted subdivisions, which are vested pursuant to the policies of this comprehensive plan and land development regulations, shall continue to be recognized as

vested and available for infill development at the historic, platted density, but shall not be eligible for increased density except through a comprehensive plan amendment.

Policy 1.2.5 Rural Residential

The “Rural Residential” future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. This land use category is typically located within or adjacent to incorporated cities and includes unincorporated residential communities. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, and agriculture.

- a. This land use category may be applied to lands within or outside the UDA;
- b. Maximum gross density is 2 dwelling units per acre when located inside the UDA, subject to use of central water and sewer services;
- c. Maximum gross density when located outside the UDA or inside the UDA with no central water and sewer service is 1 dwelling unit per acre; and

Policy 1.2.6 Urban Residential

The “Urban Residential” future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses may include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, and parks.

- a. This land use category may be applied only to lands within the UDA;
- b. Maximum gross density shall be 6 dwelling units per acre subject to the use of central water and sewer;
- c. Multifamily dwellings and attached single-family dwellings may be located in this land use area, subject to limitations adopted by individual municipalities as contained in this comprehensive plan; and
- d. Central water and sewer must be available for rural or agricultural land to be converted to this future land use category.

Policy 1.2.7 Mixed-use

The “Mixed-use” future land use category is designed for Development of Regional Impact (DRI) projects or Planned Unit Development (PUD) projects and shall be applied only upon approval of a Development Order (DO) approved by the local governing board. A master plan of development that meets the PUD standards within the land development regulations and this comprehensive plan must

be approved by the local governing board. This land use will be authorized through a Future Land Use Map Amendment processed concurrently with the DRI or PUD application.

- a. This land use category may be located within or outside the UDA;
- b. Central water and sewer must be available;
- c. The master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open). No one land use may exceed 70% of the total land uses and no one land use may be less than 15% of the total land uses. However, if the DRI or PUD is within a designated Economic Activity Center on the Future Land Use Map, then the mix of land uses shall be exempt from the above land use percentages and shall provide an appropriate mix of land uses to promote the economic development intent of the project. In no case shall a DRI or PUD be fully residential.
- d. Density, intensity, appropriate land uses, and open space shall be in accordance with adopted PUD standards in Policies 1.4.1 through 1.4.8.

Policy 1.2.8 General Commercial

The “General Commercial” future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit, or dwellings integrated into a mixed-use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- d. The maximum floor area ratio when located outside the UDA is 0.3.

Policy 1.2.9 Industrial

The “Industrial” future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods.

Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees; commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts, service industries, utilities, wholesale and internet businesses that do not cater to on-site customers, offices related to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;

- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
- c. The Industrial uses shall be located with access to an arterial or collector road;
- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7.
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.

Policy 1.2.10 Public/Institutional

The “Public/Institutional” future land use category is intended for activities and facilities of public or private schools licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a governmental or quasi-governmental entity, such as civic and community centers, hospitals and public health facilities, libraries, police stations, fire stations, public and private airports (as defined in Section 330.27(6), Florida Statutes), charitable non-profit organizations, and government administration buildings; and systems or facilities for public transportation, communications, sewer, drainage, and potable water.

- a. Public/Institutional land uses may be applied to lands within the UDA; and
- b. The maximum floor area ratio is 0.5.

Policy 1.2.11 Recreational

The “Recreational” future land use category is intended for lands devoted to public parks, playgrounds, and open spaces. Lands set aside for the private use of residents/owners in planned developments, mixed-use areas, or other unified developments are not necessarily designated for recreational land use.

- a. Recreational land uses may be applied to lands within or outside the UDA;
- b. The maximum floor area ratio is 0.5; and
- c. Residential uses are limited to one dwelling for on-site management or security personnel.

Policy 1.2.12 Conservation

The “Conservation” future land use category shall be applied to public land areas that have been acquired for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to private lands when held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes.

- a. Conservation land uses may be applied within or outside the UDA; and