

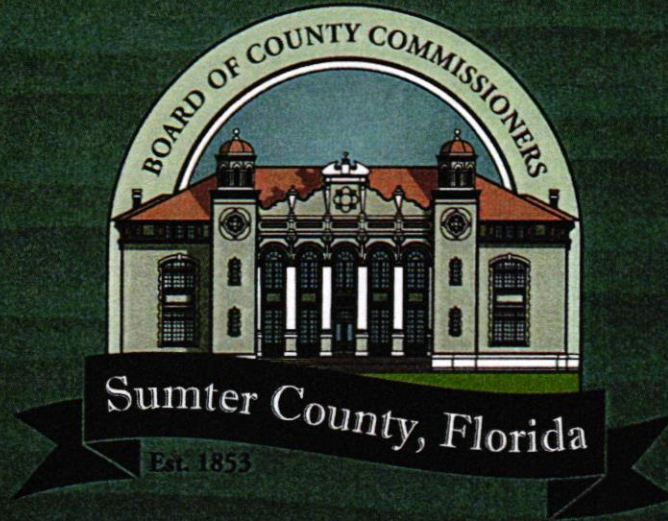
# SUMTER COUNTY

## 2045 UNIFIED COMPREHENSIVE PLAN



April 2022





# **COMPREHENSIVE PLAN UPDATE 2022**

**DATA & ANALYSIS FOR THE CITIES OF CENTER HILL, COLEMAN  
& WEBSTER**





# TABLE OF CONTENTS

---

## ELEMENTS

FUTURE LAND USE ELEMENT .....	4
TRANSPORTATION ELEMENT .....	39
INFRASTRUCTURE ELEMENT .....	48
CONSERVATION ELEMENT .....	53
HOUSING ELEMENT .....	69
RECREATION & OPEN SPACE ELEMENT .....	73
INTERGOVERNMENTAL COORDINATION ELEMENT .....	79
ECONOMIC DEVELOPMENT ELEMENT .....	81
CAPITAL IMPROVEMENTS ELEMENT .....	85



# FUTURE LAND USE







# FUTURE LAND USE ELEMENT

## INTRODUCTION

### *Purpose*

This Element is intended to ensure the future land use patterns within the Cities of Center Hill, Coleman, and Webster are guided in a manner which successfully accommodates existing and projected populations, limits adverse impacts to natural resources, served by efficient public facilities and systems, and does not result in the proliferation of suburban sprawl. These patterns are further regulated through the adoption of the Future Land Use Map (FLUM) series, as well as the goals, objectives, and policies (GOPs) found within each Element. The contents of this Element and the greater Comprehensive Plan will be implemented via each City's respective Land Development Codes (LDC).

### *Historical Context*

Sumter County was formally established by the state legislature on January 8, 1853. By 1860, the County's population totaled roughly 1,500 residents—most of which worked in, or adjacent to, agricultural industries. Awareness of the County's fertile soil and farming potential spread quickly and within just a few decades, several new communities throughout the County began to emerge. The largest of these communities would become the Cities of Wildwood (incorporated in 1889) and Bushnell (incorporated 1911)—the latter of which would become the County Seat shortly after incorporation.

Smaller farming towns emerged during this period as well, including Center Hill, Coleman, and Webster. The success of their agricultural operations (particularly those which grew, packaged, and exported citrus) would largely continue until a series of severe freezes plagued the region at the end of 19th century. With local farming operations temporarily decimated, the area's once booming population of farmers and field workers quickly fled the region. As a result, Sumter County's population and development momentum stagnated, ushering in an extended period of slow growth which would primarily last until The Villages® started developing within the County near the end of the 20th century.

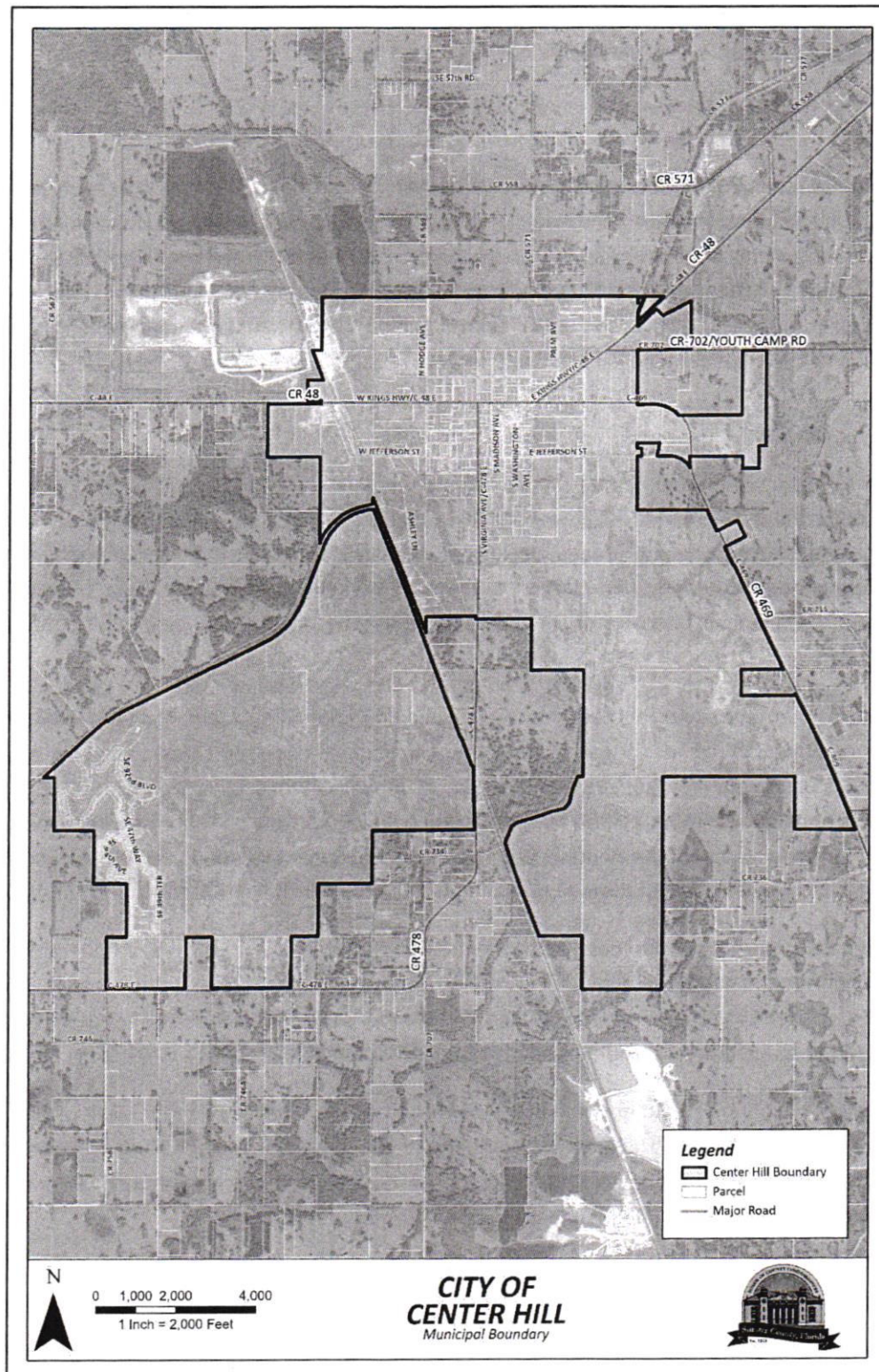
Despite these challenges, smaller communities such as Center Hill, Coleman, and Webster continued to persevere. All three cities would continue to adapt and refine their farming-based economies throughout the early 20th century and eventually export a wealth of crops and livestock across the nation for several decades. As a result, these communities have largely retained their agricultural economies and continue to embrace their rural, small-town charm and lifestyles.

Today, a booming global economy, rapid growth largely derived from The Villages®, and the explosion of remote work have primed Center Hill, Coleman, and Webster for potential surges in population growth and private sector investment over the next two decades. This comprehensive planning effort will assist each City determine how it wishes to balance their small-town legacies with growing development pressures throughout the region.

The current boundaries for these cities are presented in Figures 1-3.



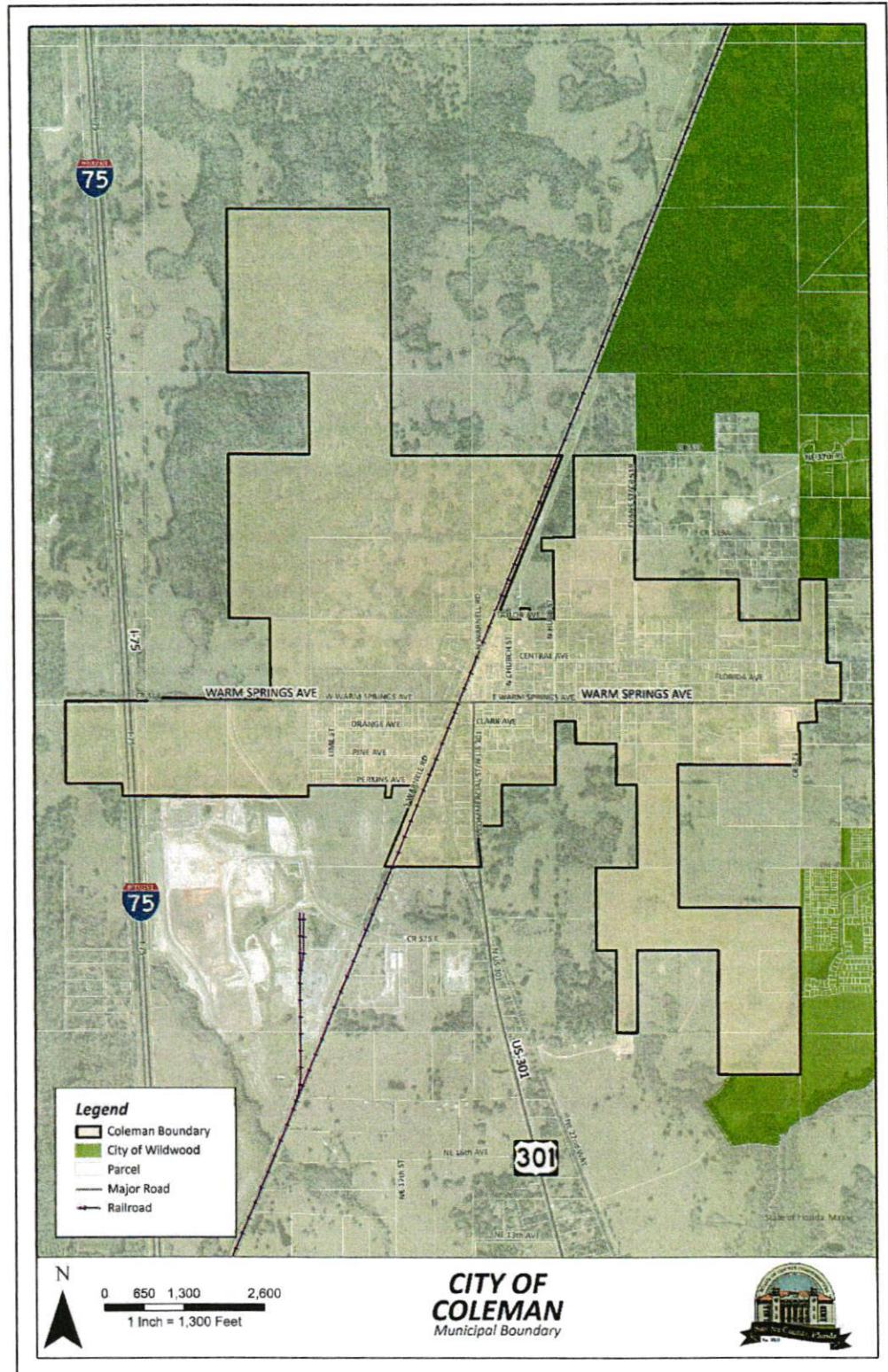
**Figure 1 Center Hill Municipal Boundaries**



Sources: Florida Geographic Data Library (FGDL), Sumter County, 2022



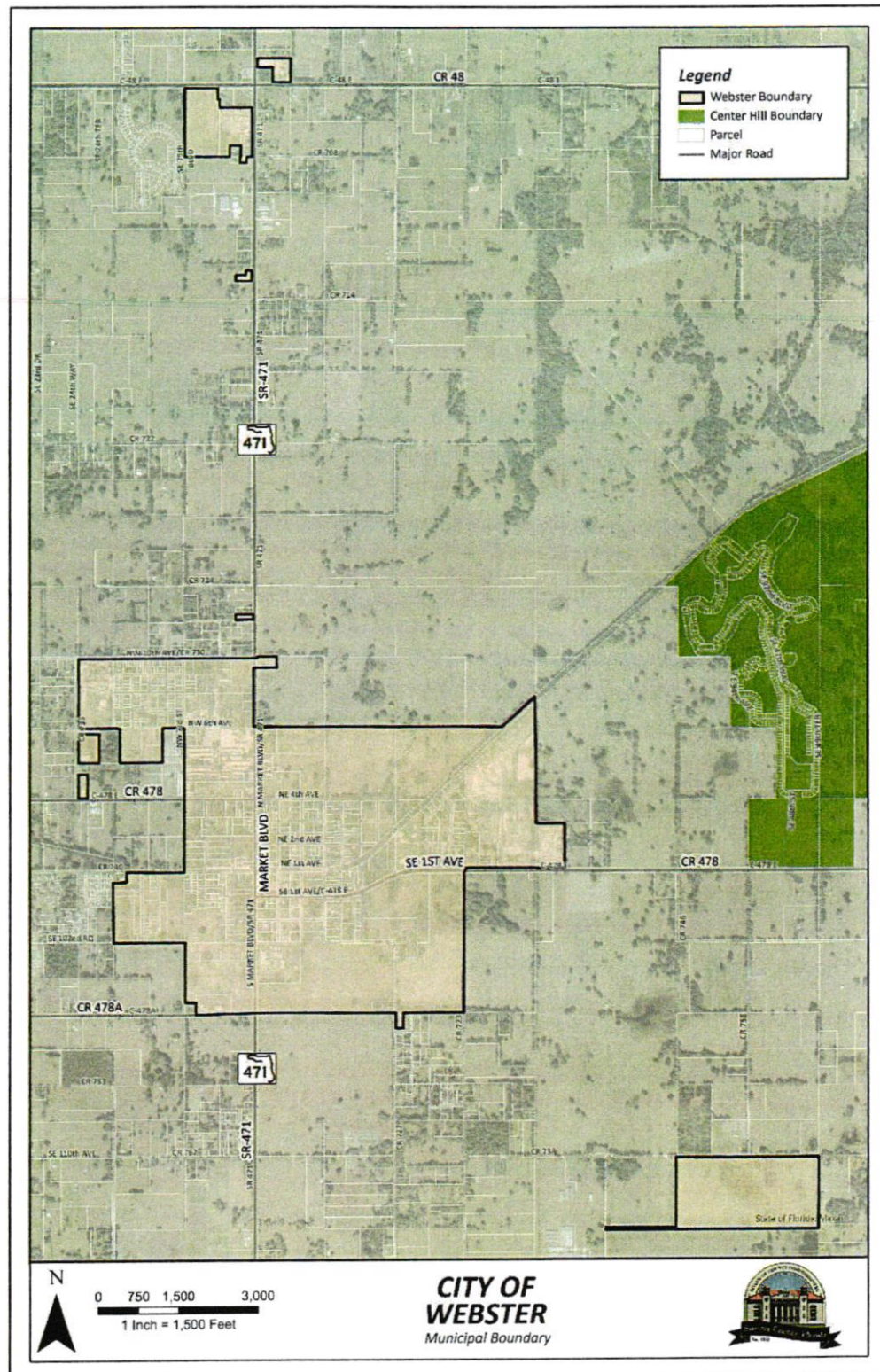
Figure 2 Coleman Municipal Boundaries



Sources: FGDL, Sumter County, 2022



Figure 3 Webster Municipal Boundaries



Sources: FGDL, Sumter County, 2022





The Cities of Center Hill, Coleman, and Webster share many characteristics with other historic rural communities throughout the region, such as lower residential densities, limited commercial and industrial activities, and a significant portion of the community's total land area is dedicated for agricultural pursuits. The housing stock within each of these cities is primarily comprised of detached, single-family residential homes on larger lots, but also includes RV's and mobile homes. Density is concentrated most intensely within each city's 'core,' which is frequently found along or at the intersection of major roads. Commercial uses tend to line major roadways as well, with industrial activities clustered away from residential neighborhoods—particularly along rail lines, when available. Uses which rarely make an appearance within these communities include medium and high density residential, mixed-use, and professional office. Residents within these cities generally enjoy the benefits of rural living (minimal congestion, lower housing costs, and a strong sense of community). Yet, they are also not opposed to capitalizing on economic development opportunities as they arise as long as they are consistent with the established character of their community.

## LAND USE DATA, INVENTORY, & ANALYSIS

### *Existing Land Use*

Although Sumter County has seen significant levels of population growth and private sector investment over the last two decades, much of the County's total land area remains agricultural and low density residential in nature. This is also true for several of its municipalities, including the Cities of Center Hill, Coleman, and Webster. A detailed breakdown of existing land uses found within the three aforementioned cities is provided in Table 1.

**Table 1 Existing Land Use**

Existing Land Use Categories <sup>1</sup>	Center Hill		Coleman		Webster	
	Acreage	%	Acreage	%	Acreage	%
Agriculture	3,346.7	83%	934	69%	387.2	41%
Low Density Residential	437	11%	251.9	19%	132.1	14%
Medium Density Residential	0.3	0%	1.3	0%	7.8	1%
High Density Residential	0	0%	0	0%	0	0%
Mixed-Use	0	0%	7.3	1%	1.2	0%
Commercial	48.3	1%	11.6	1%	127.2	13%
Office/Professional	0	0%	0	0%	2.6	0%
Industrial	67	2%	0	0%	6	1%
Public/Institutional	25.9	1%	19.1	1%	140	15%
Recreation	5.4	0%	3.9	0%	0	0%
ROW/Utilities	4.1	0%	8.2	1%	5.6	1%
Vacant	98.1	2%	113.6	8%	133.3	14%
<b>TOTAL</b>	<b>4,032.8</b>	<b>100%</b>	<b>1,350.9</b>	<b>100%</b>	<b>943</b>	<b>100%</b>

<sup>1</sup>The existing land use categories listed above are derived from the Department of Revenue (DOR) land use codes provided within the most recent version of the Sumter County Property Appraiser's parcel shapefile.

Sources: FGDL, Sumter County, 2022





Of the three municipalities, the City of Center Hill currently possesses the largest proportionate share of agricultural lands, totaling 83% (3,346.7 acres) of the City's total land area. As shown in Figure 4, the majority of these lands are found within the southwest and southeast portions of the City—both of which are largely owned by two owners: Don Buckner and the Sumter Cement Co, LLC. The next largest land use within the City is low density residential, which can be found surrounding the City's core and within the Florida Grande Motor Coach Resort subdivision. The remaining land uses (commercial, industrial, and public/institutional) collectively comprise less than five percent of Center Hill's total land area. There is currently less than 100 acres of vacant property remaining within the City.

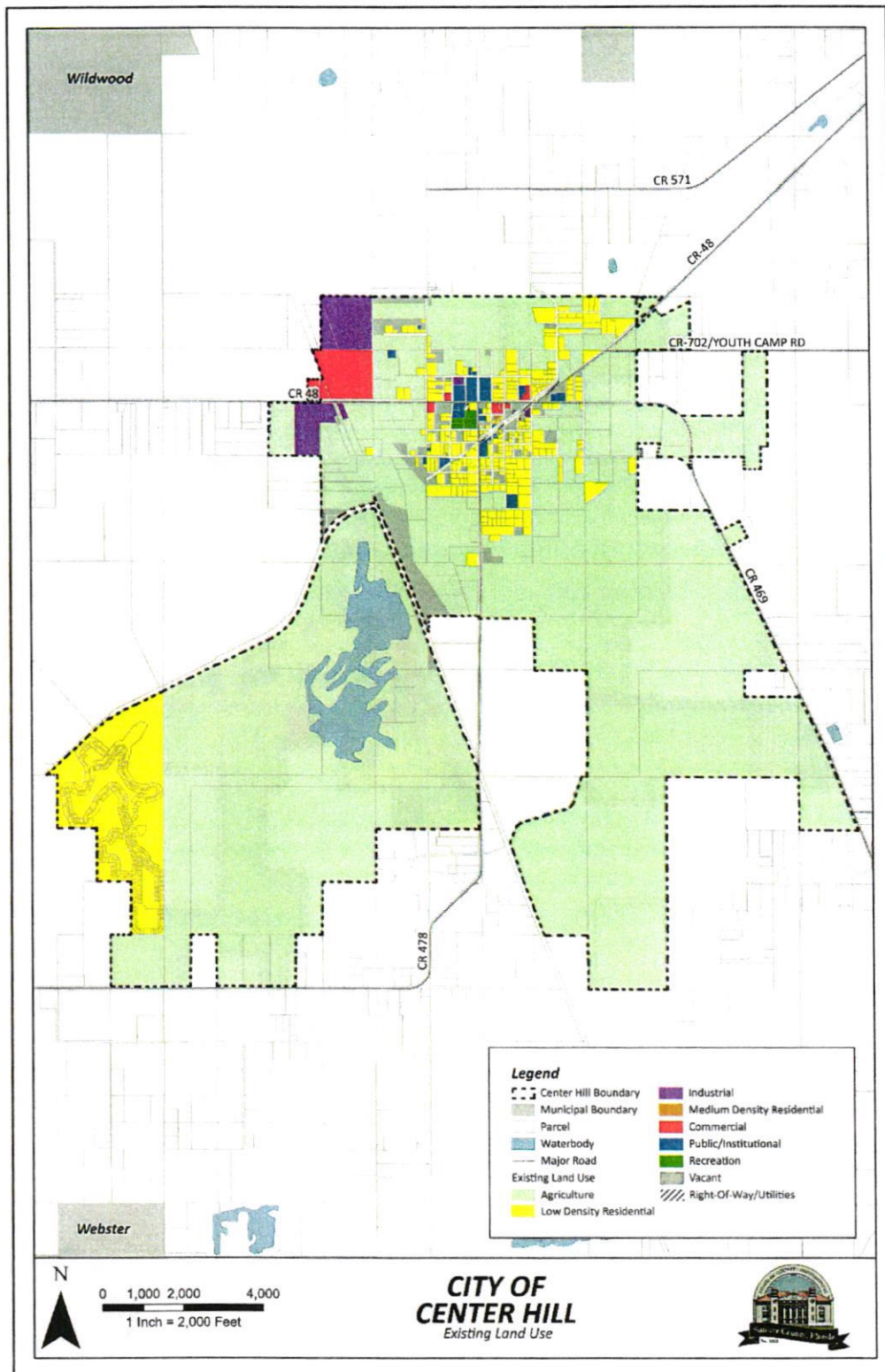
It should also be noted that during the public workshop, residents of Center Hill expressed a clear desire to further cultivate the growth of the City's major employers and industries. These employers included Florida Beef Inc (which maintains a fully integrated beef processing center within the City) and CEMEX (which currently owns and operates the Center Hill Mine). During the workshops, residents also communicated their desire to study and evaluate areas for future annexations into the City. The potential expansion of the City's total land area and its major industries will likely bring about significant changes Center Hill's existing and future land uses within the decades ahead.

Similar to Center Hill, lands that fall within the City Limits of Coleman are predominately occupied by agricultural activities, comprising 934 acres (or 69%) of the City's 1,350.9-acre total land area. As illustrated in Figure 5, agricultural lands surround the City's historic core and neighborhoods—the largest portion of which is found northwest of the Warm Springs Avenue (US Highway 301) & Commercial Street intersection. The second largest land use within the City is low density residential, which comprises approximately three blocks immediately north and south of the Warm Springs Avenue corridor between Nelson and Stokes Street. Other land uses found within Coleman each comprise less than one percent of the City's total acreage—the sole exception being vacant lands, which covers approximately eight percent (113.6 acres) of the City.

The smallest of the three cities, Webster, is also the most diverse in terms of land use. Unlike Center Hill and Coleman, less than half (41% (387.2 acres)) of the City's total 943-acre land area is occupied by agricultural operations, which are primarily located in the northeast and southeast portions of the City, as shown in Figure 6. The next largest land use is public/institutional at 140 acres (comprising 15% of the City's total land area) and is predominately found in southwest quadrant of Webster and contains the E.C. Rowell Public Library, Sumter County Fire Station, and Webster Elementary School. Low density residential is the prevailing type of housing within the City (approximately 14% (132.1 acres) of Webster's cumulative acreage) and is found throughout the City. The last remaining significant land use within the City is commercial, which totals 127.2 (or 13% of the municipality), which is located adjacent to major roadway corridors including Market Boulevard (State Road 471) and SE 1st Avenue (County Road 478). Of the three cities, Webster also possesses the largest percentage and total acreage of vacant lands, comprising 133.3 acres (14% of the City).



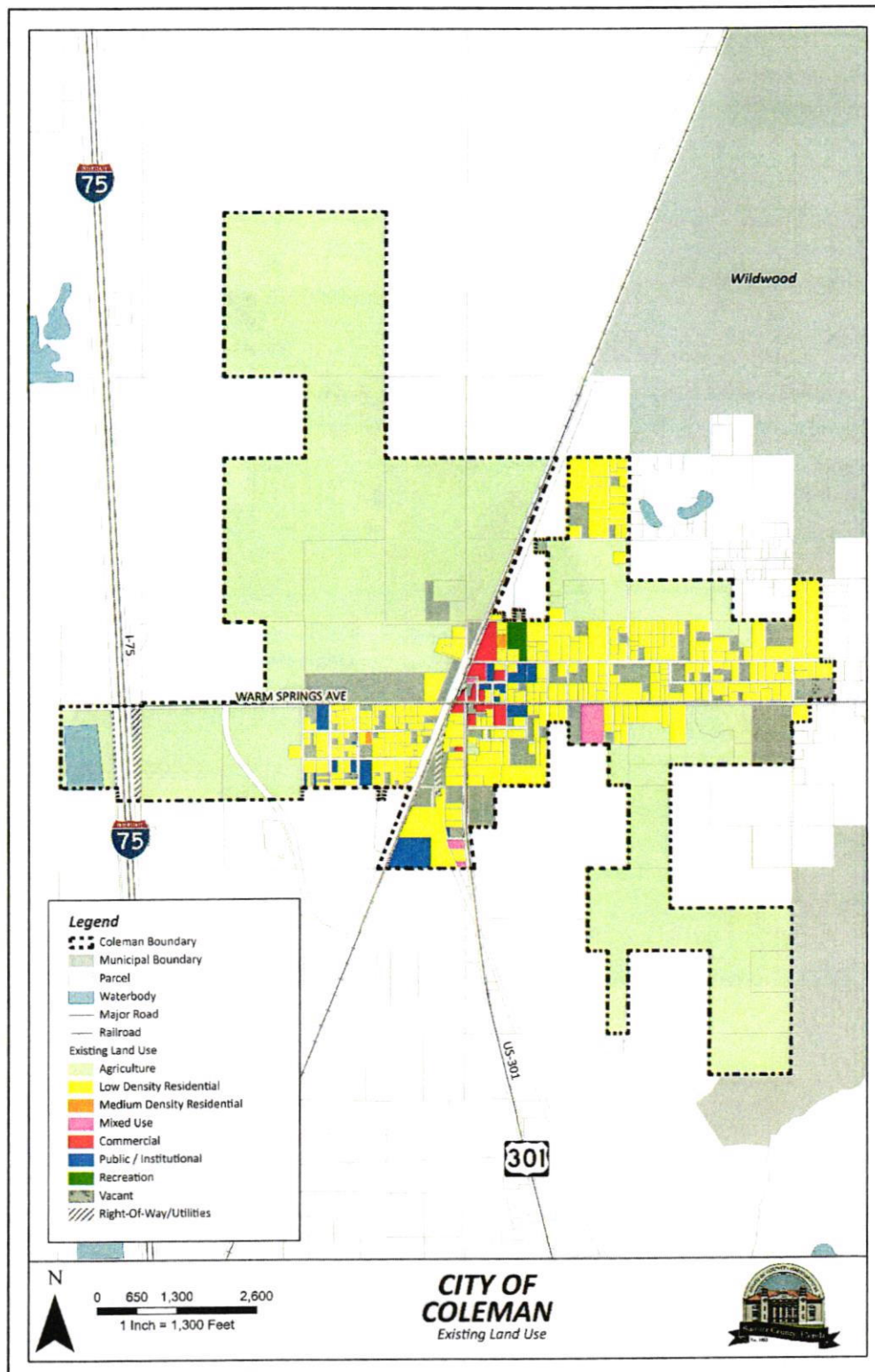
**Figure 4 Center Hill Existing Land Use**



Sources: Sumter County, Sumter County Property Appraiser, 2022



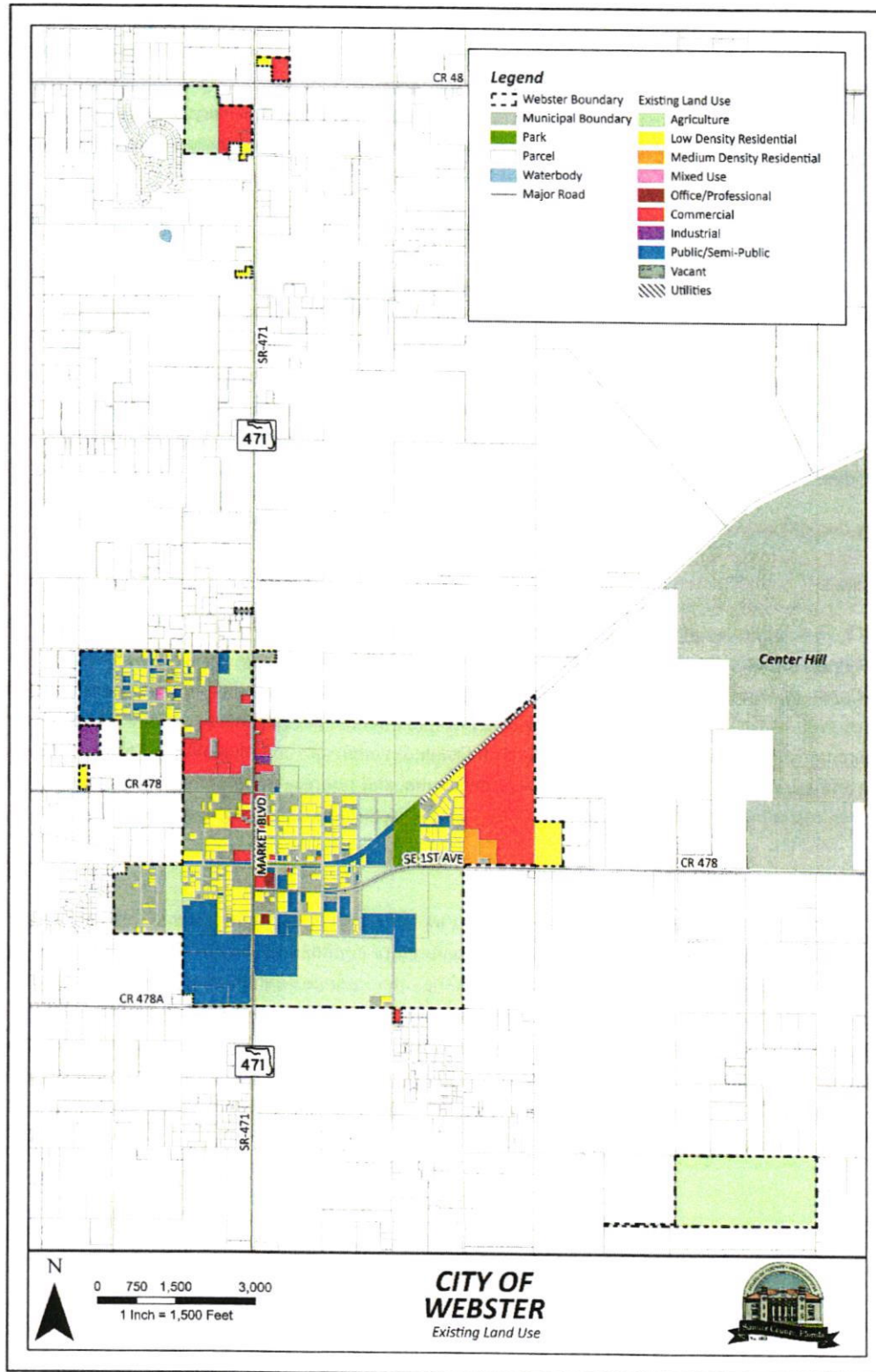
Figure 5 Coleman Existing Land Use



Sources: Sumter County, Sumter County Property Appraiser, 2022



**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.

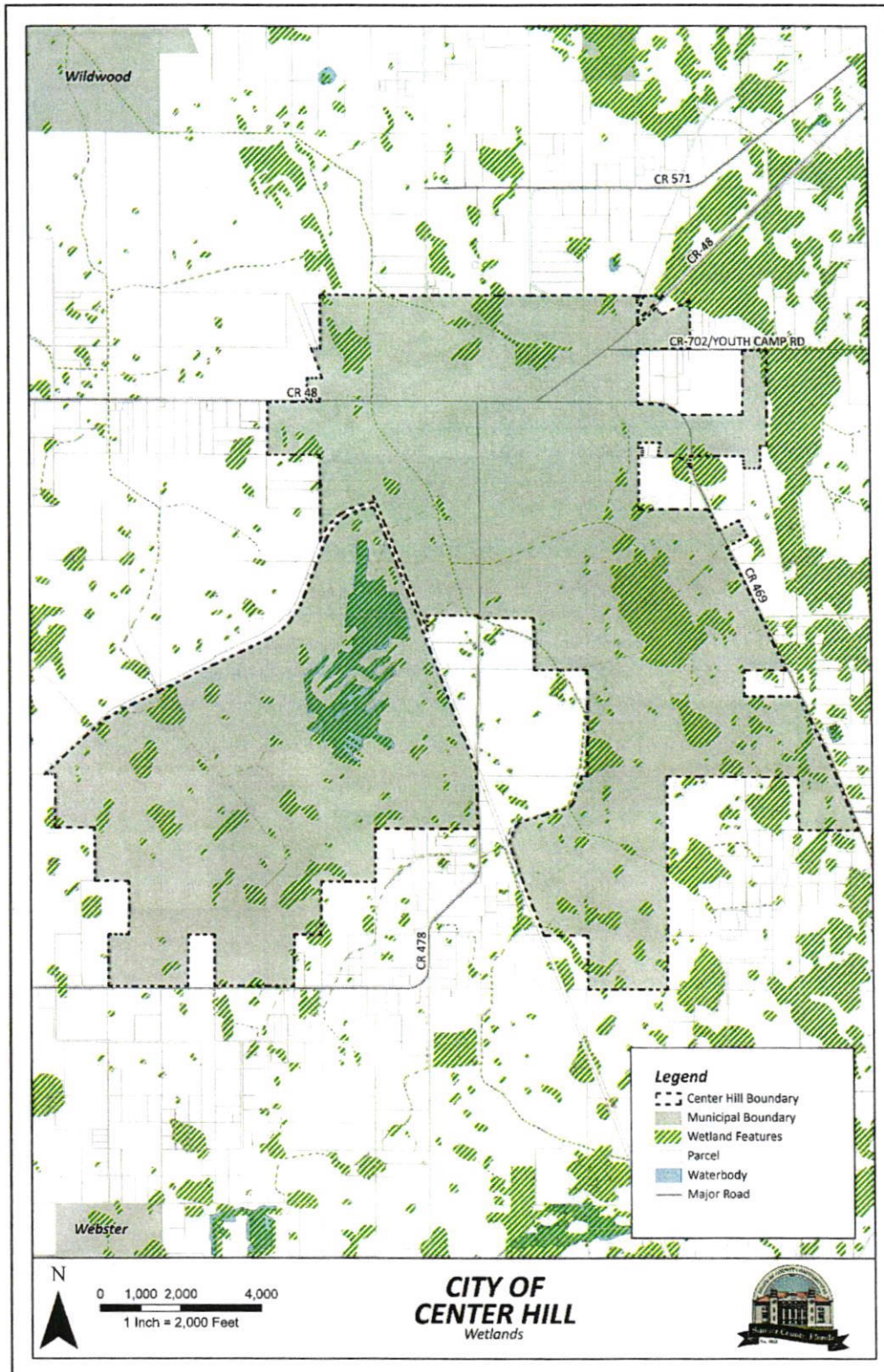
---

### 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.



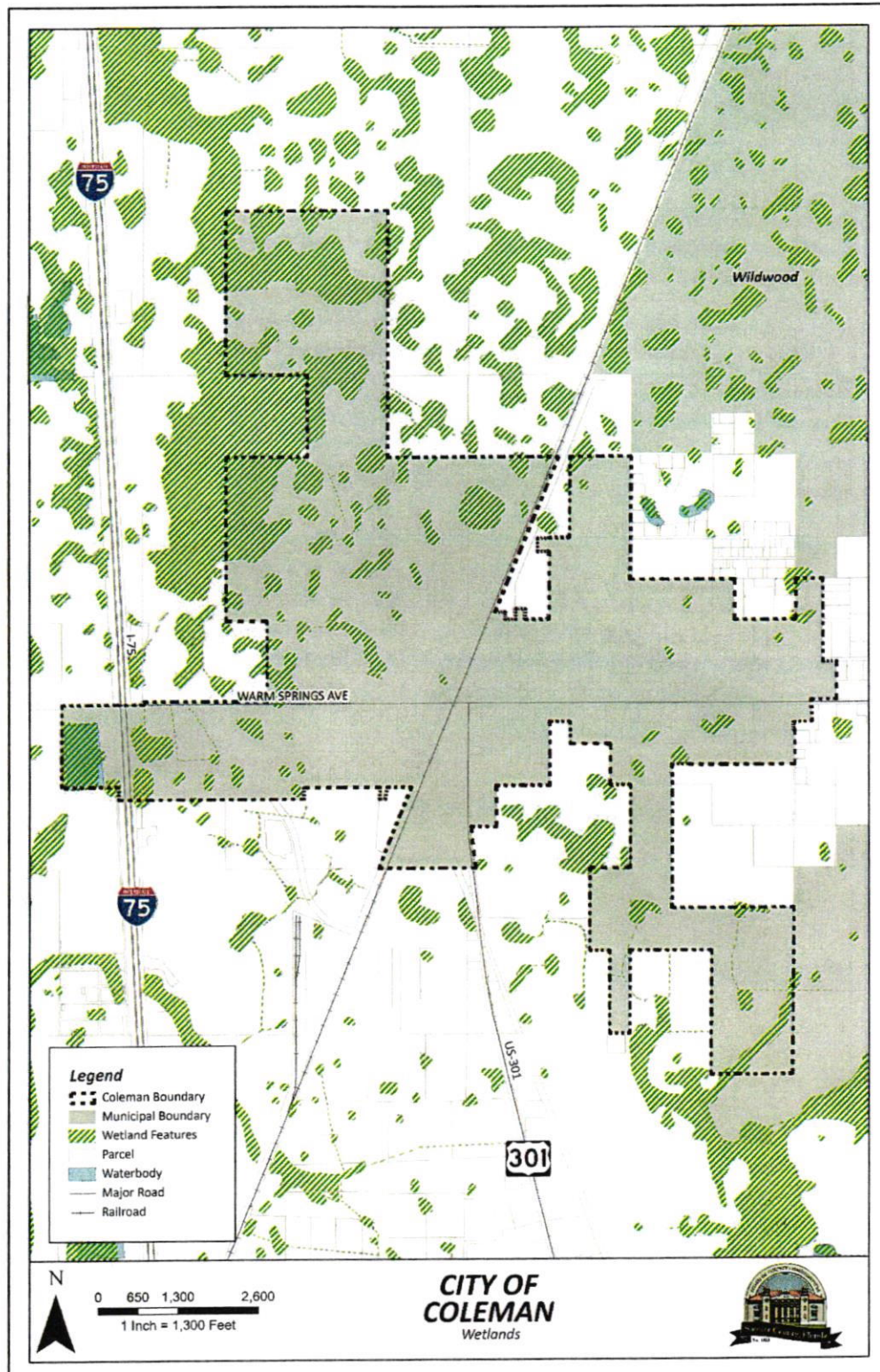
**Figure 7 Center Hill Wetlands**



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



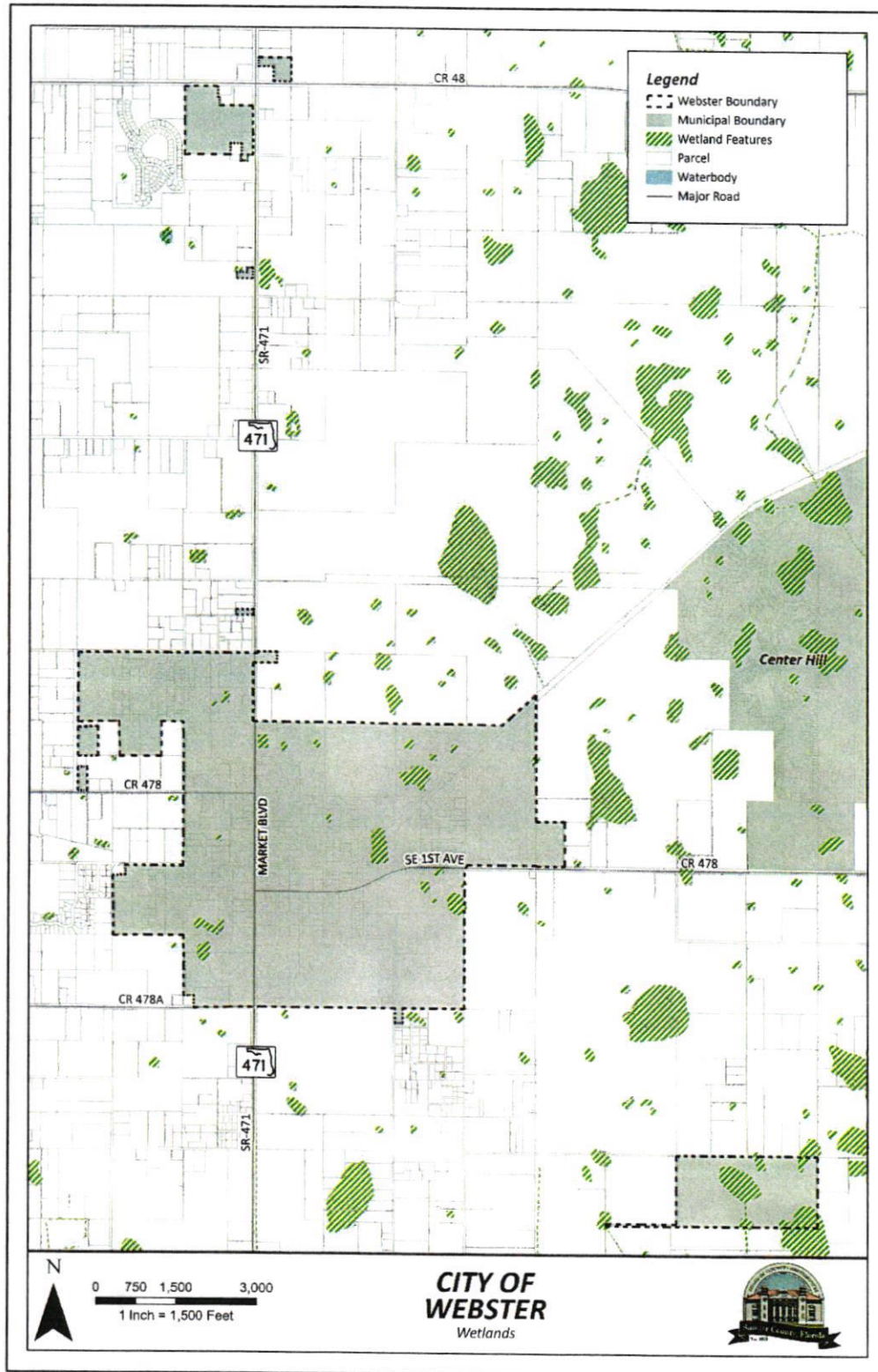
Figure 8 Coleman Wetlands



Sources: FGDL, NWI, Sumter County, 2022



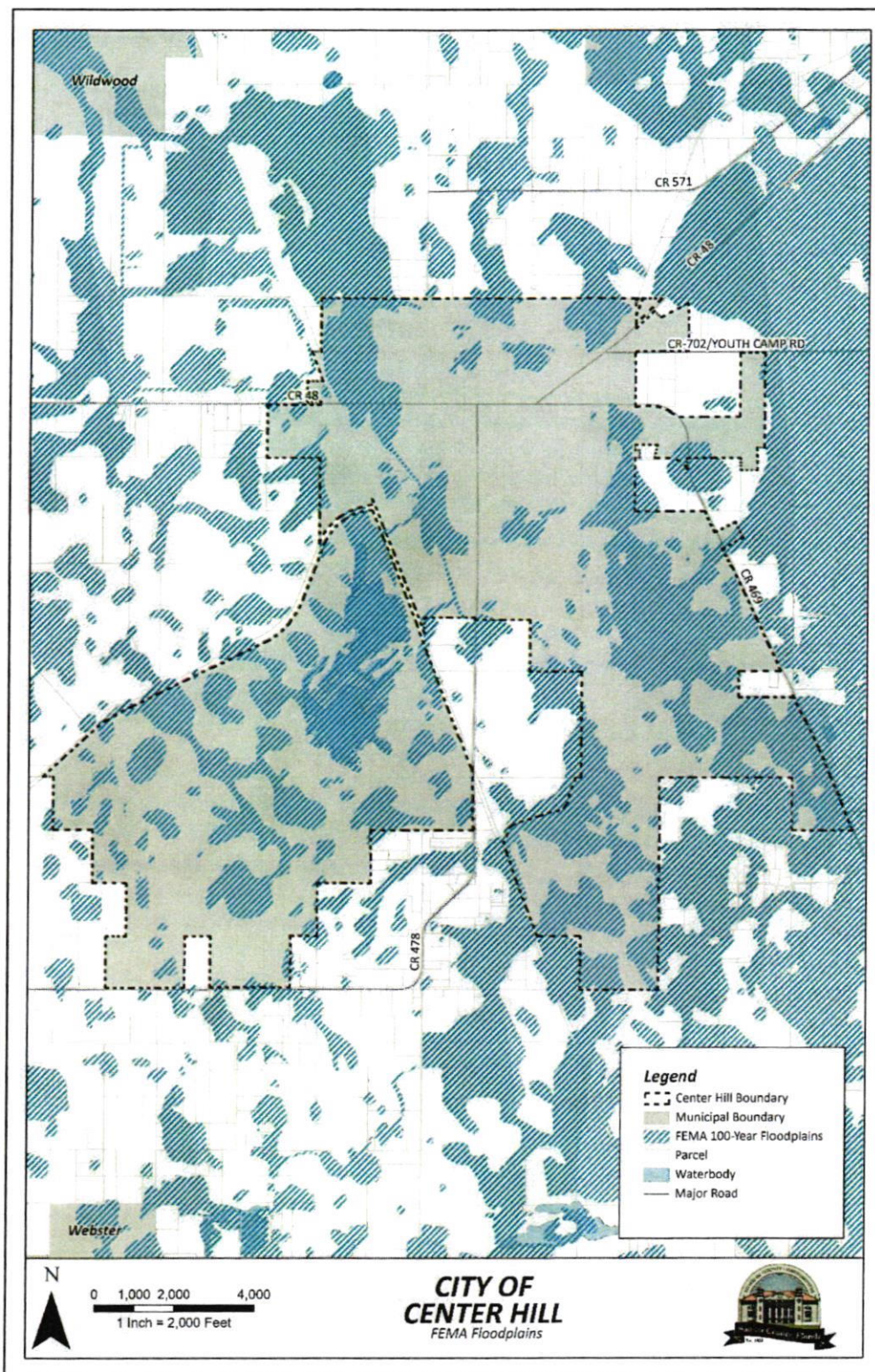
Figure 9 Webster Wetlands



Sources: FGD, NWI, Sumter County, 2022



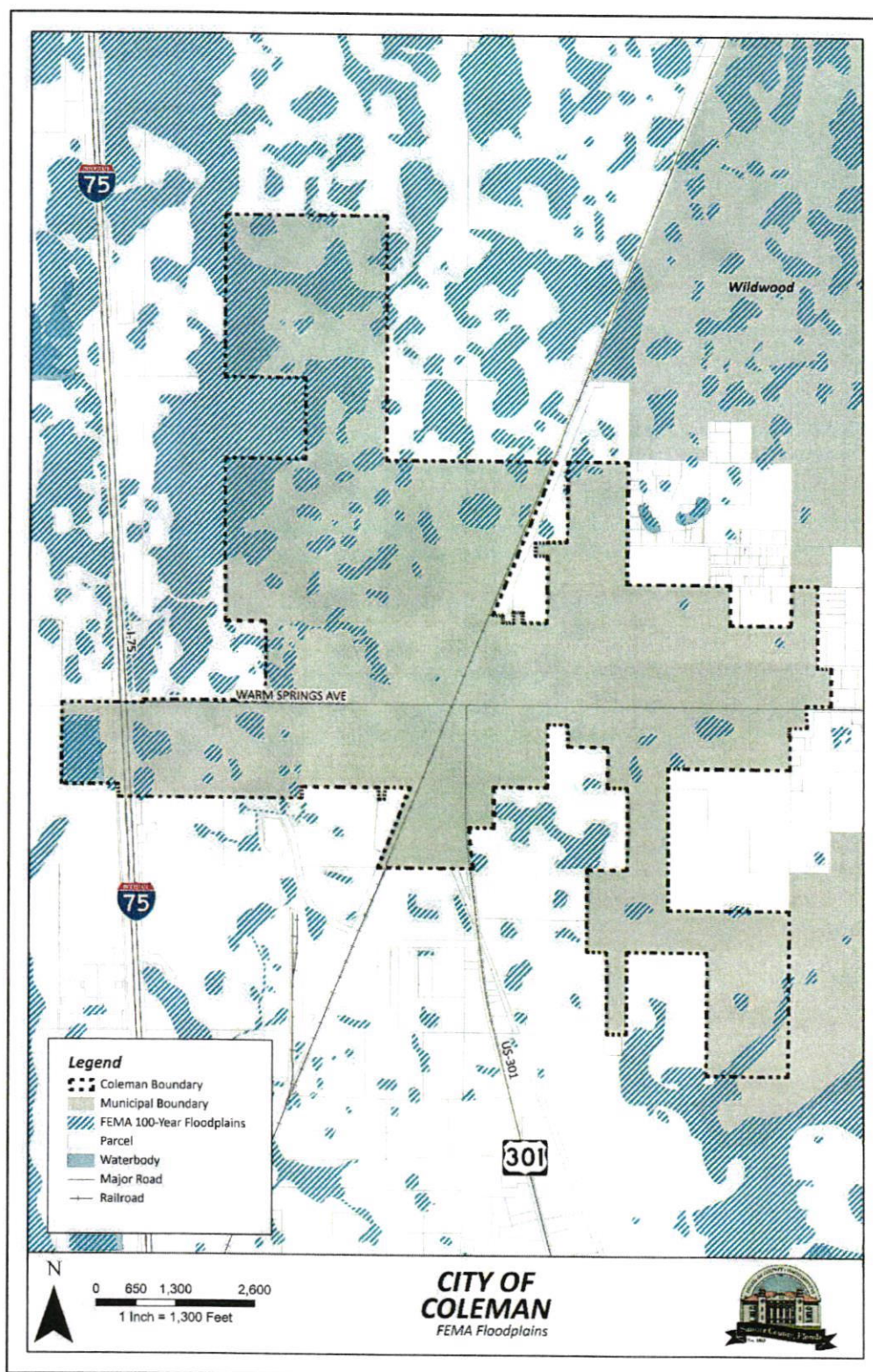
Figure 10 Center Hill Floodplains



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



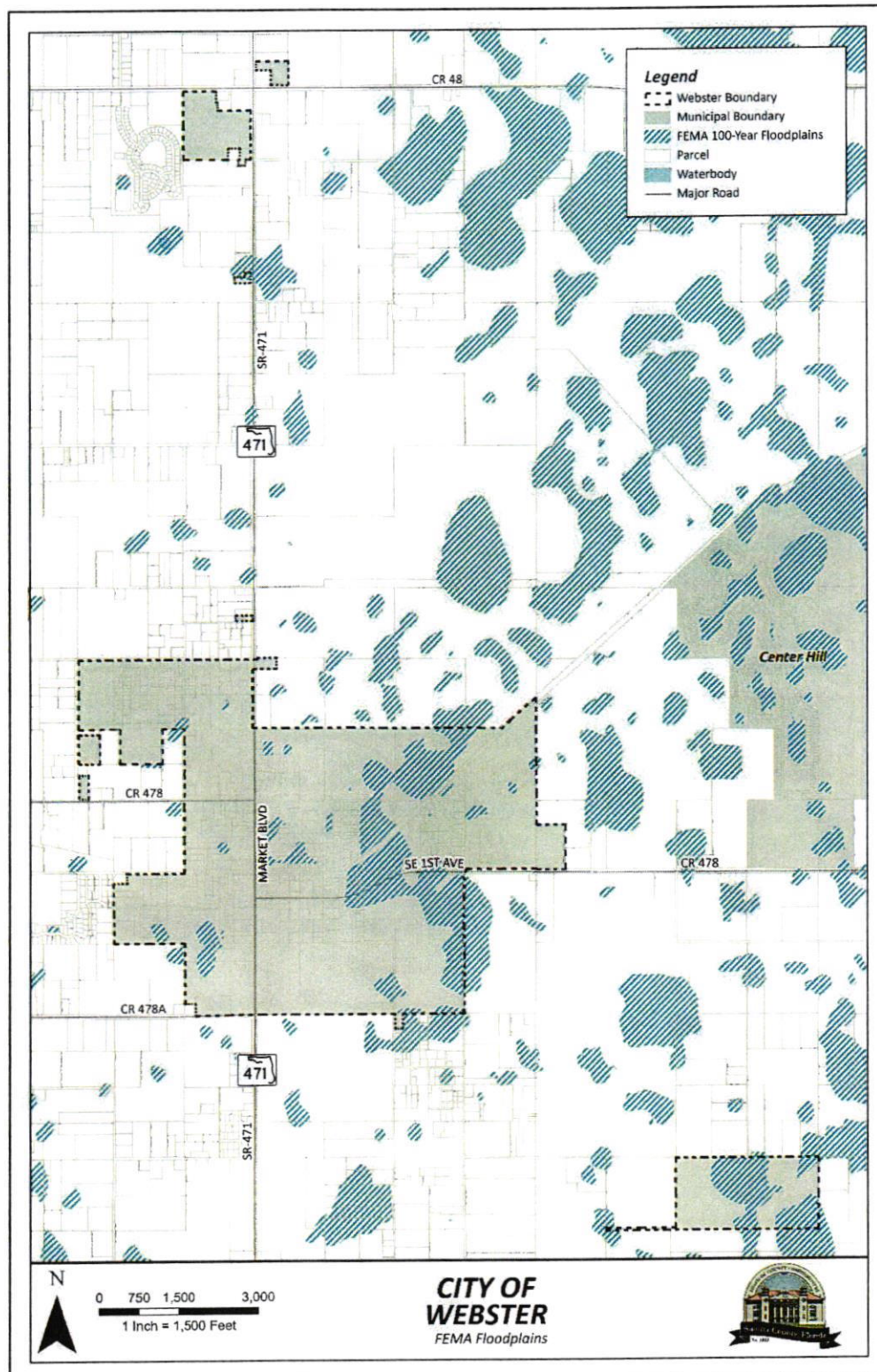
Figure 11 Coleman Floodplains



Sources: FGDL, FEMA, Sumter County, 2022



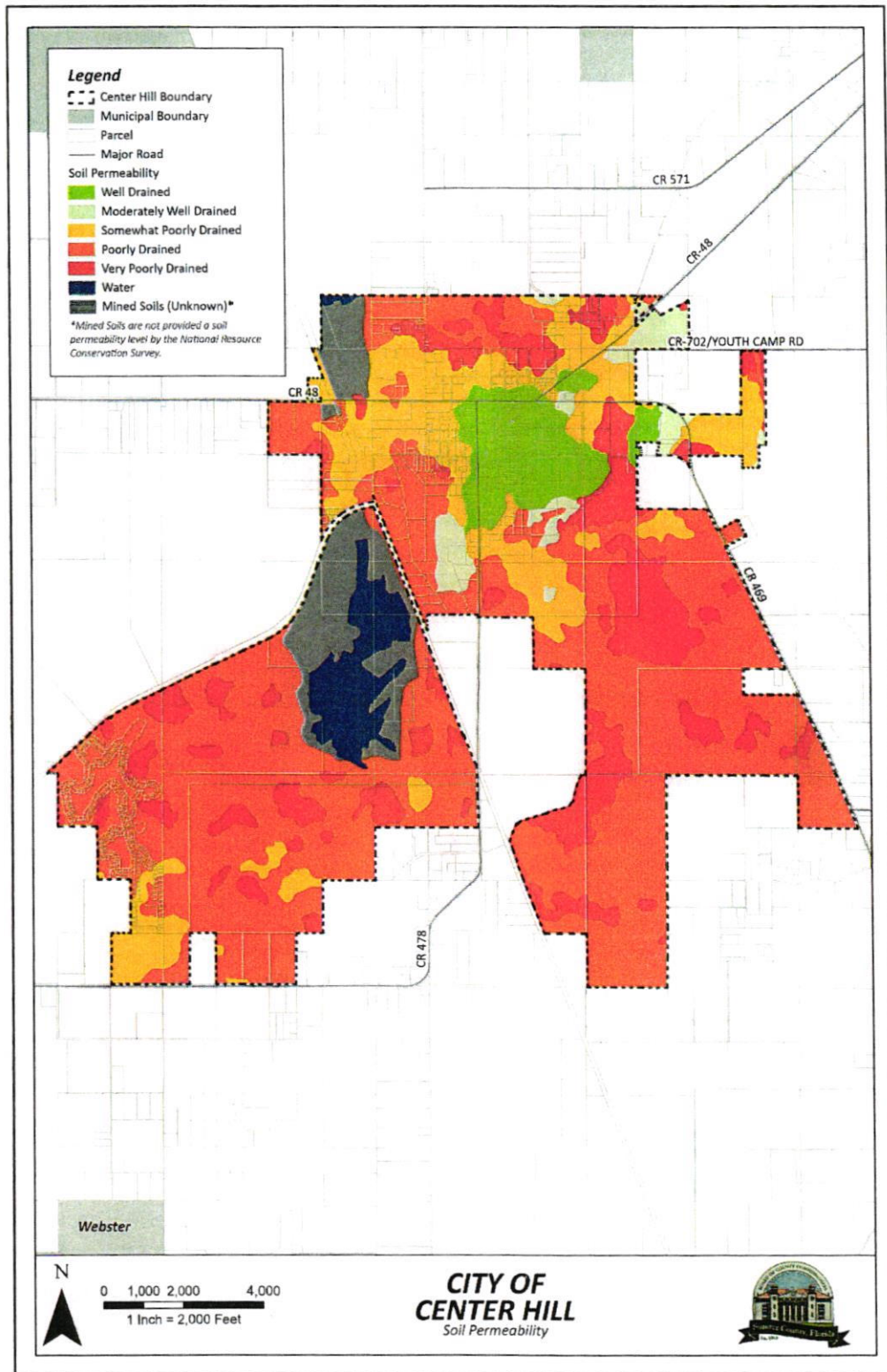
Figure 12 Webster Floodplains



Sources: FGDL, FEMA, Sumter County, 2022



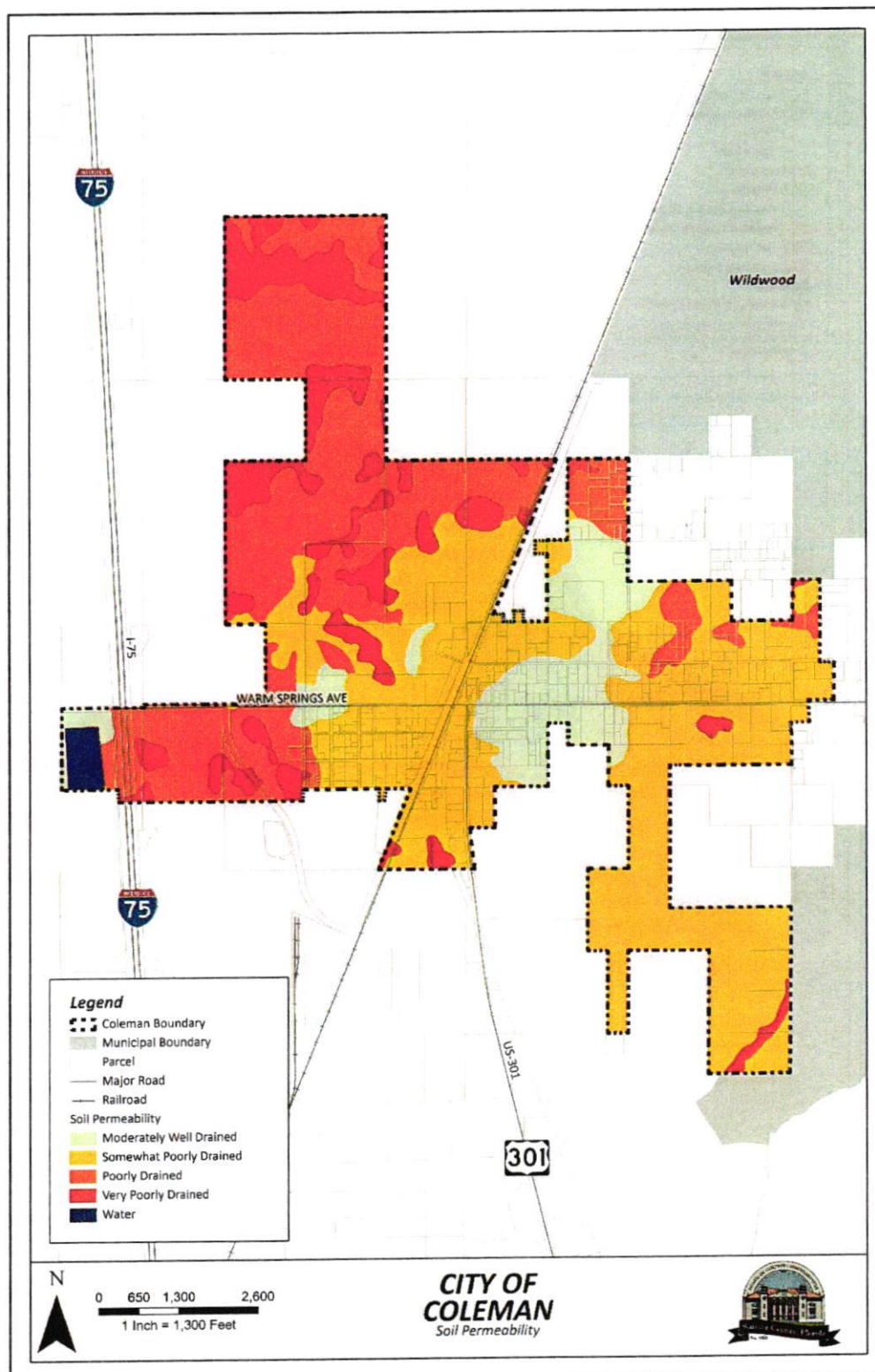
**Figure 13 Center Hill Soil Permeability**



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



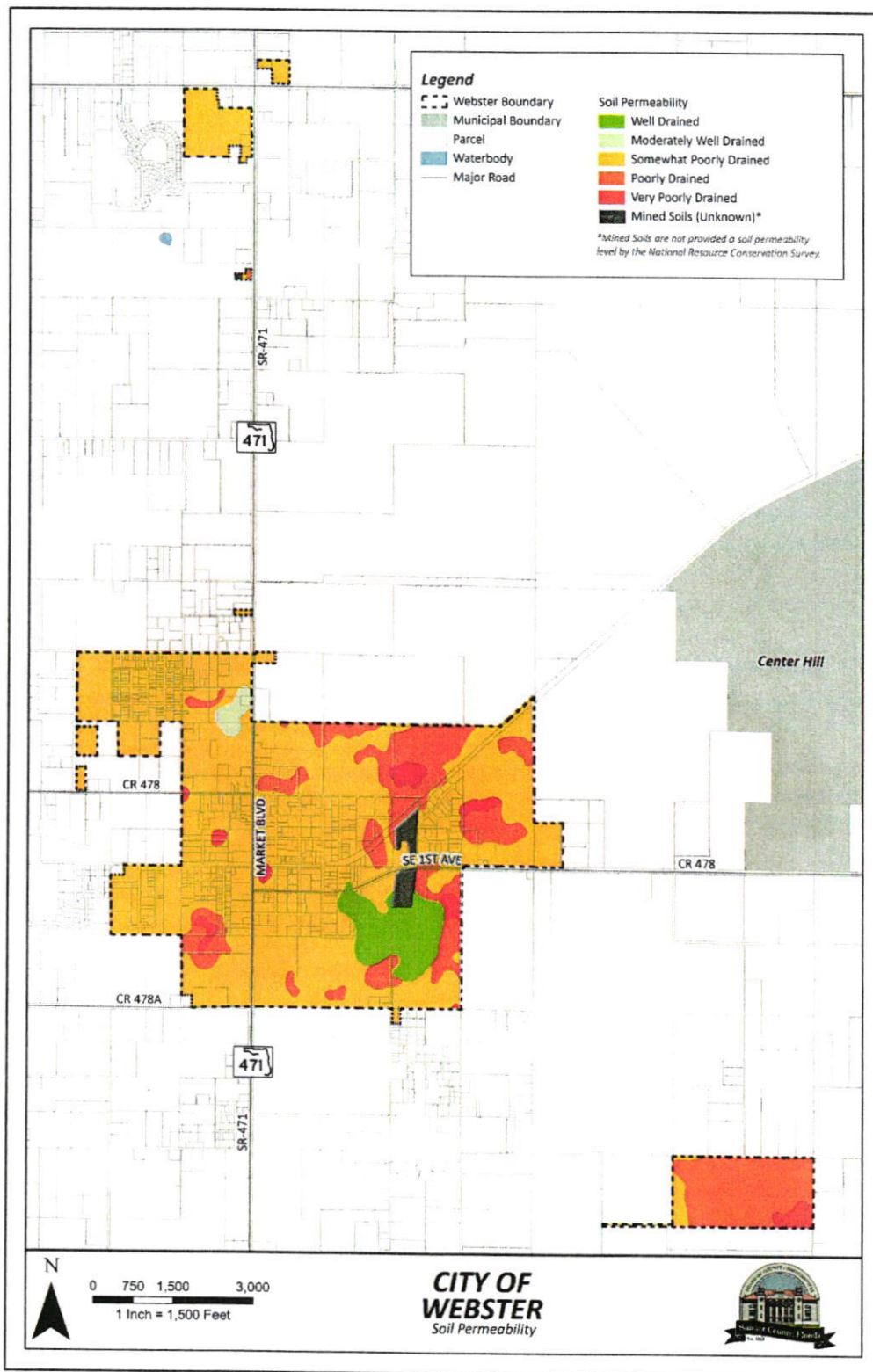
**Figure 14 Coleman Soil Permeability**



Sources: FGDL, NRCS, Sumter County, 2022



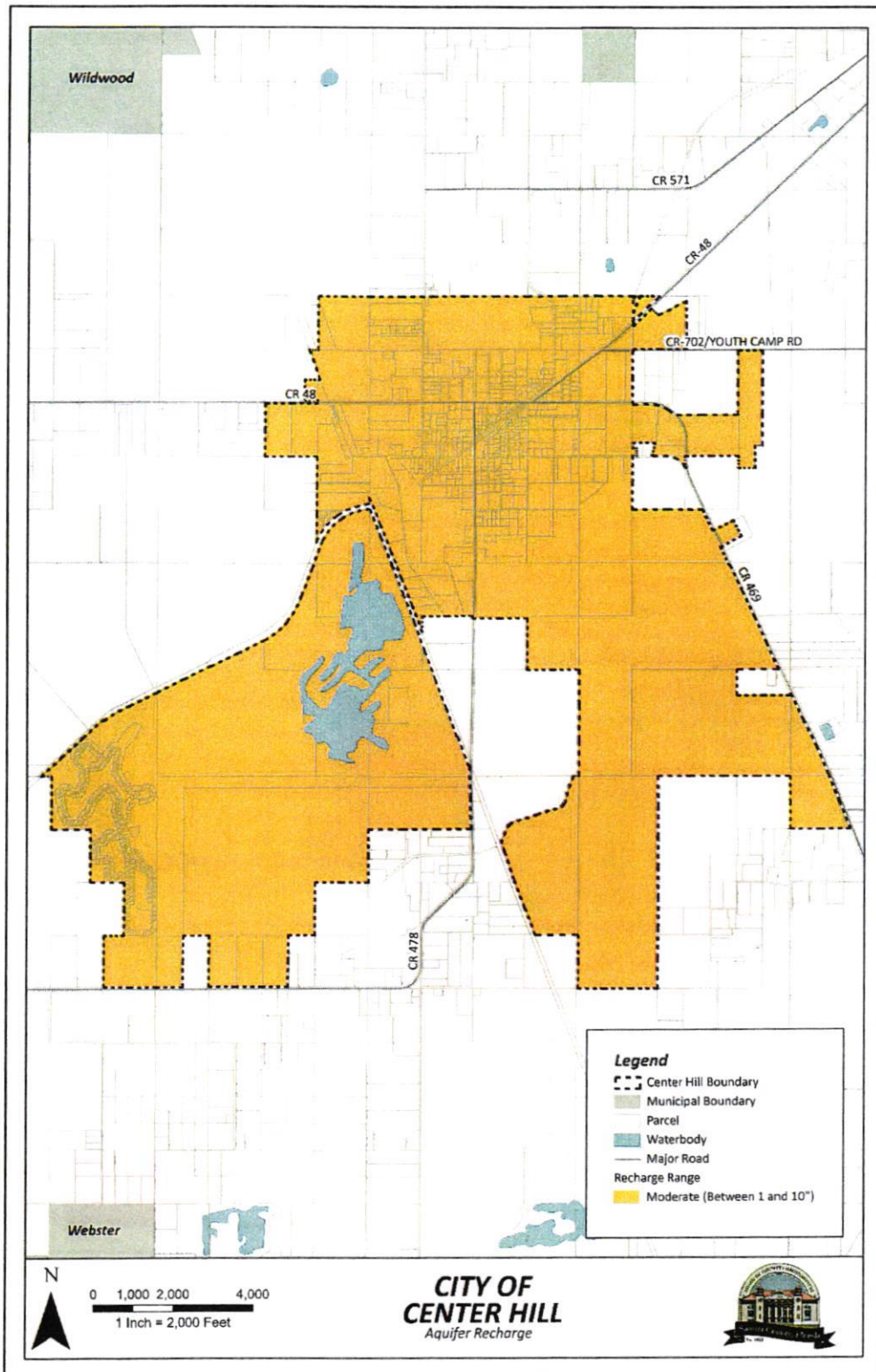
**Figure 15 Webster Soil Permeability**



Sources: FGDL, NRCS, Sumter County, 2022



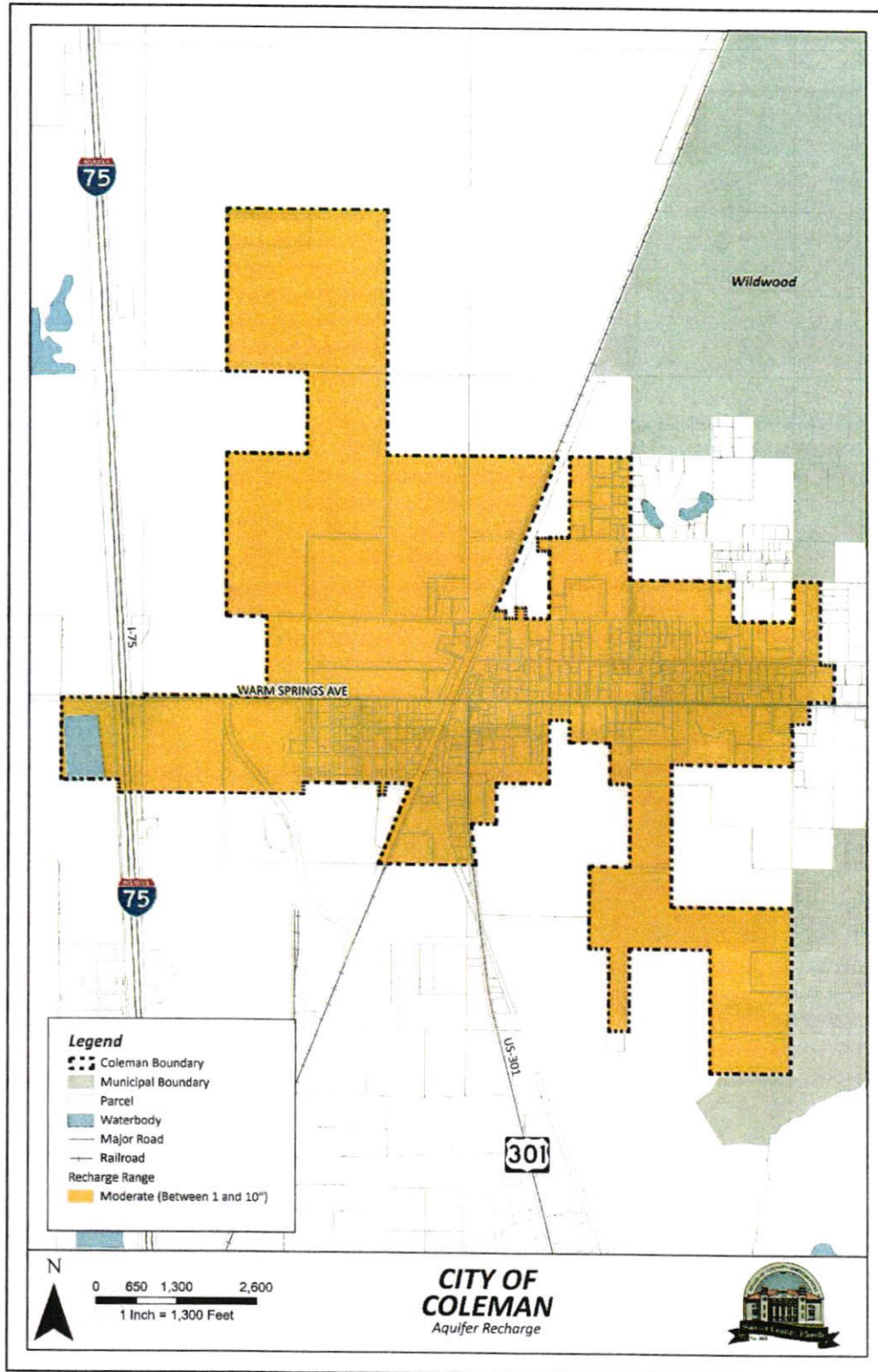
Figure 16 Center Hill Aquifer Recharge



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



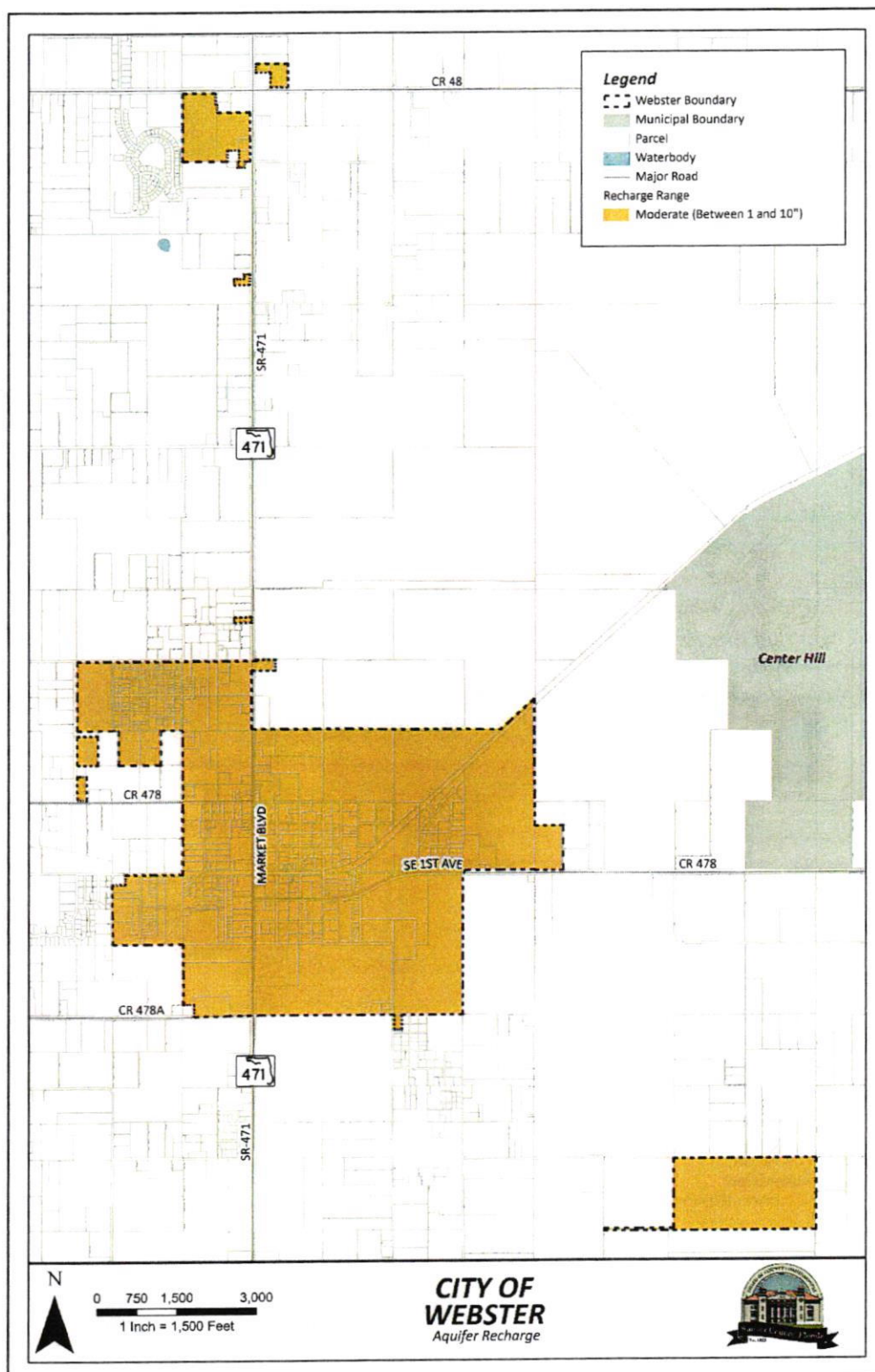
Figure 17 Center Hill Aquifer Recharge



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**

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

<sup>1</sup>This 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.

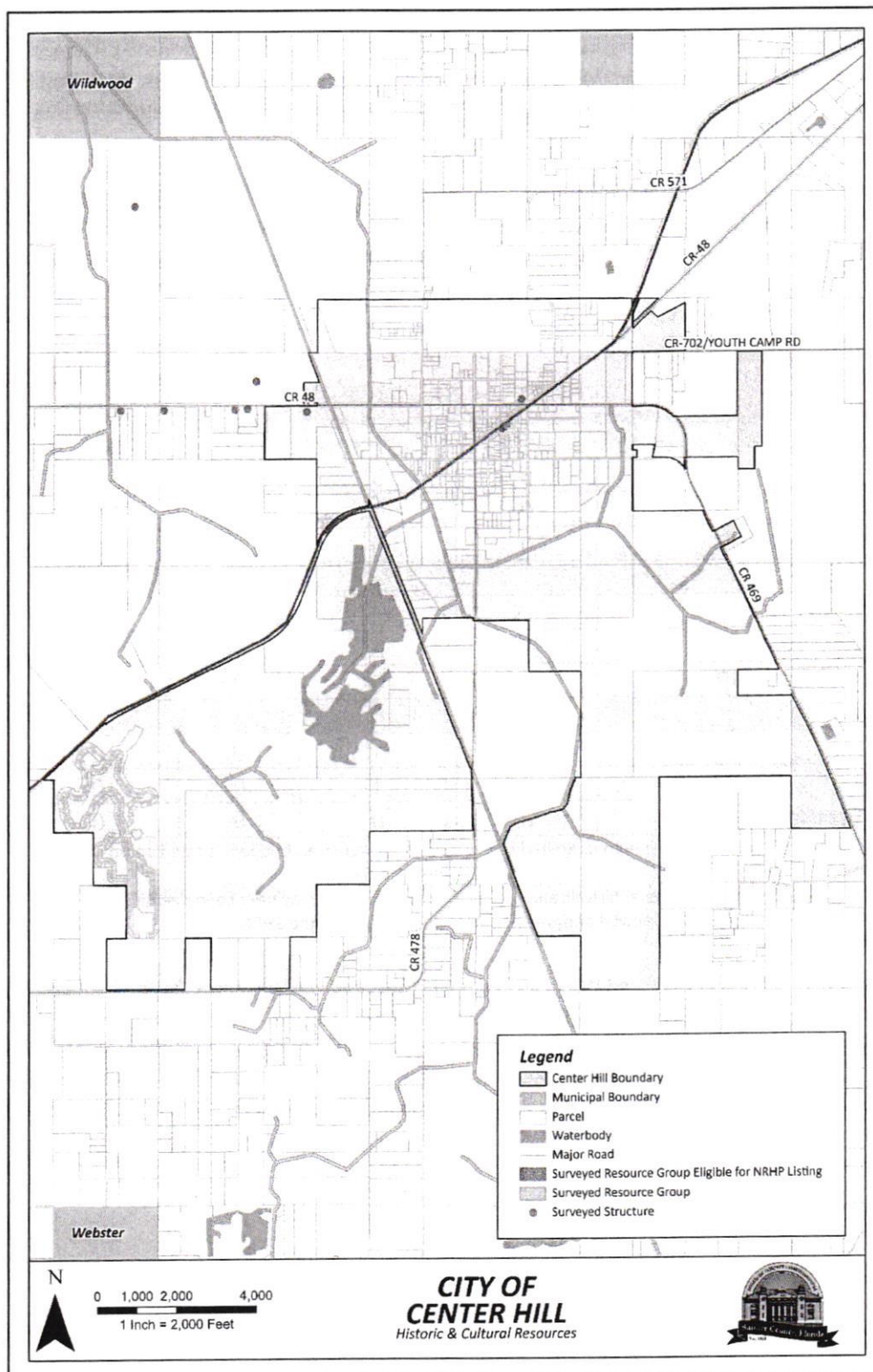
<sup>2</sup>As determined by the SHPO. Please note that several historic and historic cultural resources may have been deemed to be eligible for listing for the NRHP on the original survey but have yet to be reviewed or have been deemed ineligible by the SHPO.

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.



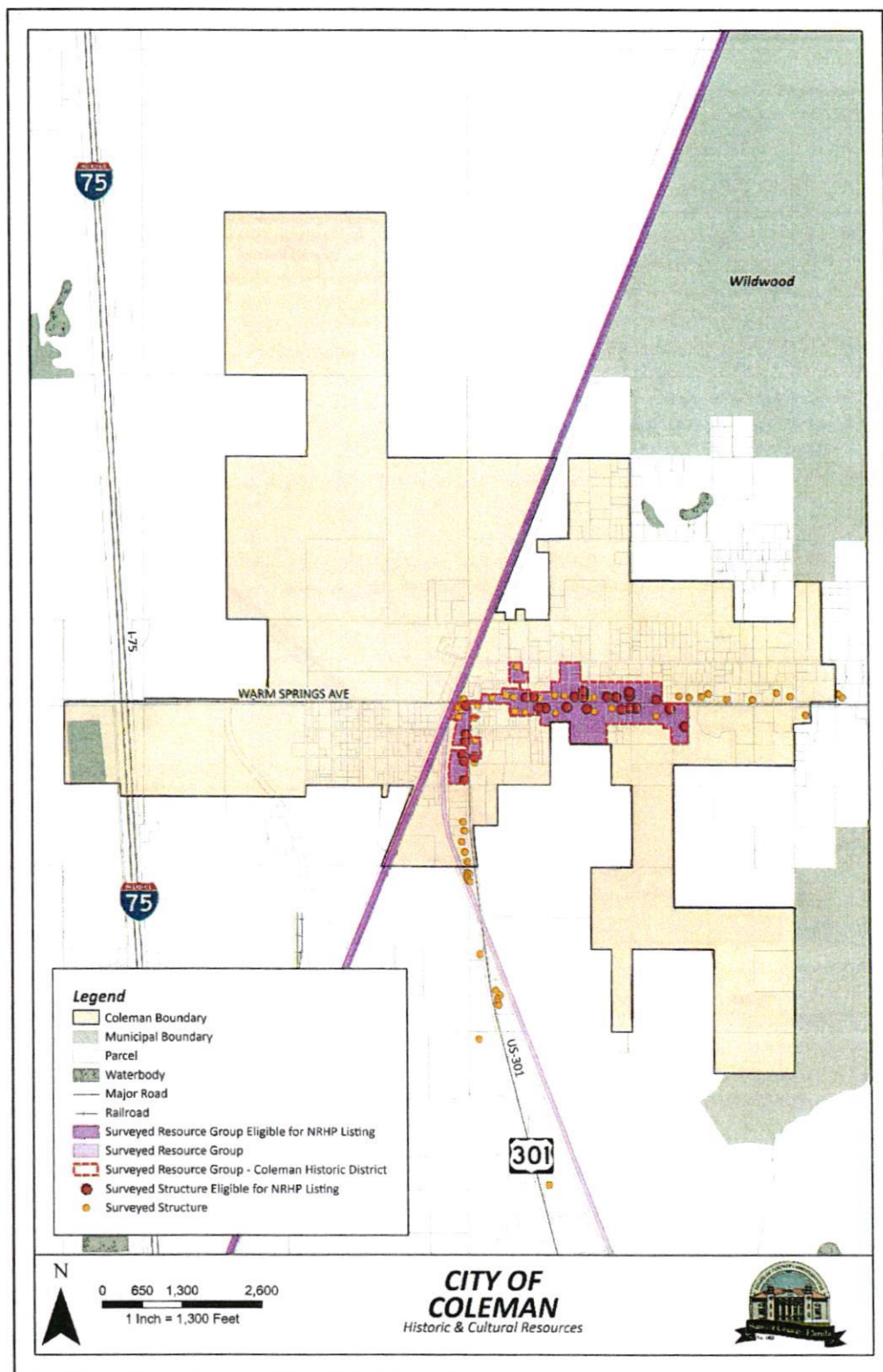
**Figure 19 Center Hill Historic & Cultural Resources**



Sources: FDHR, FGDL, Sumter County, 2022

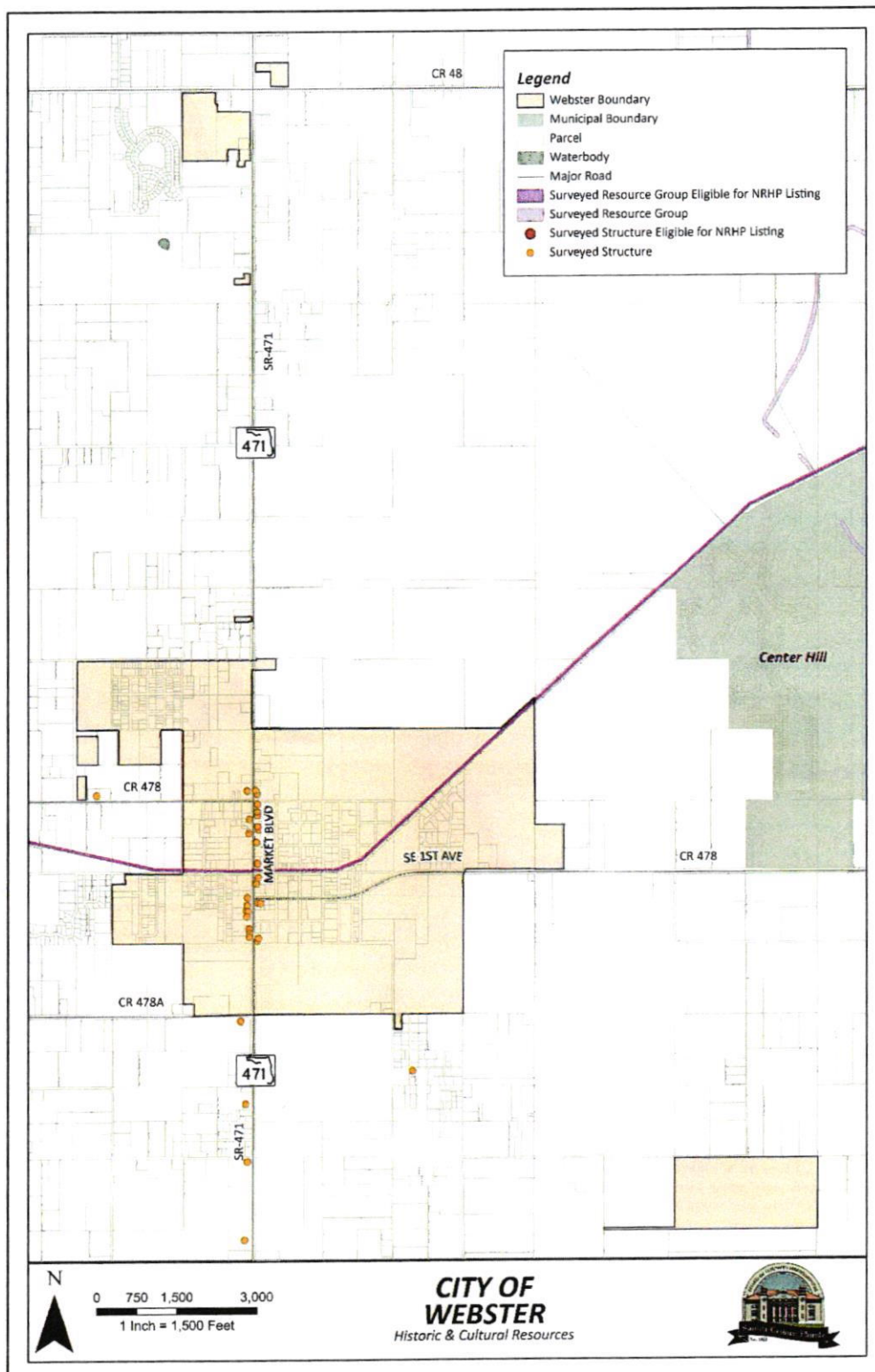


**Figure 20 Coleman Historic & Cultural Resources**



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>	(142)	(61)	(7)

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





<sup>1</sup>Population 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%).

<sup>2</sup>Seasonal 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.

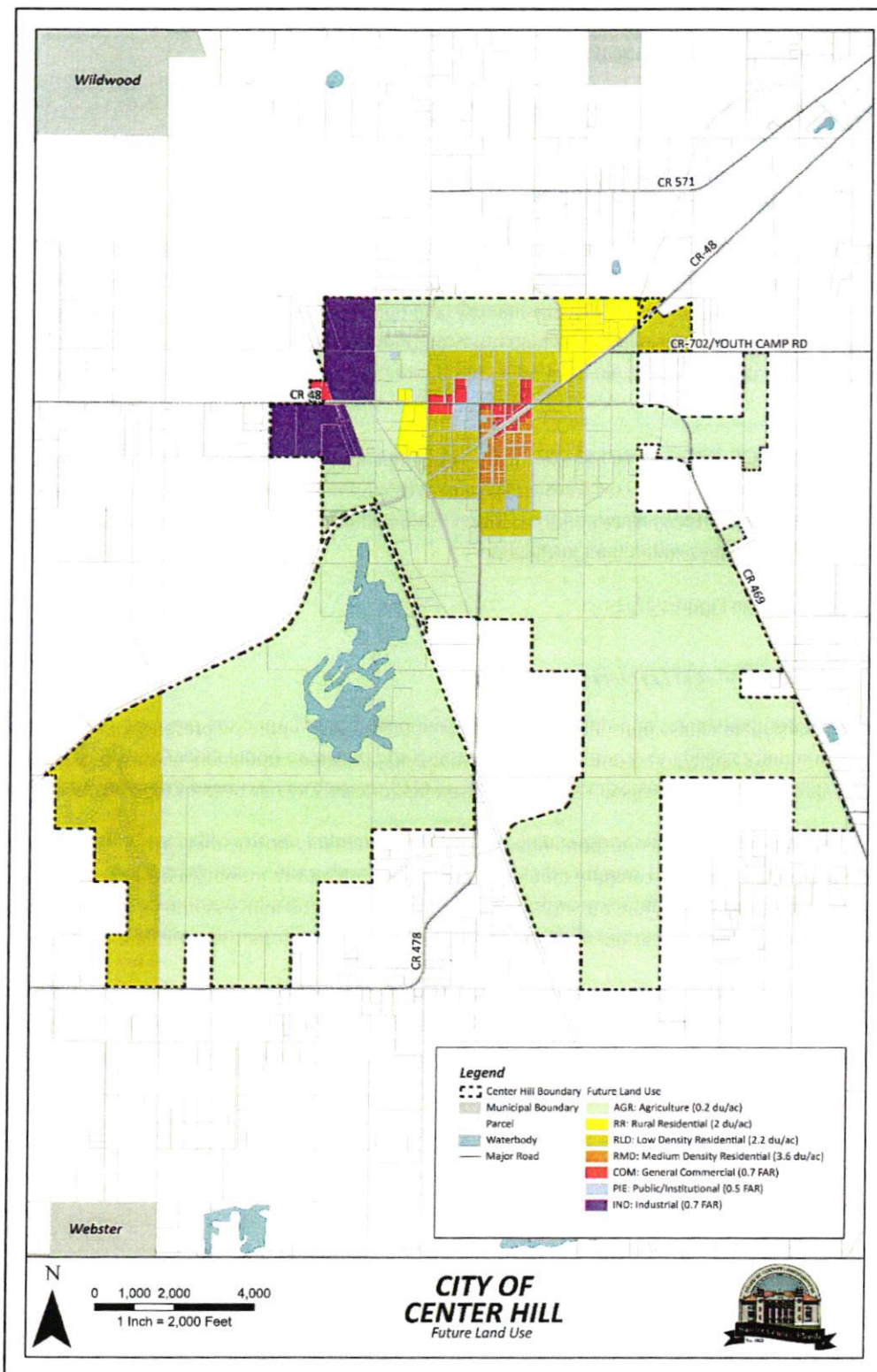
### *Carrying Capacity Analysis*

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.

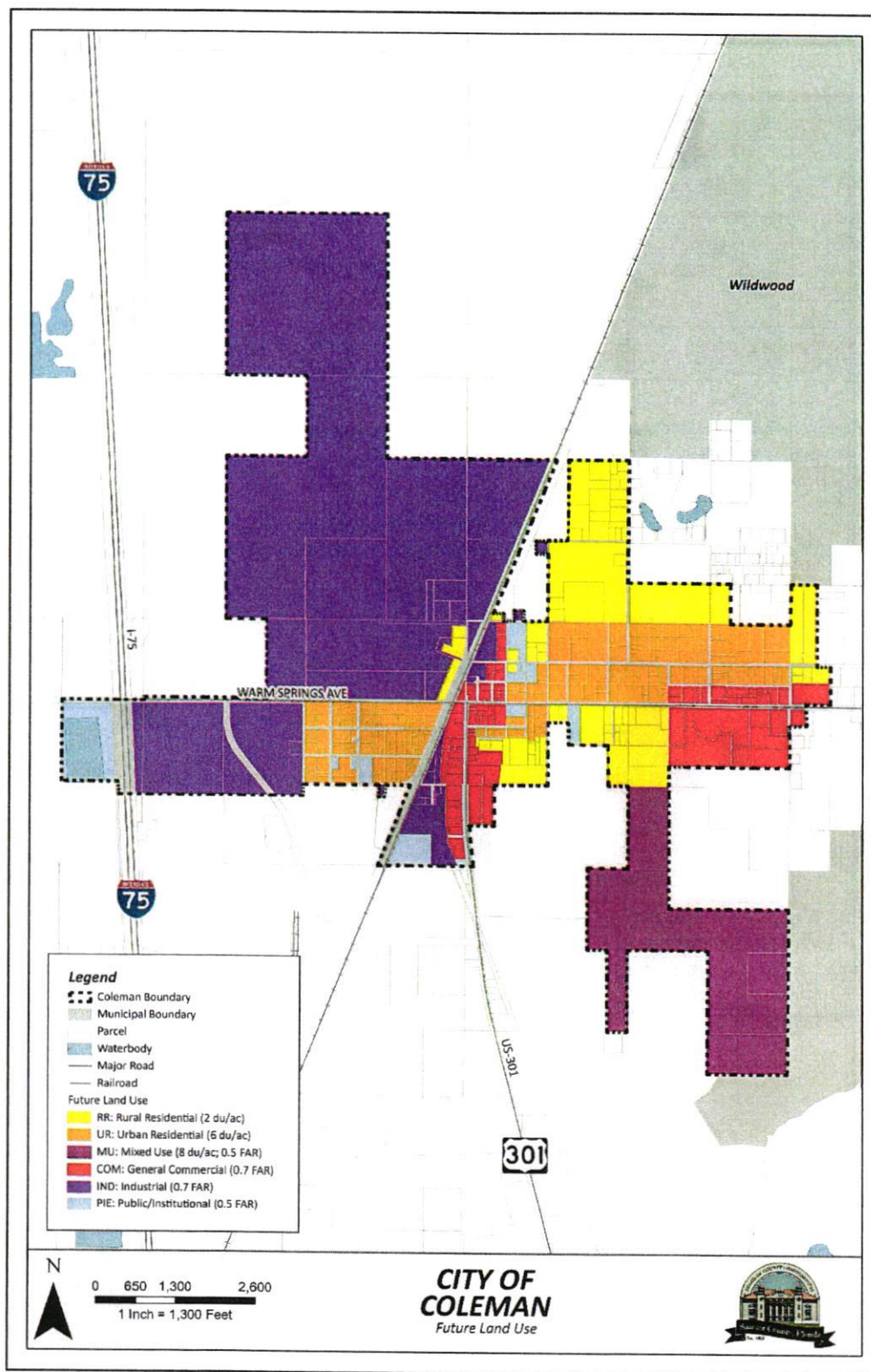
Figure 22 Center Hill Future Land Use Map



Source: Sumter County, 2022

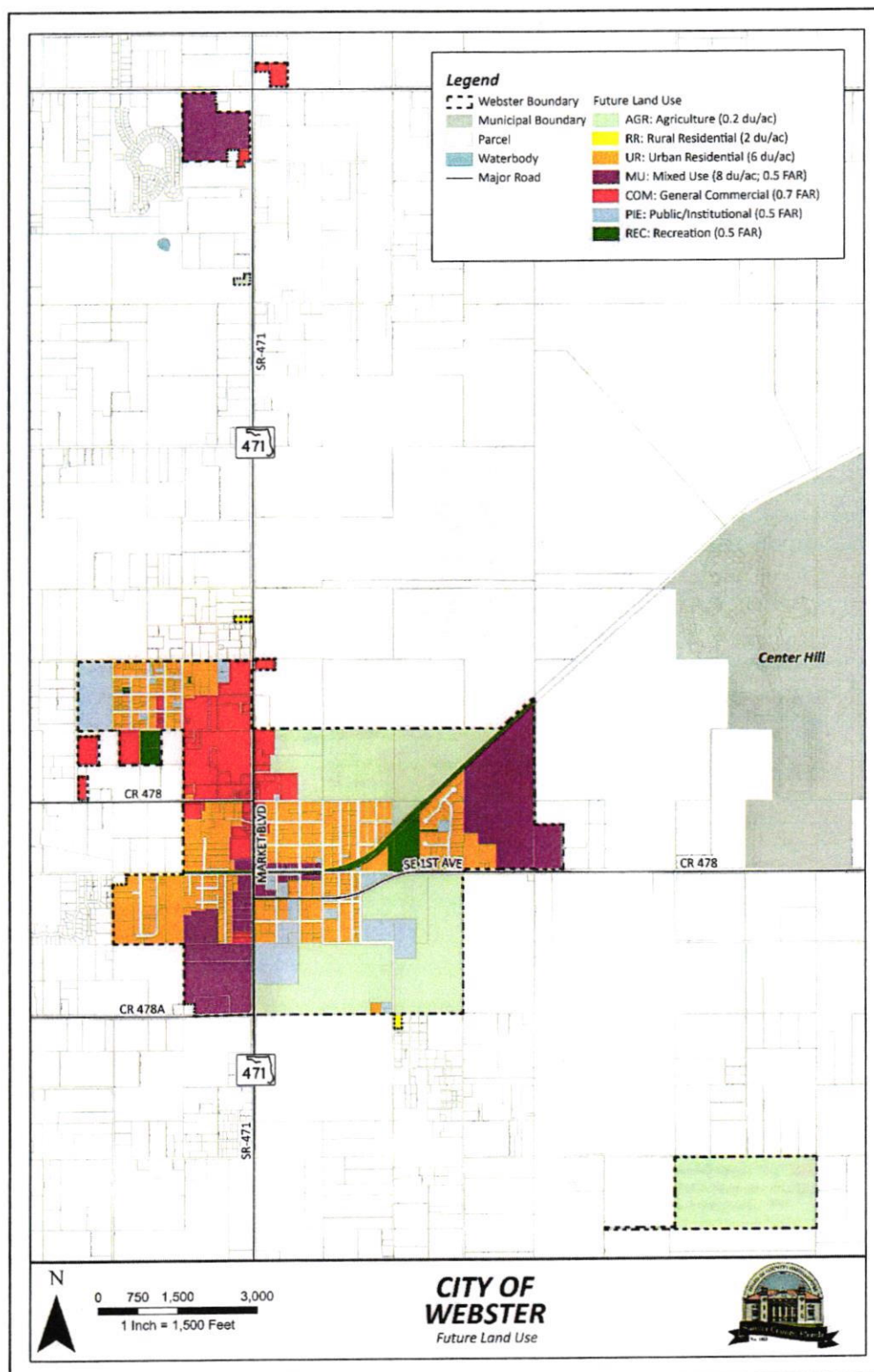


Figure 23 Coleman Future Land Use Map



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 <sup>1</sup>		Underutilized Parcels <sup>2</sup>		Constrained	Unconstrained <sup>3</sup>	Maximum Density	Holding Capacity
	Acres	%	Acres	%	Acres	Acres	du/ac	du
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%	-	-	-	-	-	-
<b>TOTAL</b>	<b>4,020.9</b>	<b>100%</b>	<b>281.4</b>	<b>7%</b>	<b>16.2</b>	<b>265.2</b>	<b>-</b>	<b>311 (967 persons)<sup>4</sup></b>

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 <sup>1</sup>		Underutilized Parcels <sup>2</sup>		Constrained	Unconstrained <sup>3</sup>	Maximum Density	Holding Capacity
	Acres	%	Acres	%	Acres	Acres	du/ac	du
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	-	-
<b>TOTAL</b>	<b>1,349.8</b>	<b>100%</b>	<b>158.3</b>	<b>12%</b>	<b>4.3</b>	<b>154.0</b>	<b>-</b>	<b>316 (748 persons)<sup>4</sup></b>

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**

<i>Future Land Use Categories</i>	<b>All Parcels<sup>1</sup></b>		<b>Underutilized Parcels<sup>2</sup></b>		<b>Constrained</b>	<b>Unconstrained<sup>3</sup></b>	<b>Maximum Density</b>	<b>Holding Capacity</b>
	<i>Acres</i>	<i>%</i>	<i>Acres</i>	<i>%</i>	<i>Acres</i>	<i>Acres</i>	<i>du/ac</i>	<i>du</i>
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	-	-
<b>TOTAL</b>	<b>940.5</b>	<b>100%</b>	<b>182.1</b>	<b>19%</b>	<b>2.5</b>	<b>179.6</b>	<b>-</b>	<b>644 (1,790)<sup>4</sup></b>

<sup>1</sup>Please 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.

<sup>2</sup>The 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.

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

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

Sources: FGD, 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

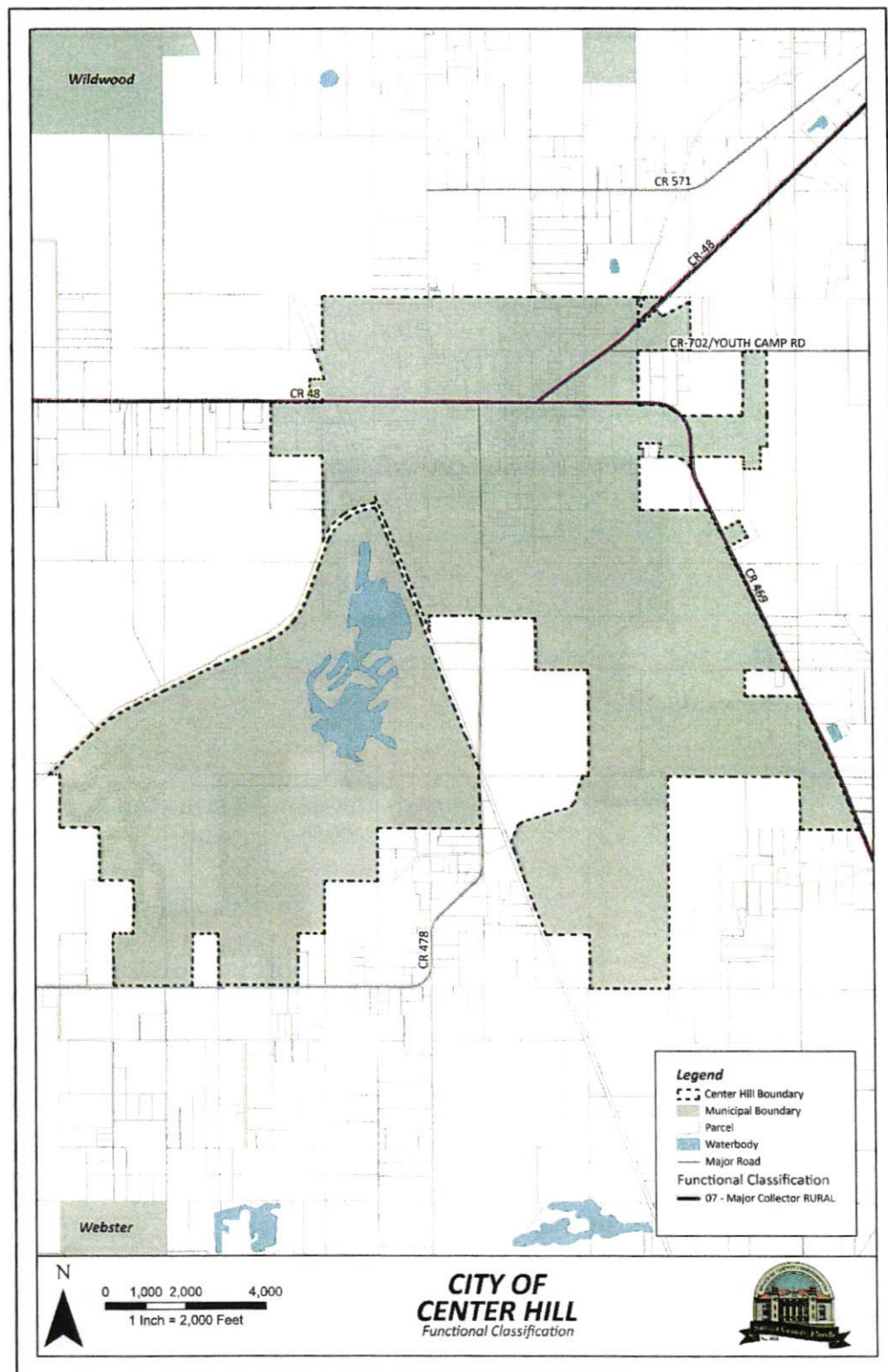
---

#### RAILROADS

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

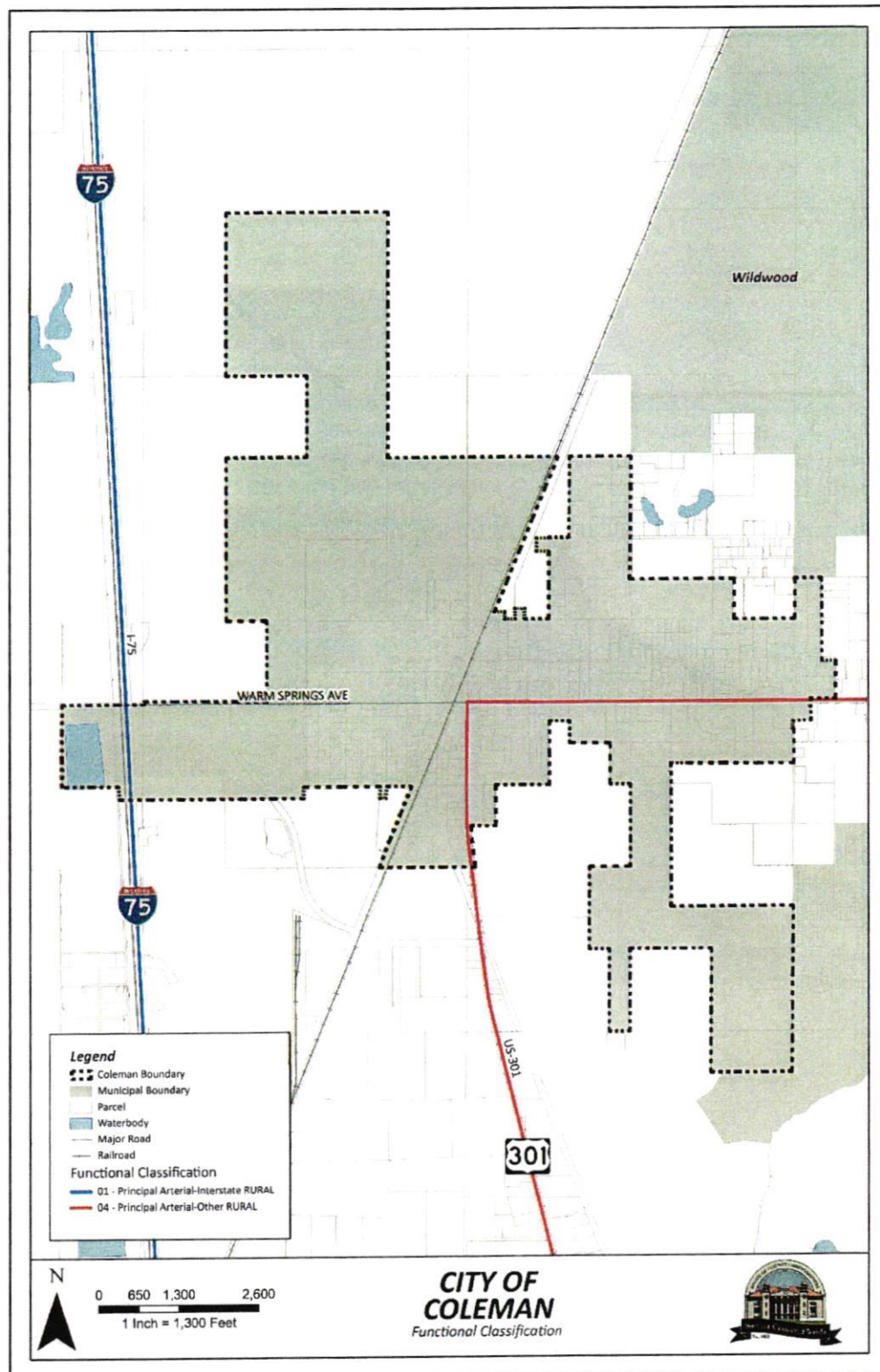


**Figure 25 Functional Classification of Major Roads in Center Hill**



Sources: FDOT, FGDL, Sumter County, 2022

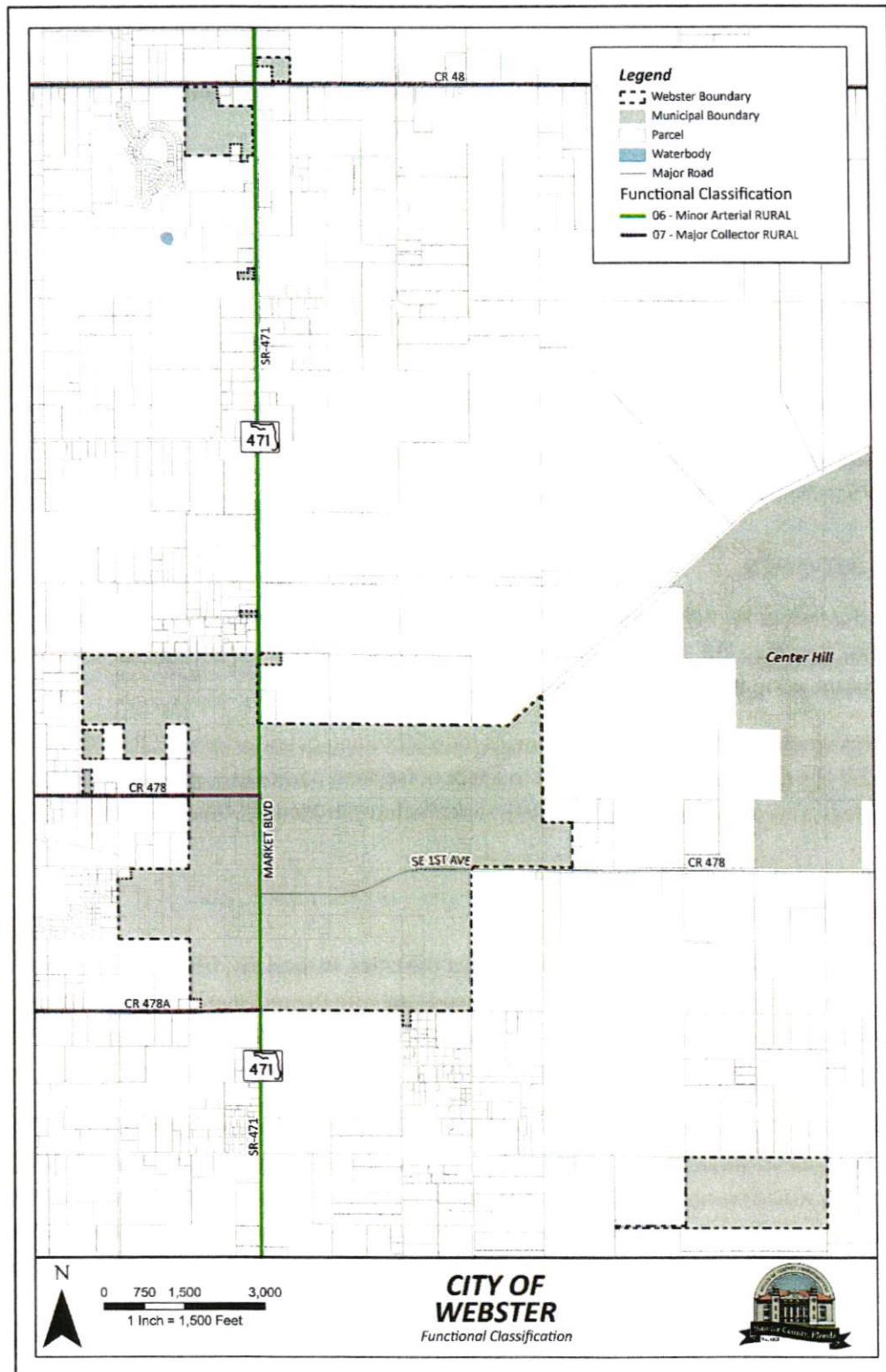
Figure 26 Functional Classification of Major Roads in Coleman



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.

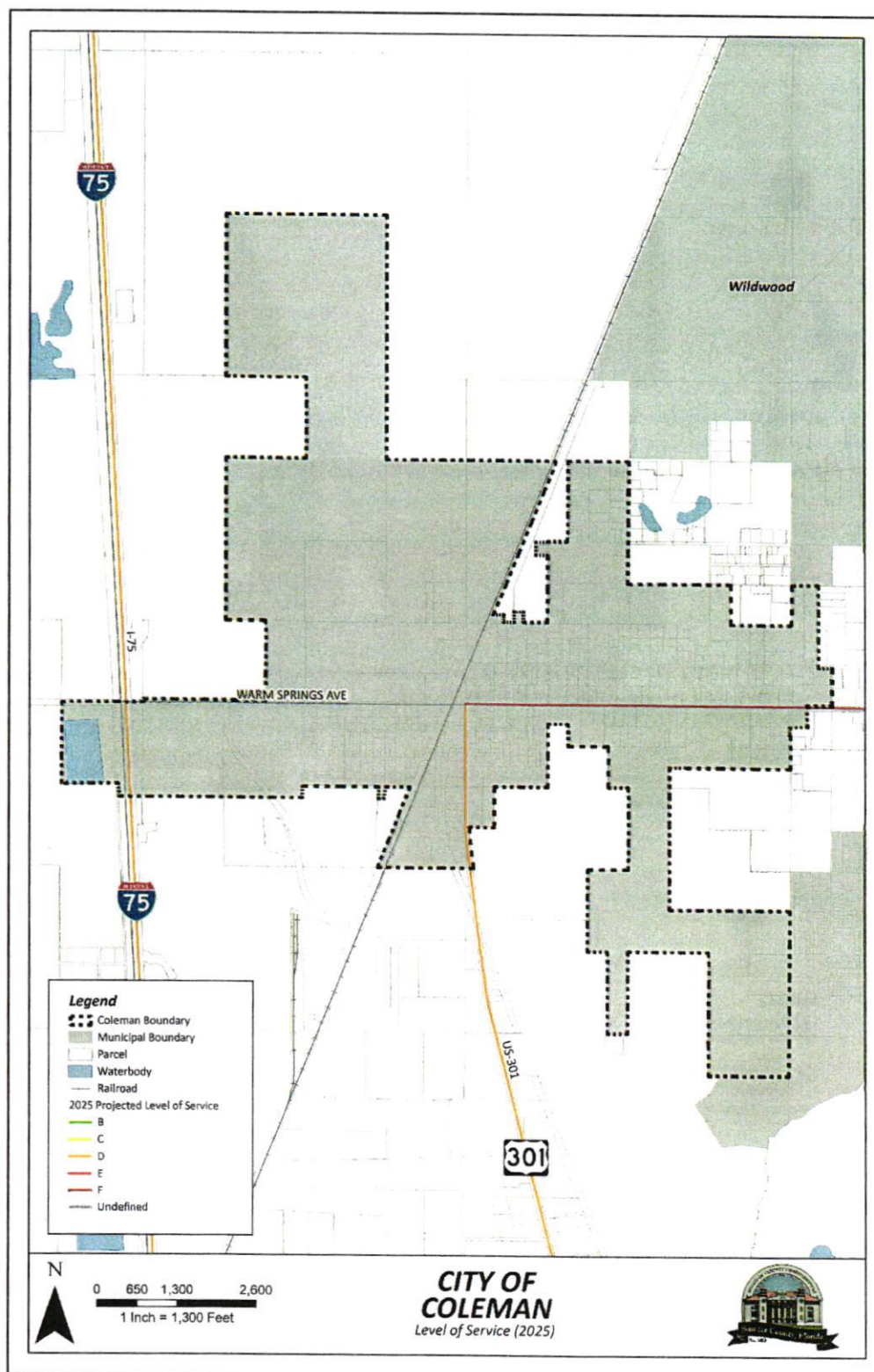
## **FUTURE NEEDS**

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.

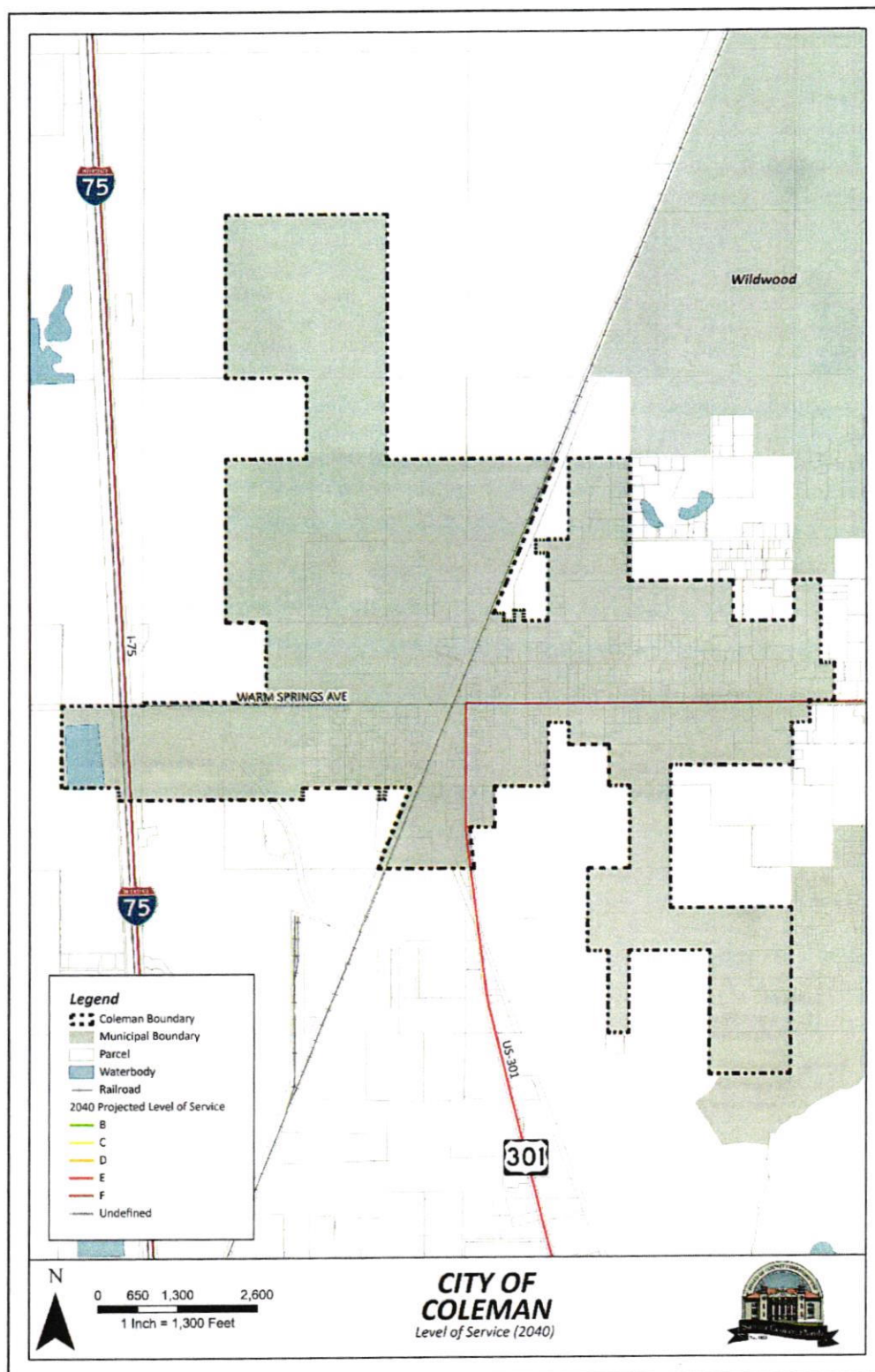


Figure 28 Coleman Roadway Level of Service (2025)



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 <sup>1</sup>	694	846	991	1,127	1,258	1,383

<sup>1</sup> 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 <sup>1</sup>	0.08	98	0.08	0.10	0.11	0.12	0.13

<sup>1</sup> 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 <sup>1</sup>	64,251	495,000	430,749

## 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*

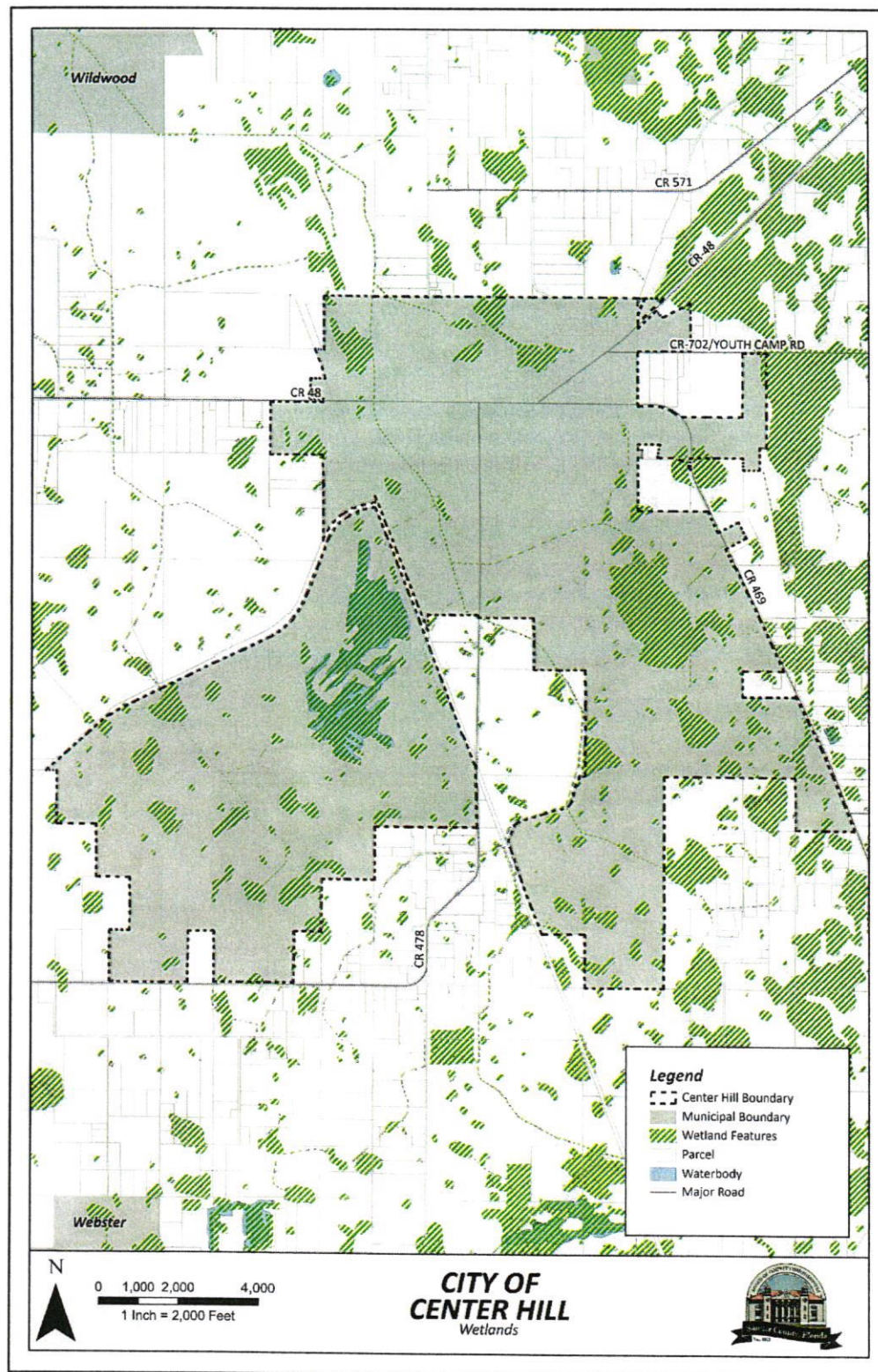
The soil drainage conditions for the Cities of Center Hill, Coleman, and Webster can be seen in Figures 36-38. For each of the cities, soils that are moderately to well-drained occur in the urbanized or developed core areas. Beyond these developed areas, soils conditions tend to be less well-drained. 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.



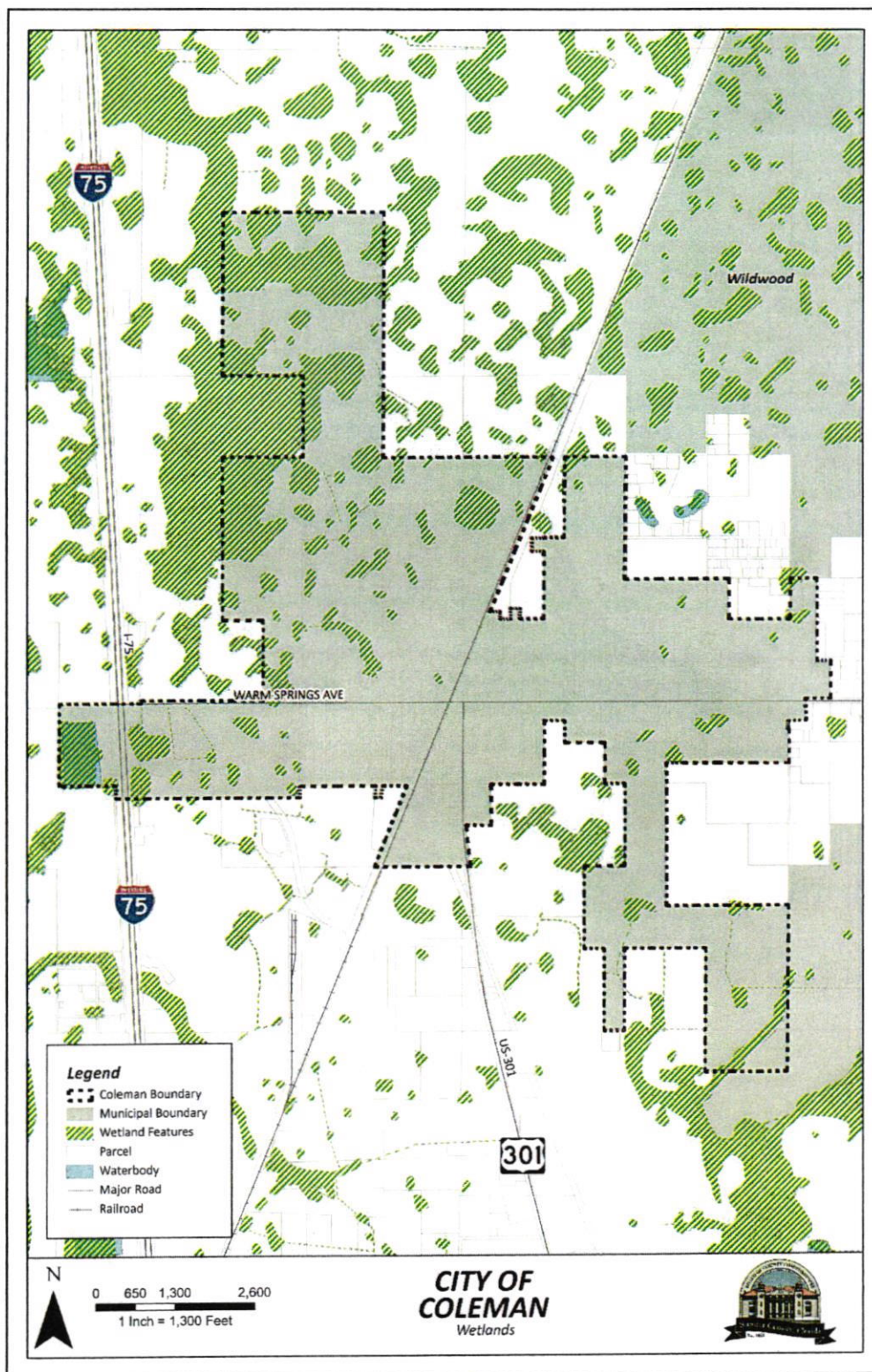
**Figure 30 Center Hill Wetlands**



Sources: FGDL, NWI, Sumter County, 2022



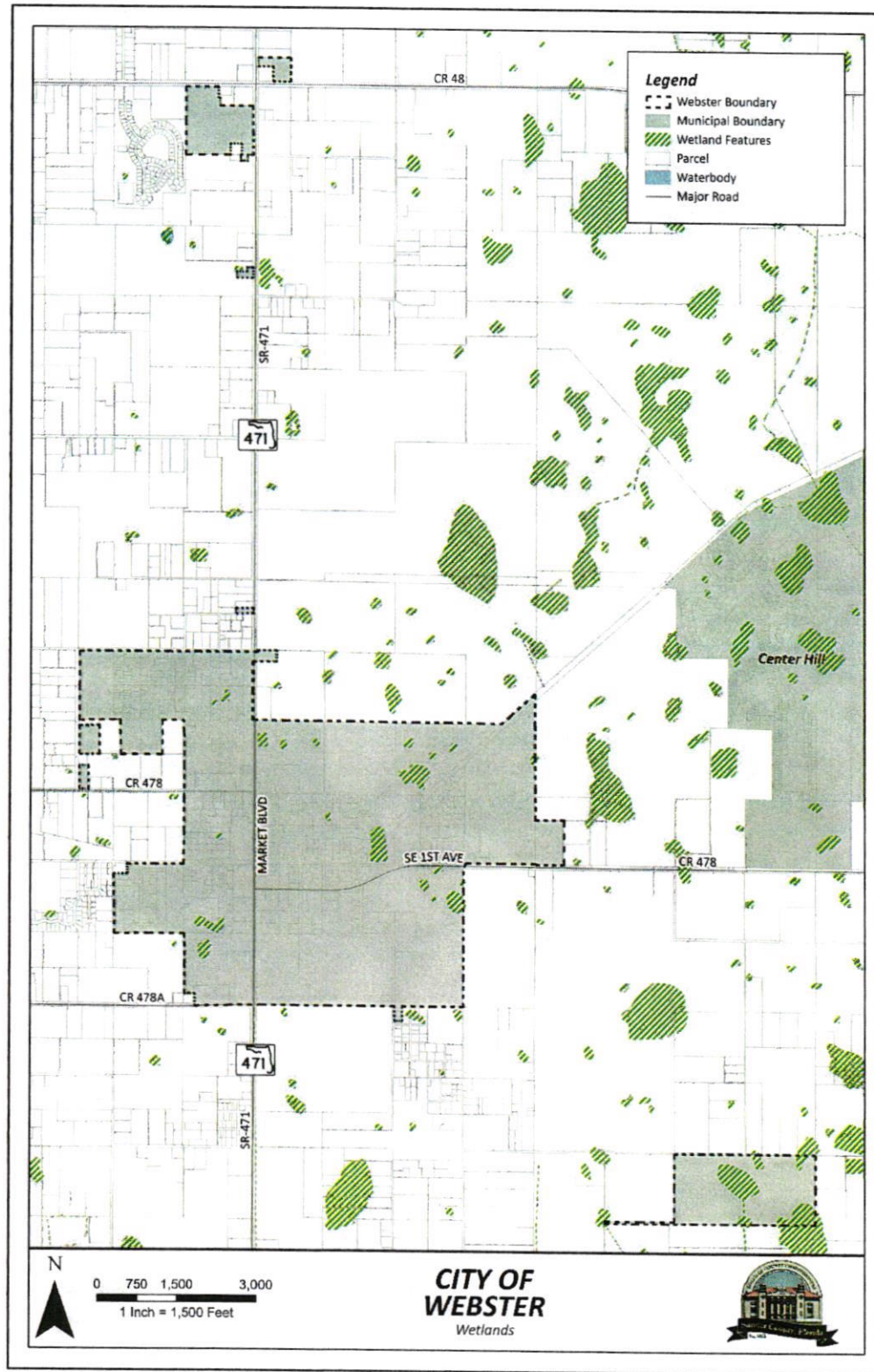
Figure 31 Coleman Wetlands



Sources: FGDL, NWI, Sumter County, 2022



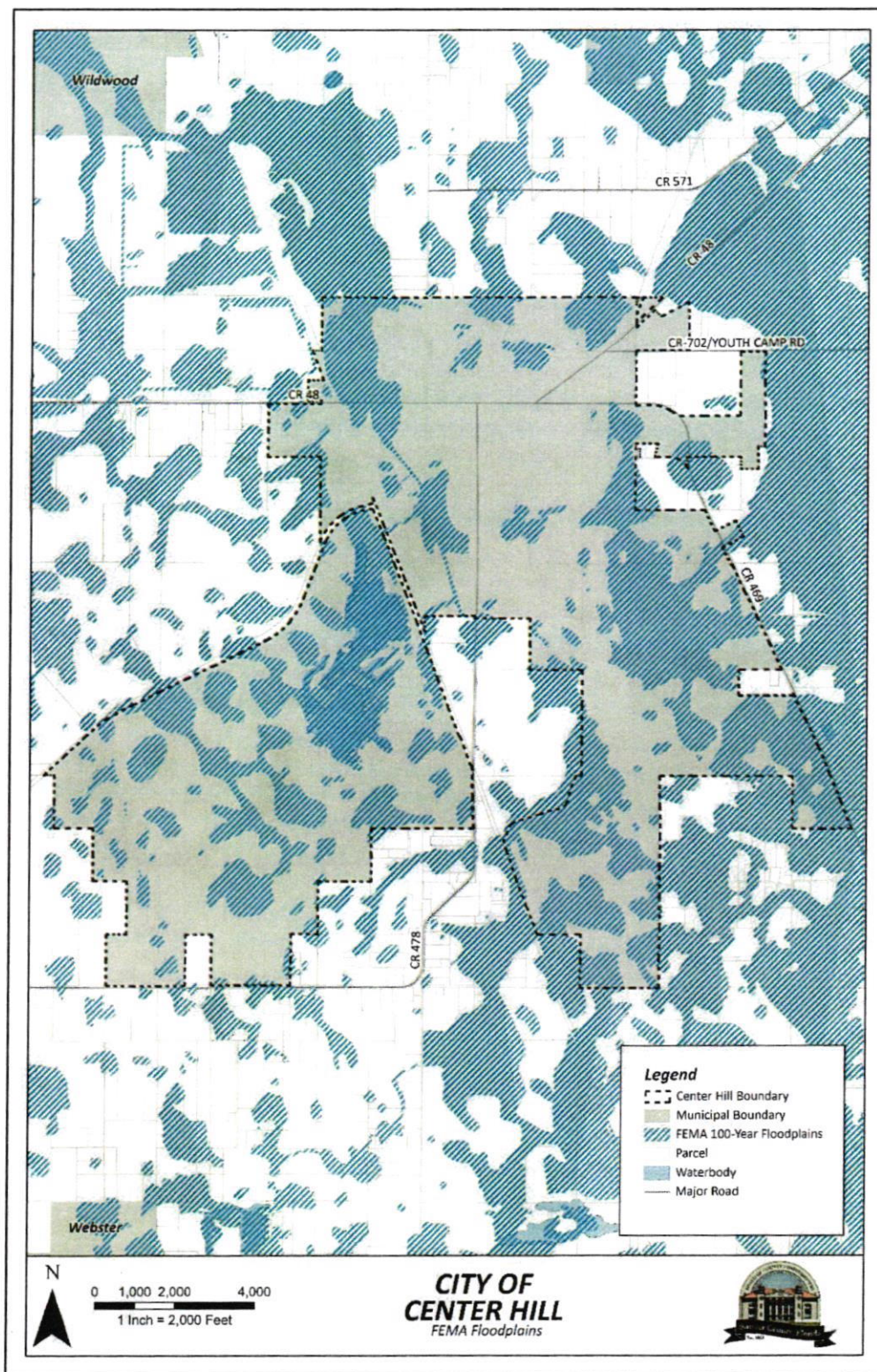
**Figure 32 Webster Wetlands**



Sources: FGDL, NWI, Sumter County, 2022



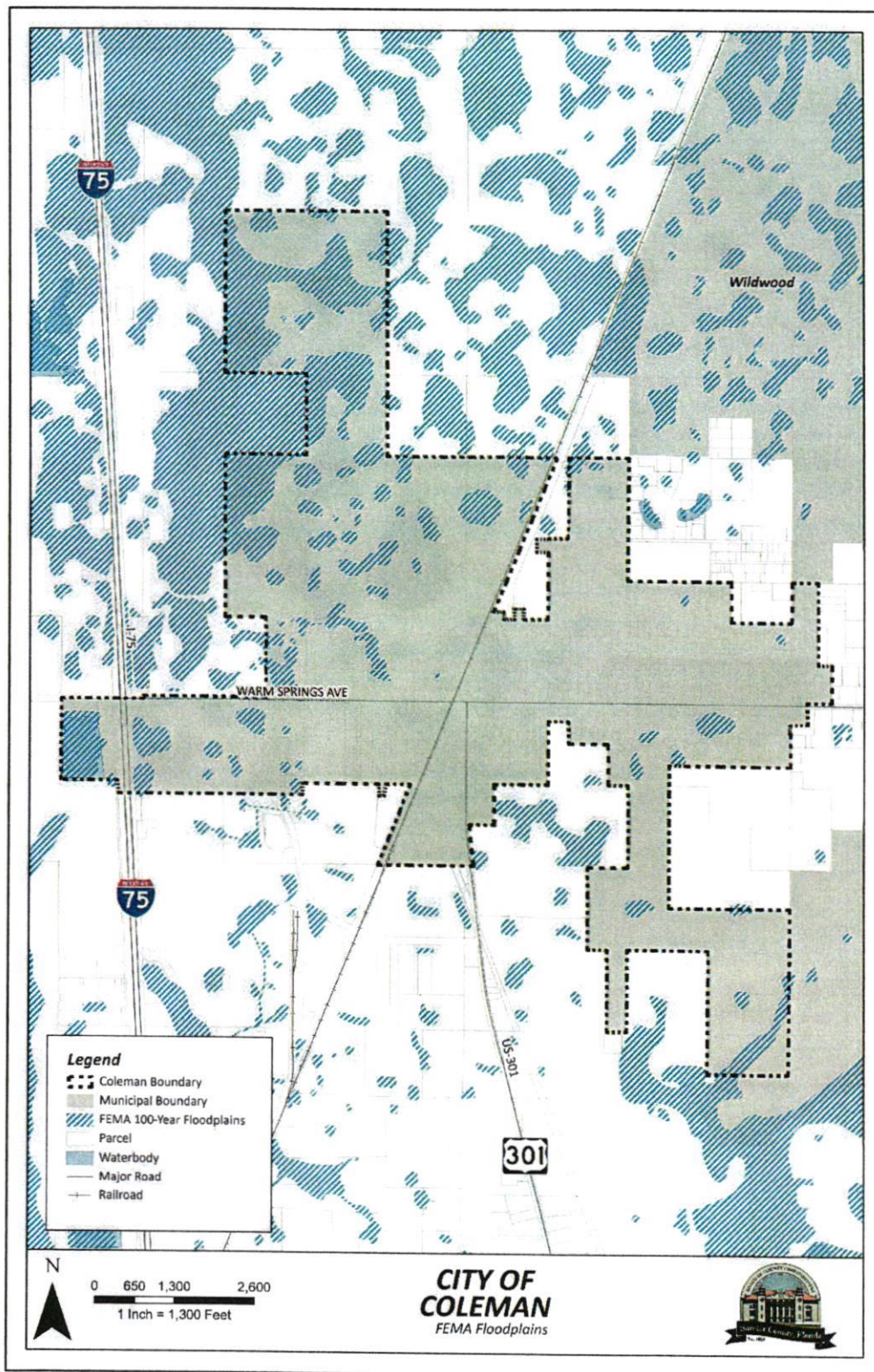
**Figure 33 Center Hill Floodplains**



Sources: FEMA, FGDL, Sumter County, 2022



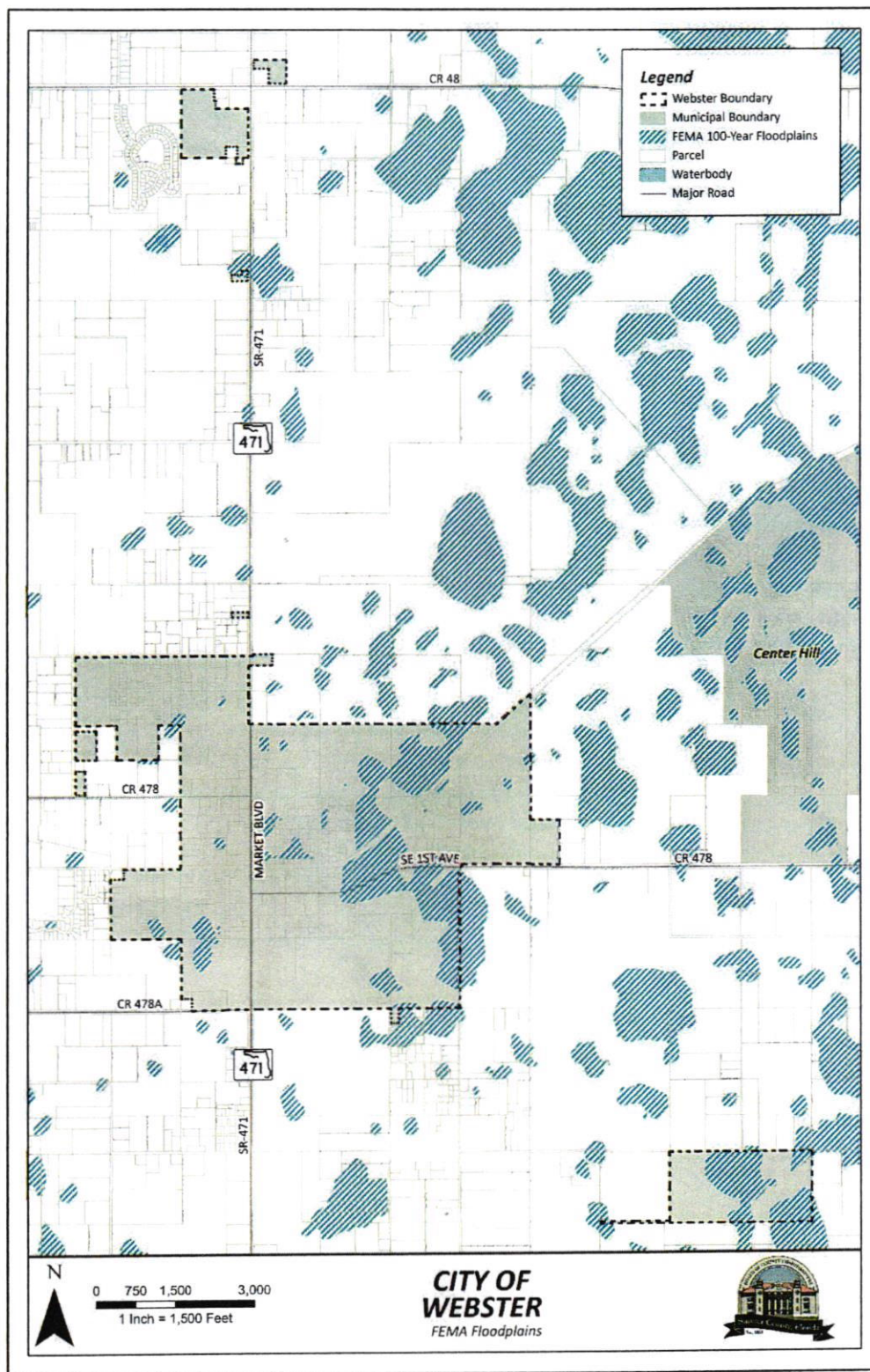
### Figure 34 Coleman Floodplains



Sources: FEMA, FGDL, Sumter County, 2022



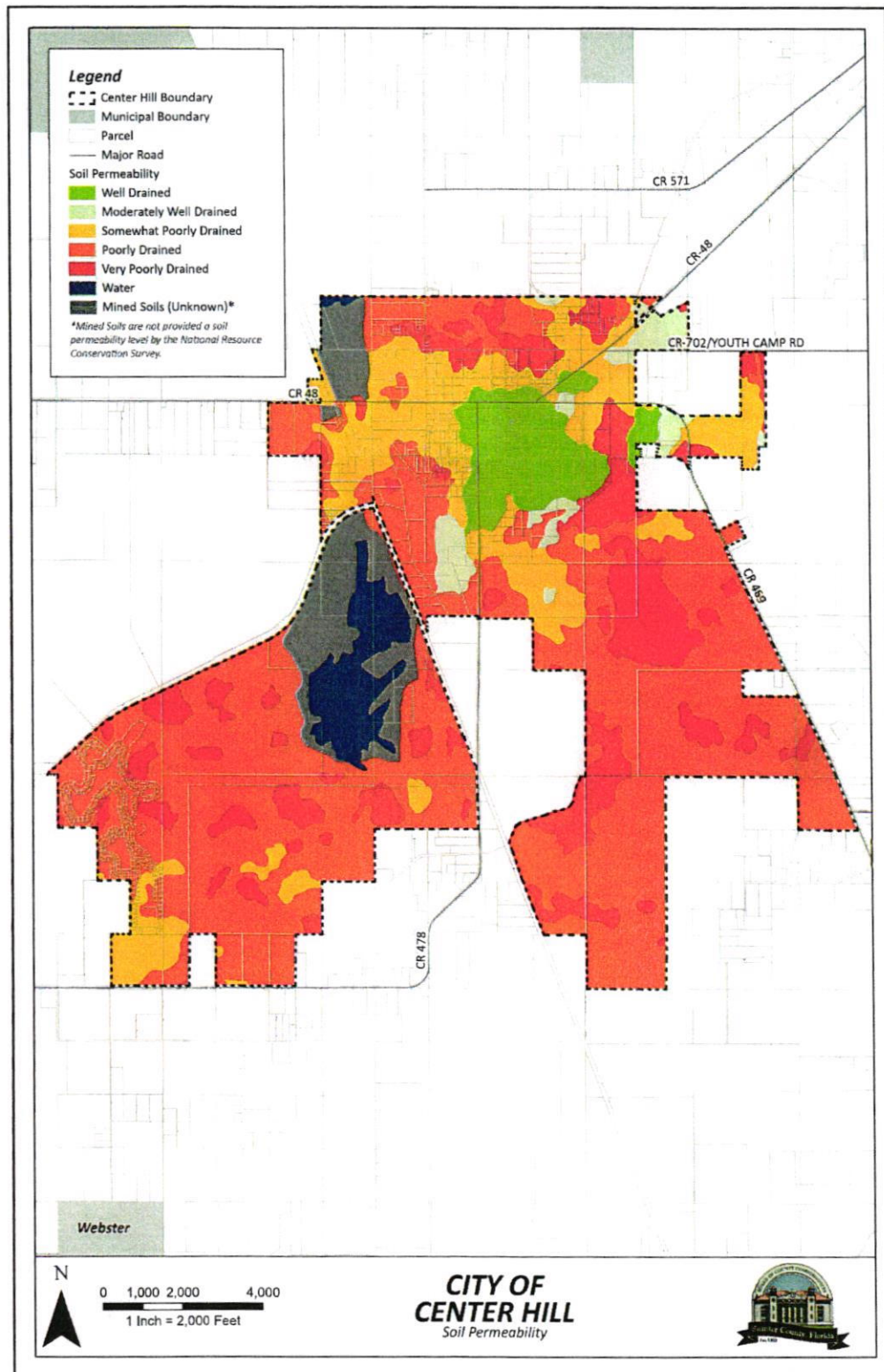
Figure 35 Webster Floodplains



Sources: FEMA, FGDL, Sumter County, 2022

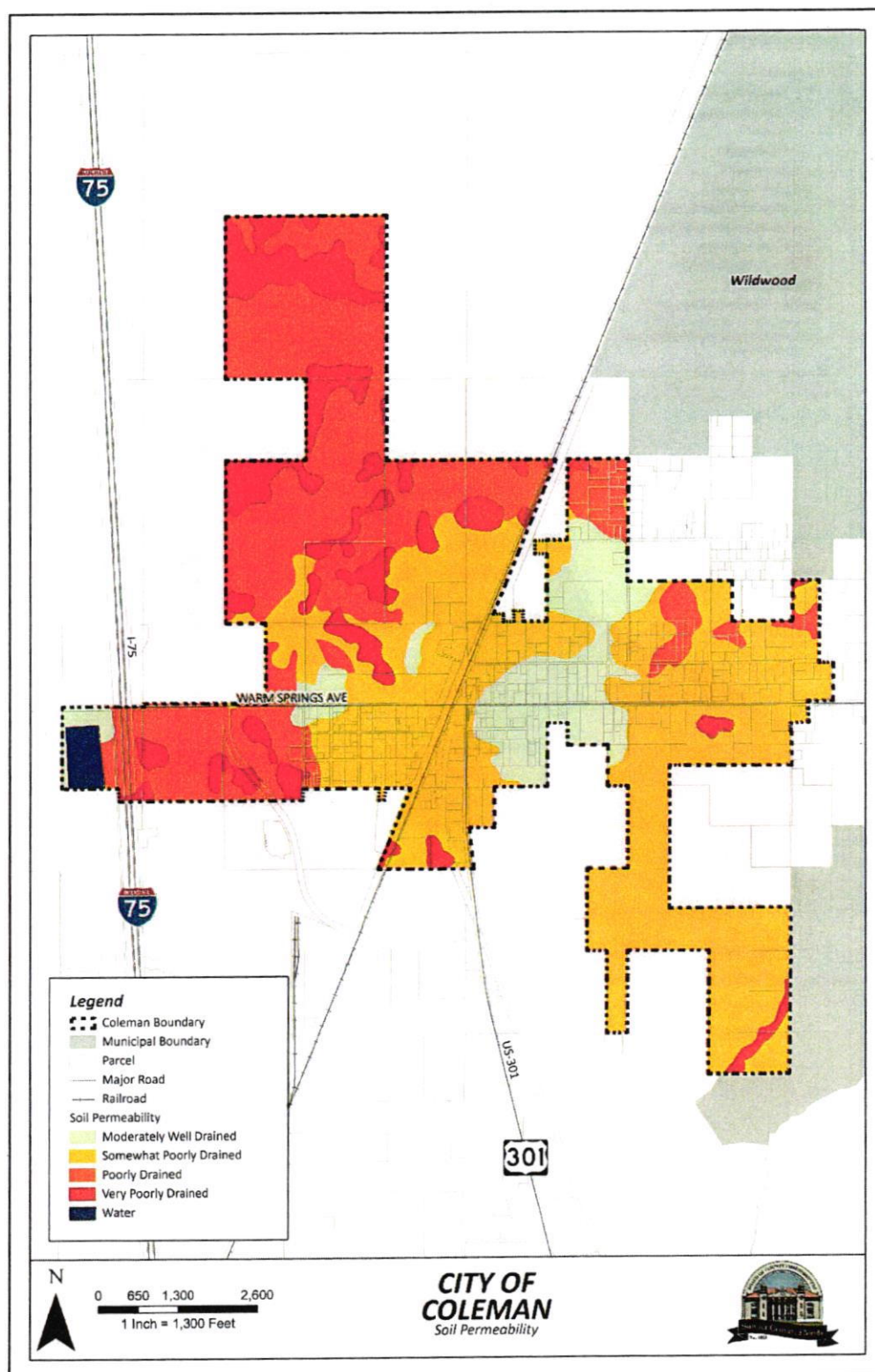


**Figure 36 Center Hill Soil Permeability**



Sources: FGDL, NRCS, Sumter County, 2022

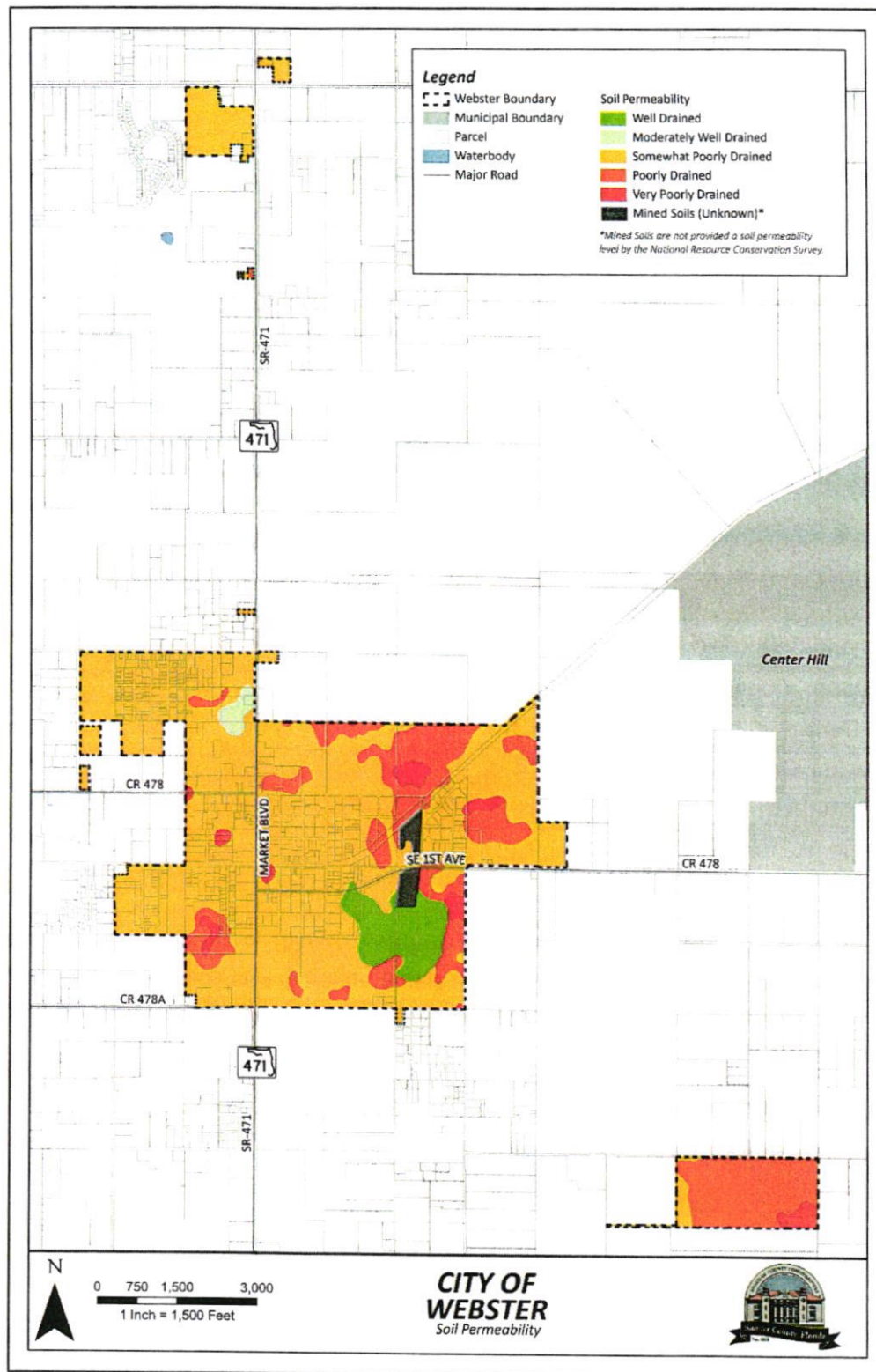
Figure 37 Coleman Soil Permeability



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

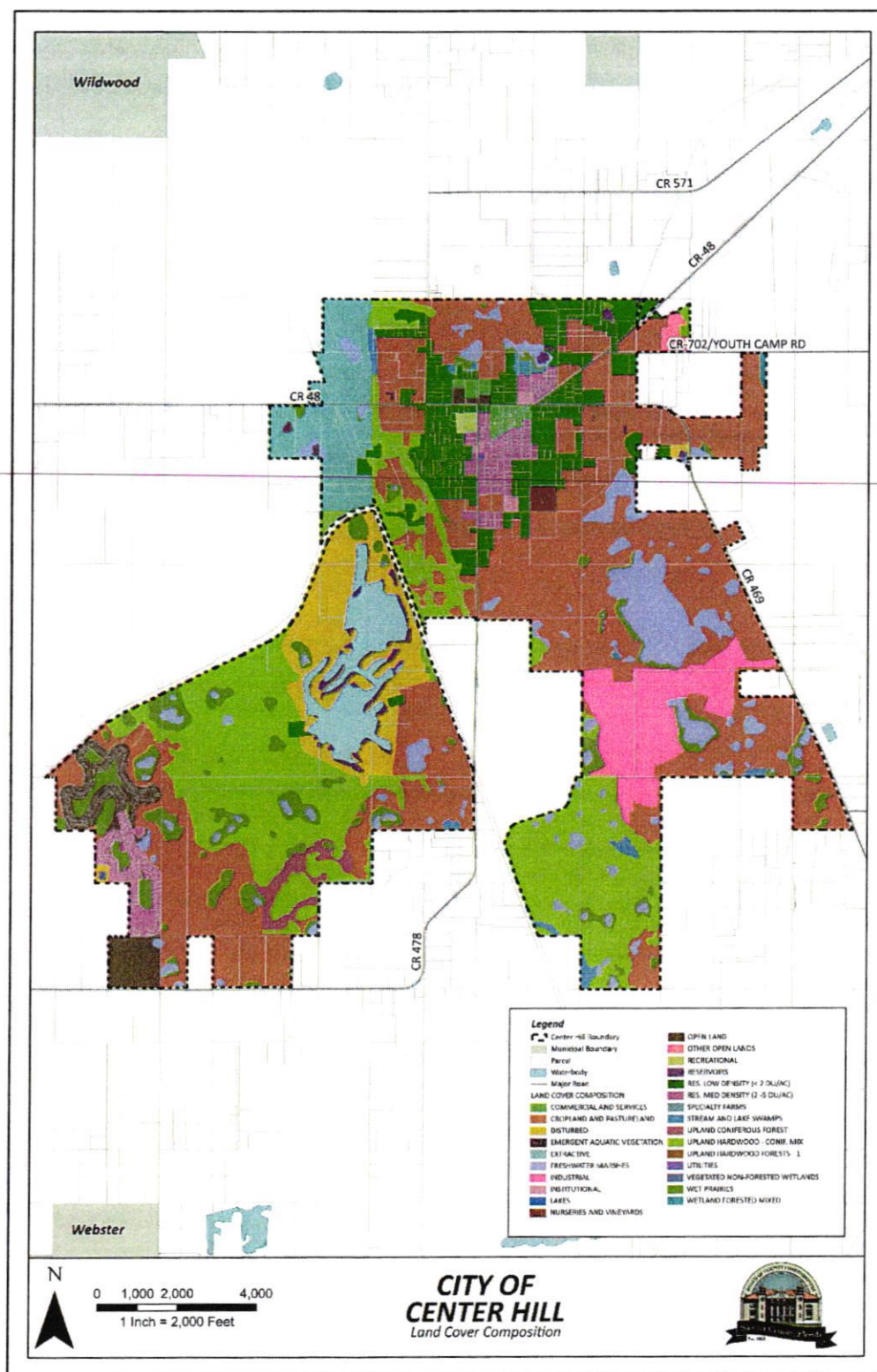
According to SWFWMD data, the five most prominent land uses/land coverage (by acreage) within the City of Webster are Cropland and Pastureland, Residential Medium Density 2 to 5 Dwelling Units per acre, Commercial and Services, Residential Low Density <2 Dwelling Units per acre, and Institutional. Table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

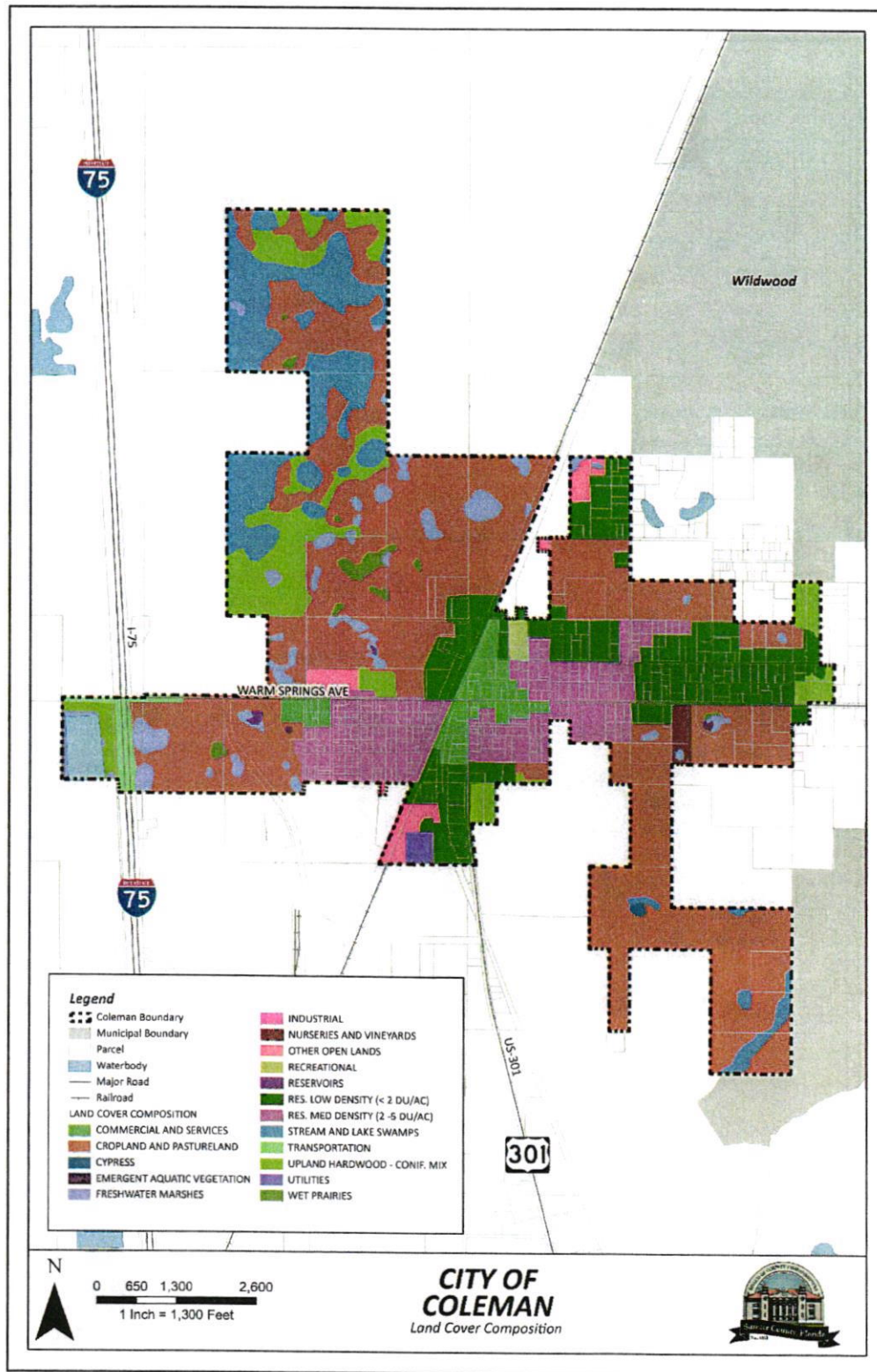
Figure 39 Center Hill Land Cover Composition



Sources: Sumter County, SWFWMD, 2022

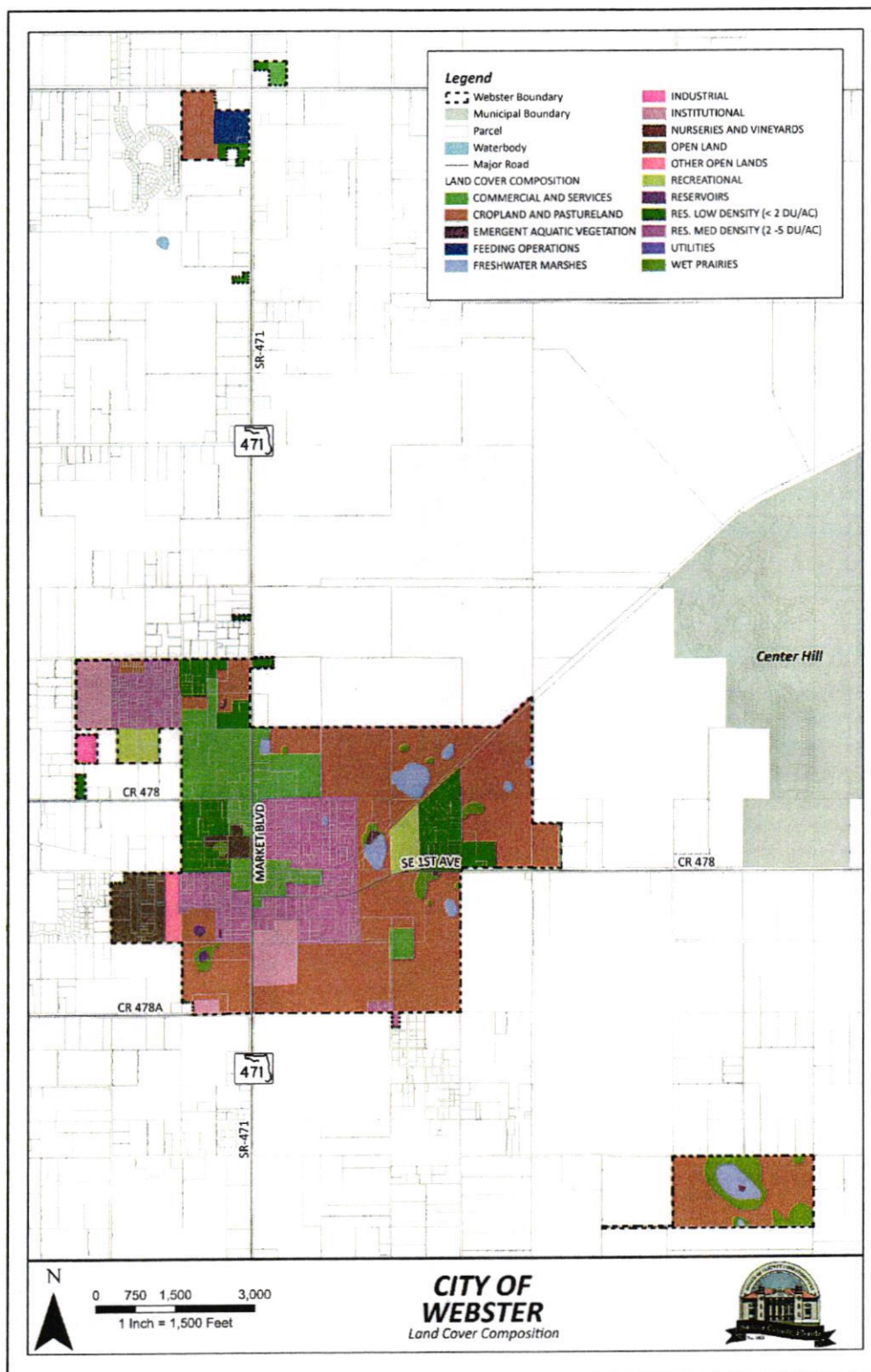


Figure 40 Coleman Land Cover Composition



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