

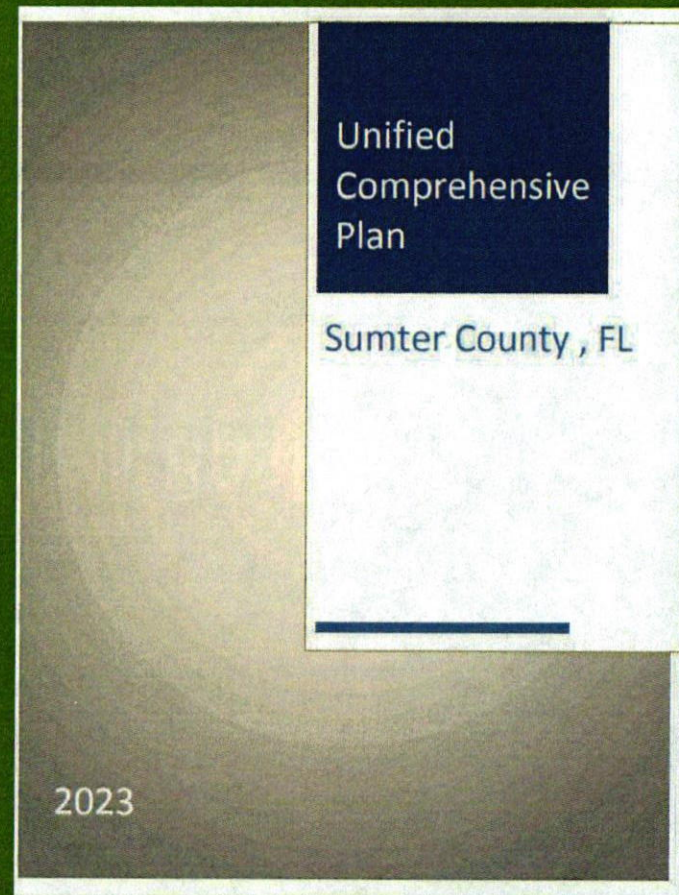
# Comprehensive Plan Basics

FS 187.201 State Comprehensive Plan Adopted-  
(15)LAND USE-

(a) Goal – In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.



FS 163 Part II – Growth Policy Act &  
Community Planning Act





COMPREHENSIVE PLAN UPDATE 2022

DATA & ANALYSIS

NOT ADOPTED, NOT REVIEWED,  
& NOT MAINTAINED

Unified Comprehensive Plan  
Sumter County

Goals Objectives and Policies

Introduction

- Chapter 1 Future Land Use Element
- Chapter 2 Transportation Element
- Chapter 3 Infrastructure Element
- Chapter 4 Conservation Element
- Chapter 5 Recreation and Open Space Element
- Chapter 6 Housing Element
- Chapter 7 Intergovernmental Coordination Element
- Chapter 8 Economic Development Element
- Chapter 9 Capital Improvements Element
- Chapter 10 Property Rights Element

ADOPTED BY Webster, REVIEWED  
BY STATE, & MAINTAINED

Universal GOPS  
(everyone adopts)

+

Jurisdiction specific GOPS  
(only the jurisdiction  
adopts)

=

Consolidated into One Plan  
at Publication

March 29, 2022

Chapter 1 – Future Land Use Element Goals, Objectives and Policies

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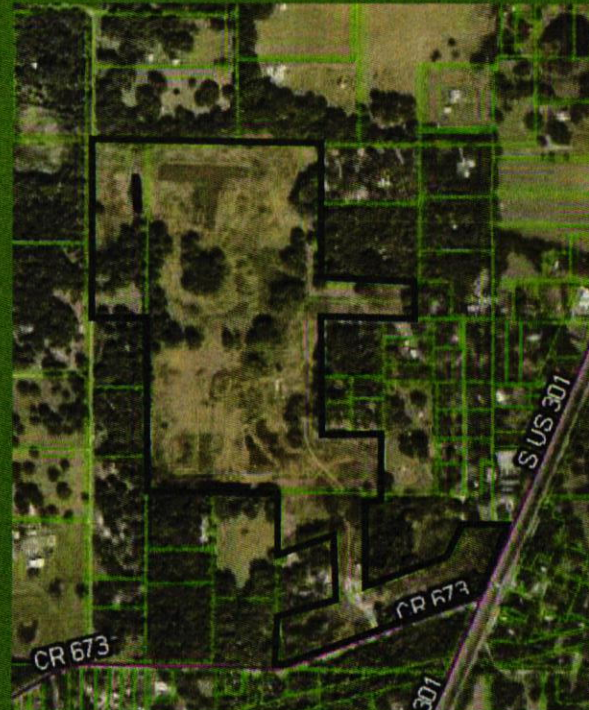
## FUTURE LAND USE ELEMENT

- Establishes Future Land Use Map
- Controls density & intensity
- Establishes Urban Development Area
- Establishes Interlocal Service Boundary Agreement/Joint Planning Areas (ISBA/JPA)
- Lays foundation for the LDC & synchronizes zoning
- Establishes Economic Activity Centers
- Includes two planning periods – 5 and 10 years (changes 7/1/2023)

## Two projects have site-specific policies/overlays

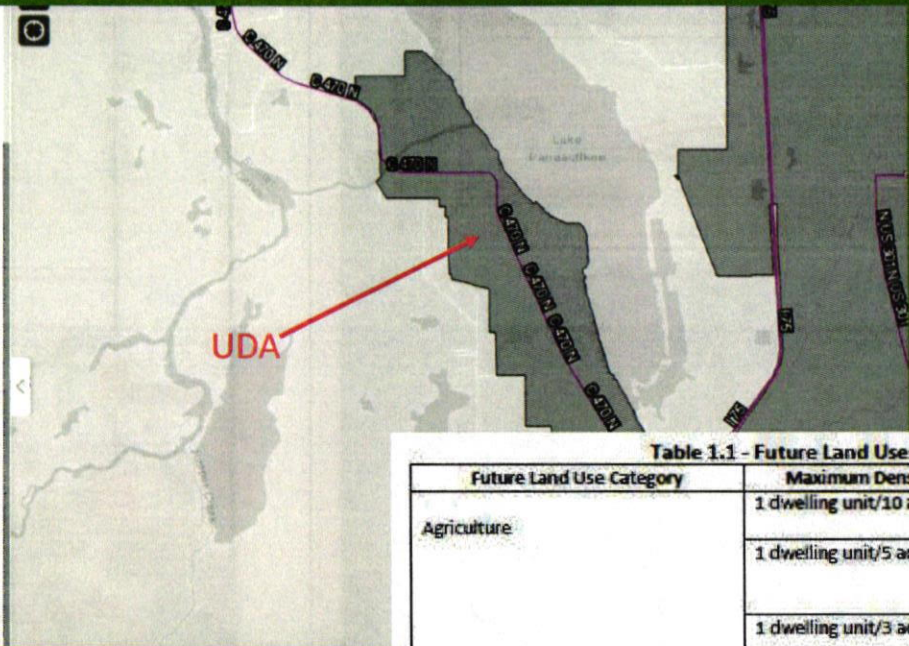


Monarch Ranch (Policy 1.1.5 Unincorporated)



Southern Villas RV Resort (1.1.6 Unincorporated)

- Flood Elevation
- Flood Basin Boundary
- Township/Section/Range
- 911 Communities
- BOCC Commission Districts
- Urban Development
- Joint Planning Areas
- Wildwood Joint Planning Areas
- State Owned Lands
- Bushnell Future Land Use
- Center Hill Future Land Use
- Coleman Future Land Use
- Webster Future Land Use
- Unincorporated Future Land Use
- Bushnell Zoning



**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.

Urban Development Area (UDA)  
AKA Urban Service Area (USA)  
Policy 1.3.4

Map 1-8 - Generalized Economic Activity Centers

Exhibit A



**GENERALIZED ECONOMIC ACTIVITY CENTERS**  
2045 COMPREHENSIVE PLAN

Economic Activity Center circles do not necessarily cover the exact area encompassed by the Economic Activity Center.

**Primary:** Area focused for large scale employment concentrations. Focus on regional and larger area needs. Located near major transportation facilities and close to relative large population base.

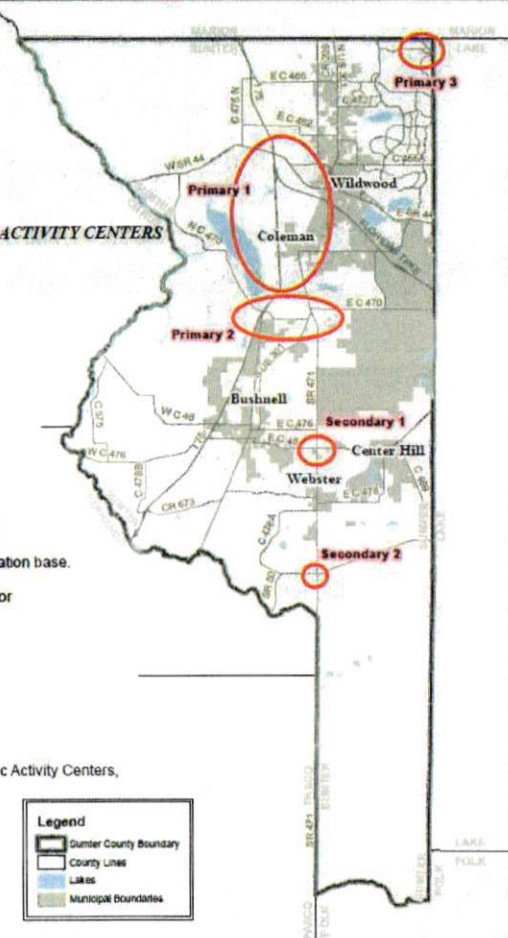
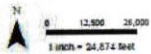
**Secondary:** Areas focused for smaller scale employment concentrations. Focus on local or regional needs.

**Cities:** Industrial and Commercial lands in the Cities also a focus for economic activity centers.

For parcel specific Economic Activity Centers, see maps 8-1 thru 8-5

**Legend**

- Duster County Boundary
- County Lines
- Lakes
- Municipal Boundaries



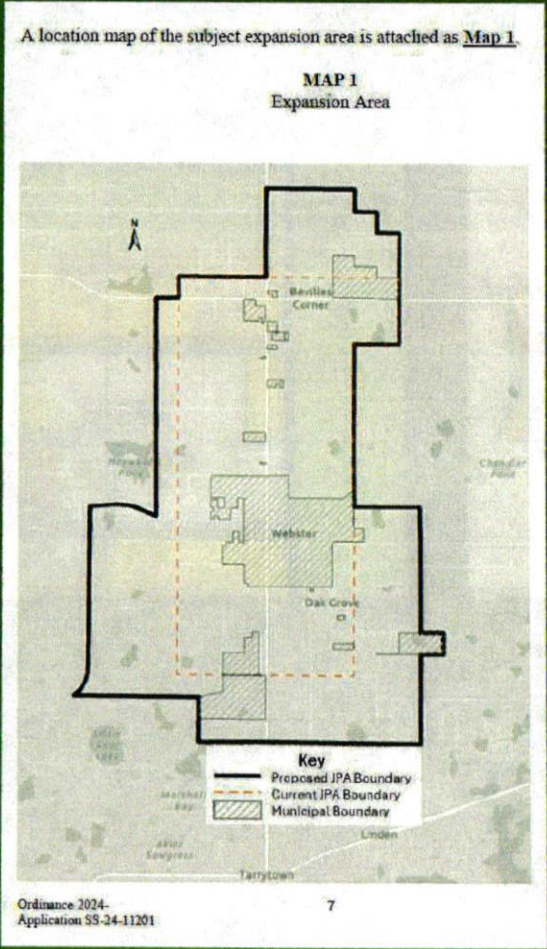
## Economic Activity Centers Policy 1.6.2 and Map 1-8

Table 1.1

		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

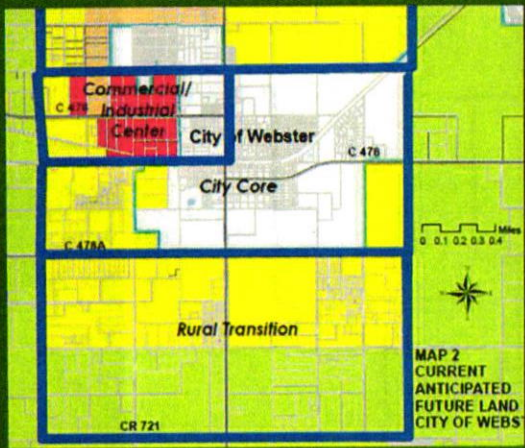


# Webster's Joint Planning Areas

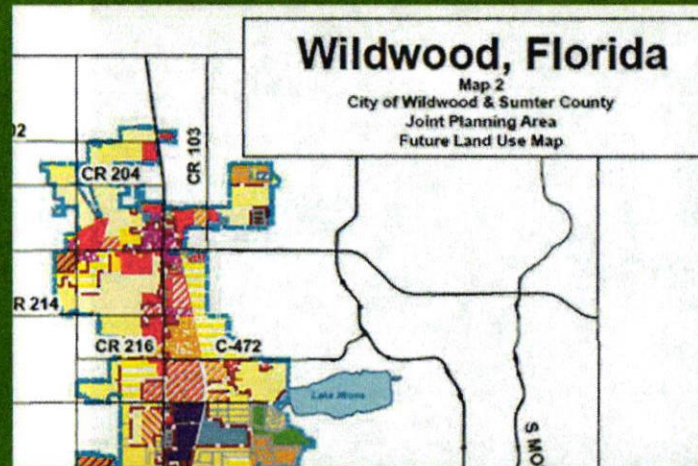


- Benefits both jurisdictions by facilitating orderly, predictable municipal growth
- Benefits the City by allowing annexation without being contiguous
- Strongly encourages economic growth be in the Cities where they can receive central utilities
- Does not prevent annexation compliant with FS 171.043
- Adopted onto both City and County Future land Use Maps
- Both jurisdictions must adopt any changes

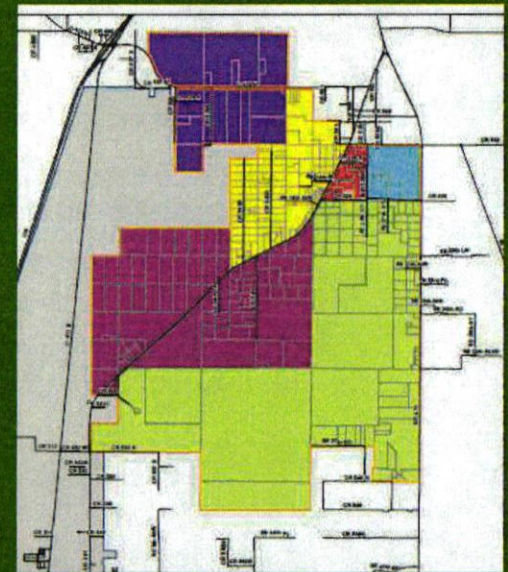
Each JPA has a map of future land uses



Webster



Wildwood



Bushnell

## Development is like a cake with layers

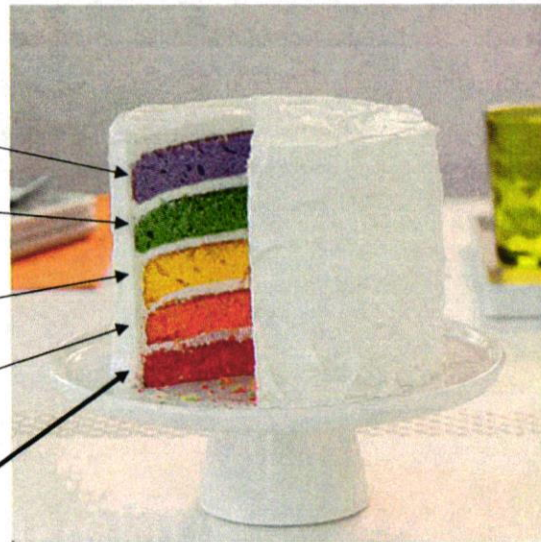
Building Permits

Site Development Permit

LDC Use Permits  
(SUP, CUP, DA, etc)

Zoning

Future Land Use



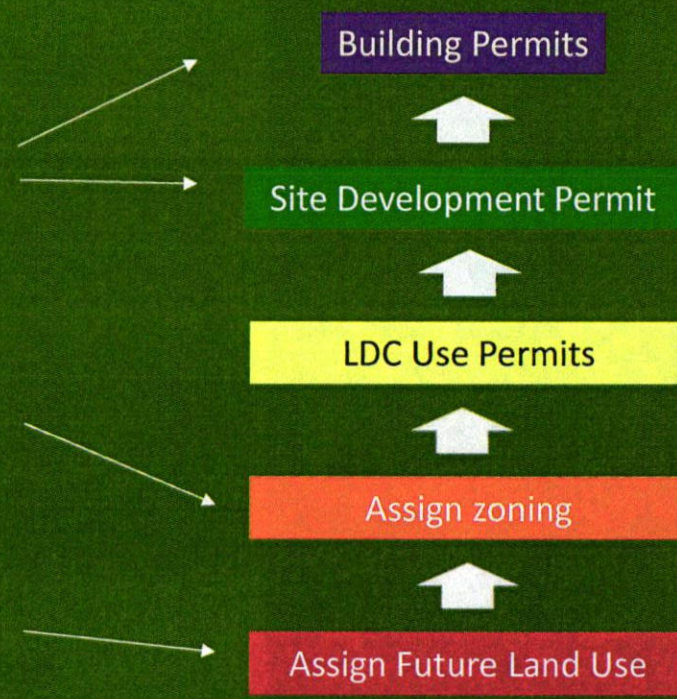
The Comprehensive Plan policies are the foundation of the development process

# Layers of Approvals and Decision Making

**Objective** = based on established facts and criteria (i.e. LDC or FBC).

**Quasi-judicial** = policy implementation/application – Court like and based on competent, substantial fact-based testimony and evidence.

**Legislative** = policy making  
Note that Land Use Amendments are treated as quasi-judicial when concurrent with zoning



# Changes to the Comprehensive Plan

## Future Land Use Amendments (FS 163, part 2)

- All amendments require public notice and public hearings.
- Future Land Use amendments are either large scale or small scale. Advertising and hearing process is different. All must meet the requirements of FS 163, part 2.
- **“LPA” is “local planning agency”. It is defined in the LDC (PZSM, P&Z, PZB, etc) and they make recommendations to the governing board (FS 163.3174).**
- Legal and display ads per FS 163.3184(11)(b) and FS 125.66(4)(b)2)
- Posting and notifications are per local ordinance (LDC)

## All land use amendments must meet the requirements of FS 163, part 2 (Community Planning Act)

- The Comprehensive Plan must be determined “incompliance” by DEO before it can be amended other than to correct deficiencies.
- Amendments must preserve the internal consistency of the comprehensive plan.
- Map amendments must pass the “Sprawl Test” of FS 163. The sprawl analysis is attached to all staff reports.
- Amendments become effective 31 days after adoption if they are not challenged.

## Small Scale Amendments (FS 163.3187)

- 50-acres or less, or any site within a JPA where the requested land use category is consistent with the JPA land use map.
- 2 hearings in unincorporated County (LPA & BOCC) or 3 hearings in cities (LPA + 2 CC for ordinance adoption). All hearing are open to the public and public input must be accepted at the hearing.
- No state agency review

## Large Scale Amendments (FS 163.3184)

- Most are under “Expedited State Review”. Requests that exceed the old DRI thresholds are “State Coordinated Review”
- May include a project-specific policy (a text amendment) as part of the large scale amendment.
- Three phases: Transmittal, **Adoption**, & **Post-Adoption**.
  1. LPA public hearing
  2. Transmittal hearing (also first reading for Cities)
  3. Submit to State and circulate for agency review within 10 working days.
  4. State Review (30 days for expedited)
  5. **Adoption hearing-no more than 180 days after the transmittal hearing.**
  6. **Submit to State and any agency that provided comments within 10 working days.**
  7. **30 day challenge period. Effective on day 31 if no challenge.**



## Other amendments

- Interlocal Agreements (FS 163.3171 and FS 163.01)
- Capitol Improvement Plan
- Evaluation and Appraisal Text amendments
- Project specific policies – Generally adopted as part of the map amendment. County policies include policies specific to The Villages DRI approvals.
- Major documents should be adopted by reference (i.e. transportation plans and water plans) so the text does not have to be updated when they are updated.

## The Comprehensive Plan is a living document and like all things it will change.

- Dept. of Economic Opportunity becomes Dept. of Commerce
- The comprehensive plan period extends to 10/20 years
- Changes in EAR procedures