

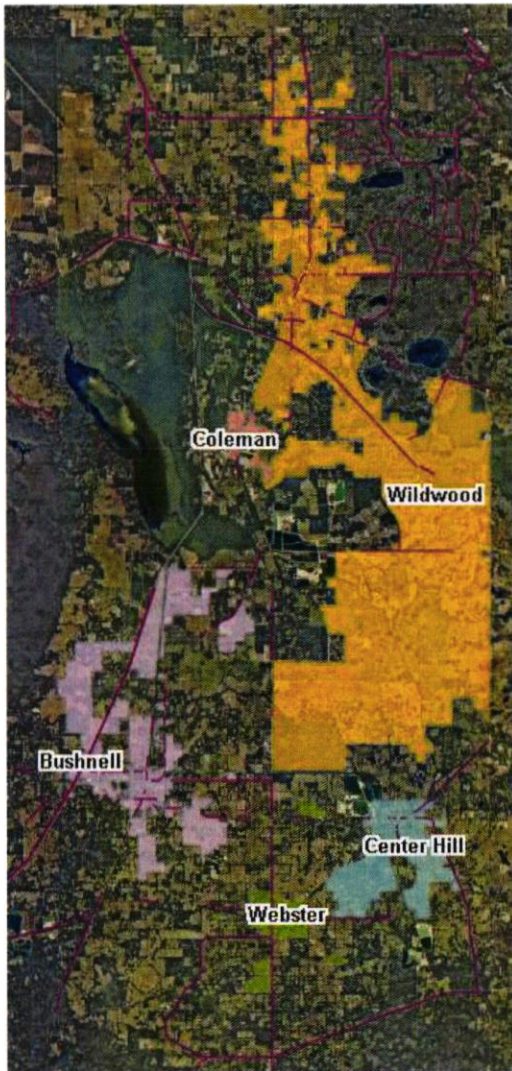
Consolidated Planning and Zoning Services

- **Long Range Planning Activities** associated with the Unified Comprehensive Plan (Center Hill, Coleman, Webster) and Joint Planning Areas and intergovernmental coordination (all five cities)
- **Current Zoning Activities** include administration of the Sumter County Land Development Code, implementation of the rezoning, variance and special use permitting processes, and staff supports to the Planning and Zoning Special Master, Board of County Commissioners and the Cities.
- **Floodplain Management Activities** includes the Planning Manager serving as the Floodplain Manger for all five cities
- **Development Review Activities** include permitting site development in compliance with adopted codes and standards (County, Center Hill, Coleman, and Webster)

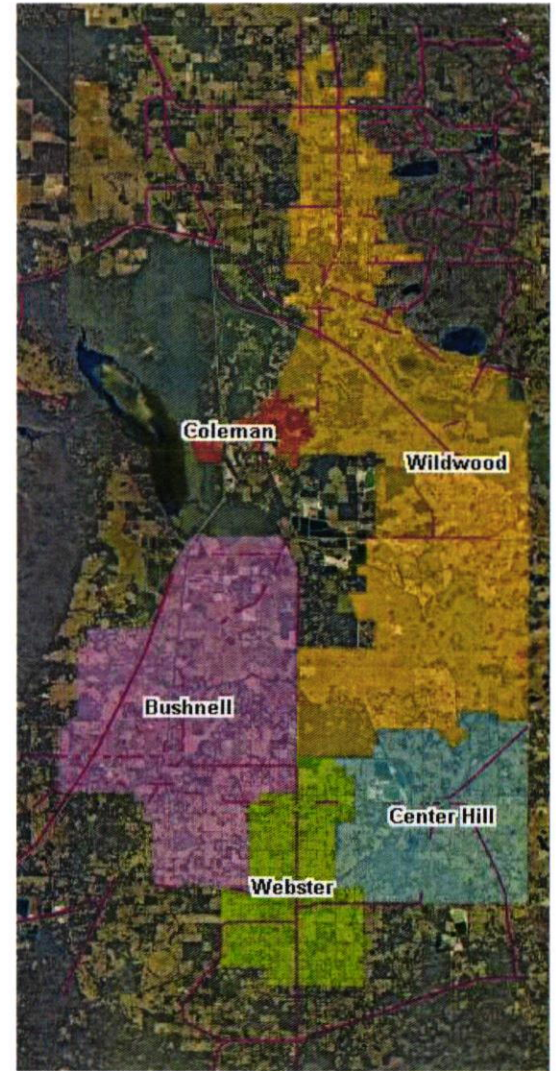
Consolidated Building Services

- **Building Permitting Activities** include the intake, processing, review, and field inspection of all building permits to ensure compliance with the Florida Building Code (four of the five cities) and Florida Fire Prevention Code for all cities.
- **Contractor Licensing Activities** ensures construction contractors working within the County are appropriately licensed by the state and provides support to the Contractor Licensing Board.

Joint Planning Area Agreements



Municipalities



Joint Planning Areas

Planning in Florida is a Recent Phenomena

- The 1920s boom time and the 1950s boom time produced a significant number of speculative plats of subdivisions that were not capable of meeting the transportation or water/sewer service within the lots with the railroad expansion
- 1975: Local Government Comprehensive Planning Act
- **1985**: Local Government Comprehensive Planning and Land Development Regulation Act (Ch. 163, Part II, F.S.) areas of critical state concern
- 1992: Sumter County adopts its first Comprehensive Plan
- 2022: Current Unified Comprehensive Plan (County, Center Hill, Coleman, and Webster)

A Coordinated Planning System

Local Level

- Local Comprehensive Plan
- Land Development Regulations
- Capital Improvements Programming

Regional Level

- Strategic Regional Economic Development Policy Plan (East Central Florida Regional Planning Council - ECFRPC)
- Long Range Transportation Plan (Lake Sumter Metropolitan Planning Organization (LSMPO))
- Regional Water Supply Plan (Withlacoochee Regional Water Supply Authority (WRWSA), Southwest Florida Water Management District (SWFWMD), and FL Department of Environmental Protection (FDEP))


State Level

- Florida State Land Planning Agency (FL Department of Commerce) including areas of critical state concern
- Florida State Transportation Plan (FDOT)
- Florida State Water Plan (FDEP)
- Florida Division of Historical Resources

The Planning Process

1.
Where are
we now

Community
Profile



Descriptive
Information

Community
Values

2.
Where are
we going?

Trend
Analysis



Trend Data

Probable
Scenario

3.
Where do we
want to be?

Vision
Statement

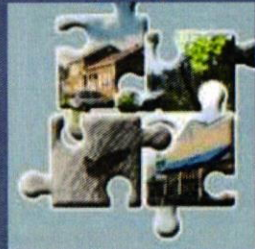


Possible Preferred
Scenario

Community
Vision

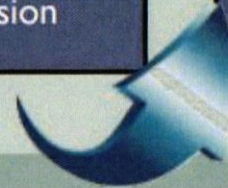
4.
How do we
get there?

Comprehensive
Plan

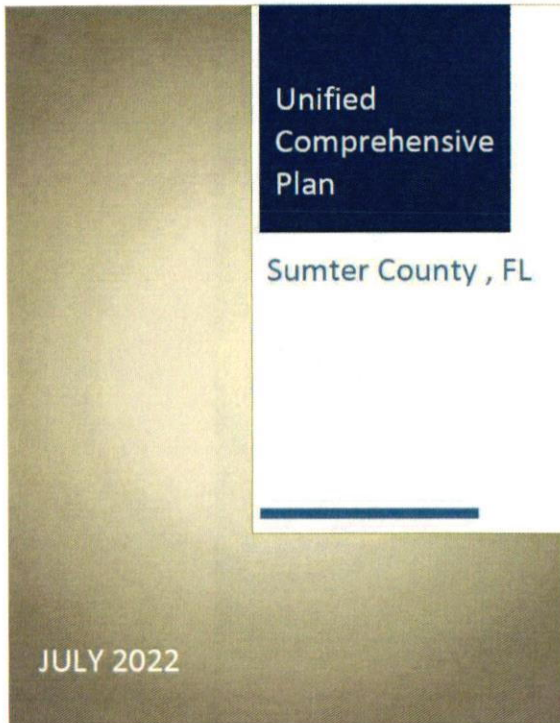


Goals, Objectives
and Policies

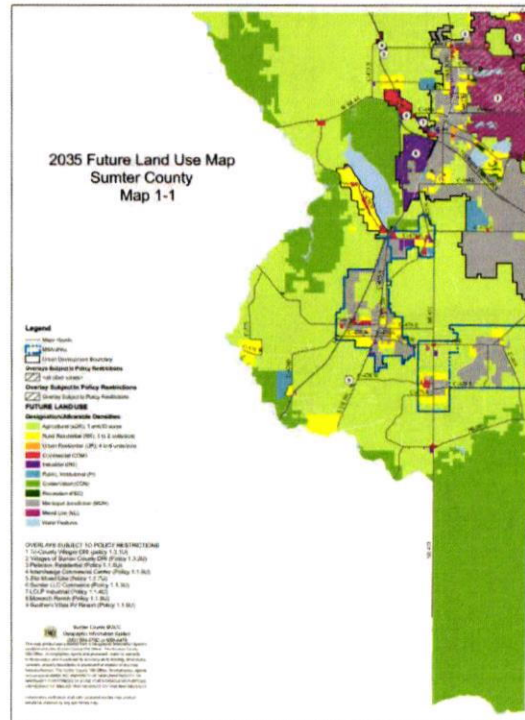
Map Series



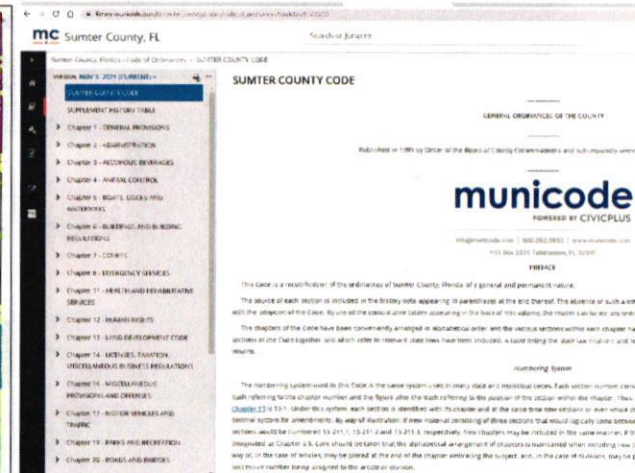
Planning and Zoning Tools



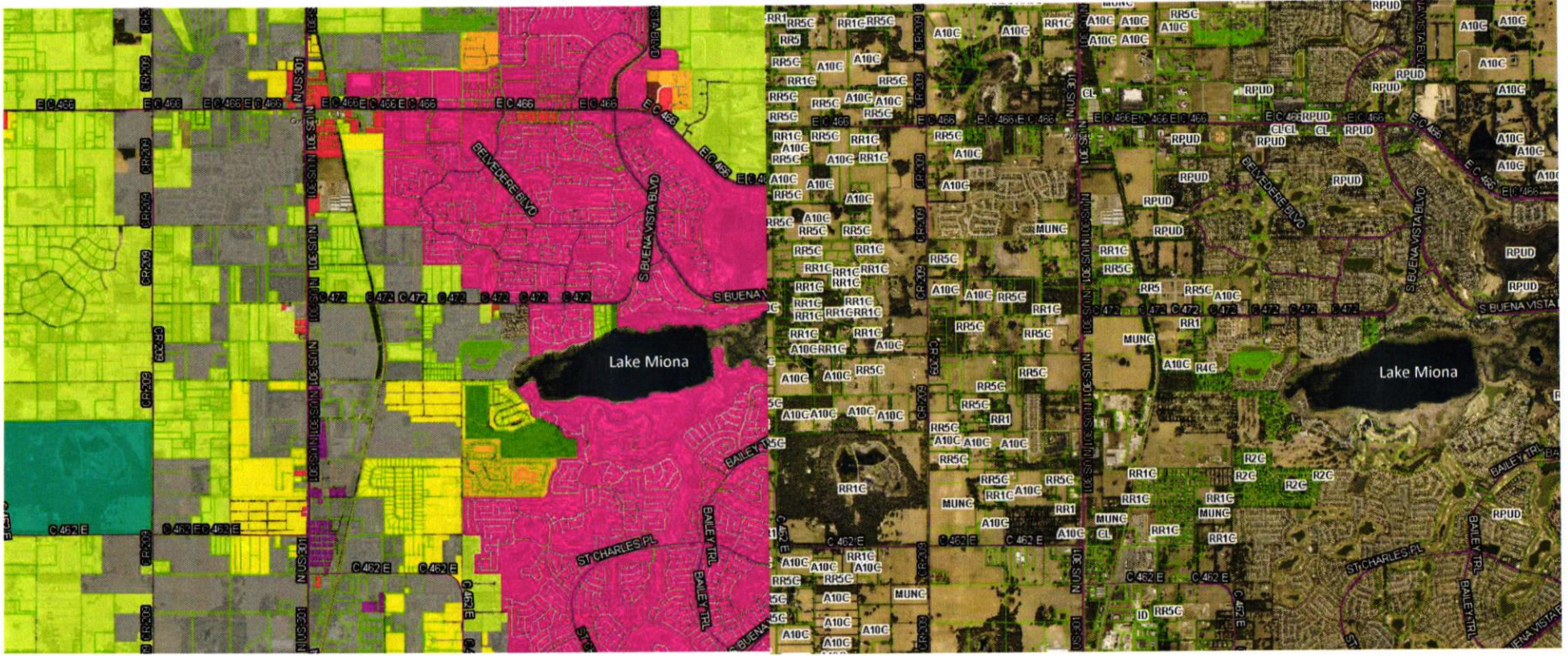
Unified Comprehensive Plan



Future Land Use Map



Land Development Code



Future Land Use Map

Zoning Map

Zoning and Future Land Use Maps

- Two separate maps
- Future Land Use is generalized
- Zoning is specific
- Often see two concurrent applications - one for future land use and one for zoning. Both are reviewed by the Planning and Zoning Special Master and decided by the BOCC.



- Yellow=Rural Residential Future Land Use District
- RR1, R2M, R2C, R4C are residential zoning assignments

Planning Next Steps

- Updating the County's Land Development Code
 - Conservation Subdivisions
 - Economic Activity Centers
 - Vesting for residential
- Working with the Cities to update their code
- Additional long range planning support for the cities of Webster, Center Hill, and Coleman to include economic development plans, annexation plans, and complete streets