SUMTER COUNTY COMPREHENSIVE PLAN

Chapter 7 - Intergovernmental Coordination Element | Plain-Language Rewrite

What this is: A plain-language rewrite of Chapter 7 of the 2023 Unified Sumter County/Center Hill/Coleman/Webster Comprehensive Plan. It keeps the official goal, objective, and policy numbering so readers can compare this version with the adopted plan.

What this is not: It is not a legal replacement for the adopted Comprehensive Plan. If this rewrite and the adopted plan differ, the adopted plan controls.

Reading target: About grade 5-7 where possible. Technical planning terms are retained when they have a legal or technical meaning and are explained below.

Quick Terms Used in Chapter 7

Term	Plain meaning
Intergovernmental coordination	Different governments and agencies communicating, planning, sharing information, and resolving issues together.
Interlocal agreement	A formal agreement between local governments about responsibilities, services, planning, or other shared matters.
ISBA	Interlocal Service Boundary Agreement. An agreement used to coordinate municipal growth, services, and annexation.
JPA	Joint Planning Area. An area where a city and the county coordinate future growth and planning.
MSA	Municipal Services Area. An area identified for planned city services and possible future annexation.
Annexation	When land outside a city becomes part of that city.
Future Land Use Map	The official map showing the planned long-term land-use category for property.
Development order	A government approval that allows a development or development activity to move forward.
FDEP	Florida Department of Environmental Protection.
SWFWMD	Southwest Florida Water Management District.
WRWSA	Withlacoochee Regional Water Supply Authority.

LSMPO	Lake-Sumter Metropolitan Planning Organization.
ECFRPC	East Central Florida Regional Planning Council.
Level of service	A standard used to judge whether a public facility or service has enough capacity or is performing adequately.
CIP	Capital Improvements Program/Element. The planned schedule and funding for major public facilities and improvements.

What Chapter 7 Is About

Chapter 7 is the Intergovernmental Coordination Element. In simple terms, it describes how Sumter County and the cities covered by the Unified Comprehensive Plan are supposed to work with other governments, agencies, schools, utilities, private organizations, and one another.

A key distinction: Chapter 7 does not give Sumter County regulatory authority inside the cities of Bushnell or Wildwood. Those cities have their own comprehensive plans and land-use authority. But Chapter 7 does expressly describe a County role in coordination with Bushnell, Wildwood, FDEP, water agencies, transportation agencies, the School Board, and other governments when their plans, services, or actions affect the county.

Universal Goals, Objectives, and Policies

Goal 7 - Intergovernmental Coordination

Create and maintain workable ways for governments, public agencies, and private organizations to stay informed and coordinate development, infrastructure, resources, and public services. The purpose is to use public resources efficiently and protect quality of life now and in the future.

Objective 7.1 - Coordination with Surrounding Governments and Federal, State, and Regional Agencies

The County and Cities will continue coordinating their comprehensive plans with one another and with other governments and agencies. This includes the Sumter County School Board; Bushnell and Wildwood; nearby counties and Lake County communities; state and federal agencies; SWFWMD; WRWSA; LSMPO; and ECFRPC. The adopted plan says this coordination occurs through ongoing communication, joint planning, and special-subject committees.

Policy 7.1.1 - Role of the Intergovernmental Coordination Element

Use Chapter 7 as the basis for an ongoing intergovernmental coordination program. Coordinate planning activities required by the Comprehensive Plan with federal, state, regional, and local governments that provide infrastructure, resources, or services.

Policy 7.1.2 - Staff Dissemination of Information

Assign responsibility to County and City staff for spreading information as widely as possible about development proposed in the Comprehensive Plan and encouraging public discussion of proposed plans and programs.

Policy 7.1.3 - Coordination with Entities Providing Services without Land-Use Authority

Maintain a coordination process with organizations that provide services even when they do not regulate land use. This can include interlocal agreements about land-use and development decisions.

Policy 7.1.4 - Water Quality, Potable Water, and Stormwater Coordination

Continue coordinating with SWFWMD, WRWSA, FDEP, and other state and federal agencies that have permitting or planning authority. The goal is to keep water quality, drinking-water supply, and stormwater drainage consistent with agency requirements and plans. County, City, and agency staff should continue coordination meetings when necessary.

Policy 7.1.5 - Coordination with ECFRPC

Continue working with the East Central Florida Regional Planning Council on regional policies and programs involving regionally important resources, economic competitiveness, and quality of life.

Policy 7.1.6 - Consideration of Impacts on Other Jurisdictions

Maintain agreements with municipalities in Sumter County and establish agreements with neighboring counties and other jurisdictions so governments can review how development proposed in one jurisdiction may affect another.

Policy 7.1.7 - Review of County or City Projects

Review County- or City-proposed projects for possible impacts on other governments or agencies. Joint planning should include population projections, school siting, public facilities, concurrency-related facilities, and facilities of countywide significance, including locally unwanted land uses when identified in an agreement.

Policy 7.1.8 - Affordable Housing

Continue using the County Affordable Housing Advisory Committee and working with the private sector to identify ways to expand affordable-housing opportunities.

Policy 7.1.9 - Public Conservation Lands

Provide input to appropriate state agencies about public use of lands those agencies control or maintain.

Policy 7.1.10 - Expansion of Water and Sewer

Cities should take a coordinated approach to expanding needed public water and sewer service. The County will support expansion inside each municipality's utility service area when it is consistent with the applicable interlocal service boundary and joint-planning agreements.

Policy 7.1.11 - Community Water Systems

Use and enforce uniform standards for community water systems that are consistent with the plans, rules, and regulations of WRWSA, SWFWMD, and FDEP.

Policy 7.1.12 - Regional Water Supply Plans

Continue coordinating with SWFWMD on the current Regional Water Supply Plan and with WRWSA on its regional water-supply planning and implementation project.

Policy 7.1.13 - Transportation Coordination with LSMPO and FDOT

Continue coordinating transportation plans and improvement opportunities with the Lake-Sumter MPO and monitor FDOT's five-year work program for projects within or affecting Sumter County and the cities. Maintain open discussions with the LSMPO and FDOT about efficient operation of state and federal roads, with particular attention in the adopted plan to I-75 capacity.

Policy 7.1.14 - Review of Plans and Programs Proposed by Other Government Entities

Request copies of and review plans and programs proposed by other government entities when there are suspected or potential impacts on Sumter County or the Cities.

Policy 7.1.15 - Level of Service

When public-facility level-of-service standards are used, coordinate with the state, regional, or local entity responsible for operating and maintaining that facility so the standard is appropriate.

Policy 7.1.16 - Future Public Airports

If the County or Cities develop a public airport in the future, enter into the interlocal agreements required by Florida law with other affected jurisdictions in the airport-hazard area.

Policy 7.1.17 - Population Projections

Coordinate population projections among the County, the Cities covered by the Unified Plan, Bushnell, and Wildwood.

Policy 7.1.18 - Conflict Resolution

Continue coordinating with surrounding local governments on land use, development, levels of service, and other projects or programs to avoid conflicts. If a local conflict cannot be resolved, the adopted plan identifies the ECFRPC mediation process under Florida law.

Objective 7.2 - Interlocal Service Boundary and Joint Planning Agreements

Continue coordinating services under the effective Interlocal Service Boundary Agreements and Joint Planning Agreements. In general, these agreements are intended to make sure:

- Land-use decisions stay consistent with each government's comprehensive plan.
- Annexations are coordinated with planned future service areas.
- Water and sewer expansion is coordinated and supports community growth.
- Future municipal growth is supported through coordinated planning and public services.

Policy 7.2.1 - Agreements Adopted by Reference

The County's interlocal service boundary and joint-planning agreements with Center Hill, Coleman, and Webster are incorporated into the Comprehensive Plan by reference, as stated in the adopted ordinances and amendments.

Policy 7.2.2 - Joint Planning and Municipal Services Areas

Establish joint-planning and municipal-services areas to reduce urban sprawl, promote energy-efficient land-use patterns, manage growth in an environmentally sensitive way, and protect rural areas.

Policy 7.2.3 - Annexation within a Joint Planning Area

A participating City may annex property in its joint-planning area, including some noncontiguous property, when the legal annexation requirements are met, utilities are available or scheduled within five years, directly affected roads are adequate or deficiencies are addressed by binding agreement, and other municipal services are available.

Policy 7.2.4 - Municipal Overlays and Proposed Future Land Use

The Future Land Use Map will show municipal-service overlays. The County and Cities are to coordinate proposed future land-use designations within these areas. The underlying County future land use remains in effect until annexation and the related City Future Land Use Map amendment become effective.

Policy 7.2.5 - Changes to Joint Planning Area Boundaries

A joint-planning boundary can be expanded for annexation only after joint City and County approval. The adopted plan provides criteria and a dispute-resolution process and requires the related Future Land Use Map amendments before the expansion becomes effective.

Policy 7.2.6 - Changes to Proposed Future Land Use in Joint Planning Areas

Changes to proposed future land use on a joint-planning map require joint City and County approval and the required comprehensive-plan map amendments. The adopted plan references approval by the Florida Department of Economic Opportunity, using the agency name contained in the adopted text.

Policy 7.2.7 - Development Orders

Cities issue development orders inside their municipal limits. The County issues development orders in unincorporated areas. Under the interlocal agreements, the County may also provide professional staff support to participating Cities for development review and recommendations.

Policy 7.2.8 - Land Development Regulations

City land-development regulations apply inside City limits. County regulations apply in unincorporated areas. The County and participating Cities have worked toward unified regulations that remain consistent with their comprehensive plans.

Objective 7.3 - Coordination with the Private and Non-Profit Sector

Provide ways for the County and Cities to coordinate effectively with private and non-profit organizations to support community development.

Policy 7.3.1 - Historic Resources and Community Revitalization

Ask public and private organizations for recommendations that help identify historic resources and areas that may need future community-revitalization work.

Policy 7.3.2 - Economic Development Coordination

Continue working with private organizations, non-profits, and volunteers on economic-development programs that attract and retain businesses and industries and strengthen the local economic base.

Objective 7.4 - Coordination with the Sumter County School Board

Maintain and improve joint planning with the School Board so decisions about public-school facilities are coordinated with local-government planning and infrastructure.

Policy 7.4.1 - School Capital Facilities Plan

Each year, the County and Cities should request information from the School Board's five-year capital plan and review projected school-facility needs. The School Board is to provide an annual education-facilities report, including existing schools, locations, projected needs, capital improvements, and unmet needs.

Annual School-Planning Deadlines Listed in Chapter 7

Date	Plain-language deadline
February 1	Cities and County provide growth reports to the School Board.
April 15	Staff working group meets about enrollment projections and possible school-related Comprehensive Plan changes.
August 15	School Board provides the tentative Educational Facilities Plan to County and Cities for review.
September 1	Cities and County send comments, if any, on the tentative plan.
October 1	School Board adopts the Educational Facilities Plan.
November 1	County and Cities update their Capital Improvements Element/Program to coordinate with the School Board's five-year plan.

Policy 7.4.2 - Siting of Schools

When a public-school site is proposed, the BOCC, School Board, and the affected City government are to coordinate. This can include joint review of capital plans, school-development costs, residential development, population and land-use data, infrastructure, and opportunities to locate schools with parks or other compatible facilities.

Policy 7.4.3 - Interlocal Agreement for Public School Facility Planning

Maintain an interlocal agreement with the School Board covering joint meetings, enrollment and population projections, information sharing, school-site analysis, infrastructure, land-use approvals, the five-year school-facilities program, shared use, oversight, and dispute resolution.

Policy 7.4.4 - School Board Representation on Local Planning Agency

Include a School Board-appointed school-district representative as an ex-officio member of the local planning agency when required by Florida law.

Policy 7.4.5 - Location of Proposed Public Schools

Coordinate with the School Board so proposed school sites are consistent with the Future Land Use Element, Future Land Use Map, and other applicable Comprehensive Plan policies.

Policy 7.4.6 - Bicycle and Pedestrian Access to Schools

Public schools must provide bicycle and pedestrian access consistent with Florida law.

Policy 7.4.7 - On-Site and Off-Site Improvements

The County or affected City and the School Board jointly determine what supporting improvements are needed for a new, expanded, renovated, or closed school and when those improvements should occur. A written agreement identifies the type, timing, and responsible party.

Policy 7.4.8 - School Bus Services

Coordinate with the School Board to look for opportunities to improve school-bus routes for students and residents.

Policy 7.4.9 - Shared Use of School Facilities

Consider shared use or co-location of school sites with compatible County or City facilities.

Policy 7.4.10 - Schools as Emergency Shelters

Coordinate with the School Board when new schools are designed or existing schools are renovated for use as emergency shelters.

Unincorporated Area Specific Goals, Objectives, and Policies

The universal policies above apply to the unincorporated county. Chapter 7 also contains specific coordination provisions for the County's joint-planning relationships with Wildwood and Bushnell.

Goal 7 - Intergovernmental Coordination

Use practical coordination mechanisms among governments, public agencies, and private organizations to support development planning, infrastructure, resources, services, and quality of life.

Objective 7.1 - Joint Planning with the City of Wildwood

Continue working with Wildwood under the effective ISBA/JPA. The agreement is intended to coordinate land-use decisions, annexations, water and sewer expansion, municipal growth, and public services.

Policy 7.1.1 - Wildwood Agreement Adopted by Reference

The County and Wildwood ISBA/JPA identified in the adopted ordinances is part of the Comprehensive Plan by reference.

Policy 7.1.2 - Wildwood Joint Planning and Municipal Services Area

Maintain a joint-planning and municipal-services area with Wildwood to reduce sprawl, support energy-efficient development patterns, manage growth in an environmentally sensitive way, and protect rural areas.

Policy 7.1.3 - Wildwood Annexation Criteria

Wildwood may annex property within its joint-planning area when the legal annexation requirements are satisfied, utilities are available or planned within five years, affected roads are adequate or deficiencies are addressed, and other municipal services are available.

Policy 7.1.4 - Wildwood Municipal Overlay and Future Land Use

Map 1-7 shows proposed future land uses within Wildwood's joint-planning area. Those proposed City future land uses do not take effect until annexation and the City's Future Land Use Map amendment are effective. Until then, the County future land use remains in force.

Policy 7.1.5 - Wildwood Joint Planning Boundary Changes

Expanding the Wildwood joint-planning boundary requires joint City and County approval, the criteria in the agreement, and the required comprehensive-plan map amendments. Disputes use the ISBA dispute-resolution process.

Policy 7.1.6 - Wildwood Joint Planning Future Land Use Changes

Changing proposed future land use on the joint-planning map requires joint City and County approval and the required map amendments. The adopted plan uses the agency name Florida Department of Economic Opportunity in this provision.

Policy 7.1.7 - Development Orders in Wildwood

Wildwood controls development orders inside its City limits. The County controls them in unincorporated areas. Under the agreement, the County provides certain professional staff and building-review support to Wildwood.

Policy 7.1.8 - Land Development Regulations in Wildwood

Wildwood regulations apply in Wildwood; County regulations apply in unincorporated areas. Wildwood's Design District Standards also apply in the joint-planning area as described in the ISBA.

Objective 7.2 - Joint Planning with the City of Bushnell

Continue working with Bushnell under the effective ISBA/JPA. The agreement is intended to coordinate land-use decisions, annexations, water and sewer expansion, municipal growth, and public services.

Policy 7.2.1 - Bushnell Agreement Adopted by Reference

The County and Bushnell ISBA/JPA identified in the adopted ordinances is incorporated into the Comprehensive Plan by reference.

Policy 7.2.2 - Bushnell Joint Planning and Municipal Services Area

Maintain a joint-planning and municipal-services area with Bushnell to reduce urban sprawl, support energy-efficient land-use patterns, manage growth in an environmentally sensitive way, and protect rural areas.

Policy 7.2.3 - Bushnell Annexation Criteria

Bushnell may annex property within its Municipal Service Area when the legal annexation requirements are met, utilities are available or planned within five years, affected roads are adequate or deficiencies are addressed, and other municipal services are available.

Policy 7.2.4 - Bushnell Proposed Future Land Use

The County and Bushnell are to coordinate proposed future land-use designations within the Bushnell joint-planning and municipal-services area shown on Map 1-4. Proposed City future land use does not take effect until annexation and the City Future Land Use Map amendment occur. Until then, the underlying County future land use remains in effect.

Policy 7.2.5 - Bushnell Joint Planning Boundary Changes

Expanding the Bushnell joint-planning or municipal-services boundary requires joint Bushnell and County approval, the criteria in the agreement, and the required Future Land Use Map amendments. An impasse is handled through the ISBA dispute-resolution process.

Policy 7.2.6 - Bushnell Joint Planning Future Land Use Changes

Changing proposed future land use on the Bushnell joint-planning/municipal-services map requires joint City and County approval and the required map amendments. The adopted plan references the Florida Department of Economic Opportunity by the agency name contained in the adopted text.

Policy 7.2.7 - Development Orders in Bushnell

Bushnell has sole authority to issue development orders inside Bushnell city limits. Sumter County has sole authority in unincorporated areas.

Policy 7.2.8 - Land Development Regulations in Bushnell

Bushnell's land-development regulations apply inside Bushnell. County regulations apply in unincorporated areas.

City-Specific Policies for Center Hill, Coleman, and Webster

Center Hill - Goal 7C / Objective 7.1C / Policy 7.1.1C

Center Hill will coordinate private service and utility agreements and review them every year to make sure services and utilities are being provided efficiently, economically, and well enough for current and future residents.

Coleman - Goal 7CL / Objective 7.1CL / Policy 7.1.1CL

Coleman will coordinate private service and utility agreements and review them every year to make sure services and utilities are being provided efficiently, economically, and well enough for current and future residents.

Webster - Goal 7W / Objective 7.1W / Policy 7.1.1W

Webster will coordinate private service and utility agreements and review them every year to make sure services and utilities are being provided efficiently, economically, and well enough for current and future residents.

What Residents Should Take Away from Chapter 7

- Jurisdiction and coordination are different. A government may not regulate a project directly and still have a coordination role when its residents, infrastructure, resources, or services may be affected.
- The plan expressly names Bushnell and Wildwood as governments the County coordinates with, while recognizing their separate municipal authority.
- Water-quality, potable-water, and stormwater coordination with FDEP, SWFWMD, WRWSA, and other agencies is specifically addressed in Policy 7.1.4.
- Policy 7.1.14 says the County and Cities should request and review outside-government plans and programs when they may affect the County or Cities.
- Chapter 7 also relies heavily on formal agreements, joint planning, information sharing, meetings, and dispute-resolution processes.
- The exact legal effect of any policy in a specific dispute should be determined from the adopted plan, applicable interlocal agreements, ordinances, permits, and Florida law.

Source and Use Note

Source: 2023 Unified Sumter County/Center Hill/Coleman/Webster Comprehensive Plan, Chapter 7 - Intergovernmental Coordination Element, Goals, Objectives and Policies, pages 1-16 of Chapter 7.

This rewrite is designed for public reading and comparison. It does not change the adopted Comprehensive Plan. For annexation, development orders, joint-planning boundaries, Future Land Use amendments, permitting, legal interpretation, or property-rights decisions, use the official adopted text, maps, interlocal agreements, ordinances, and applicable Florida law.