

LDC UPDATE

Public Workshop

08.28.24

AGENDA

1. Introductions
2. Project Scope, Schedule, & Website
3. Initial Input
4. Major Changes
5. Public Input
6. Next Steps

INTRODUCTIONS / PRIMARY POINTS OF CONTACT

Bradley Arnold
County Administrator

Pat Tyjeski, AICP
Project Manager

Gaby Castro, AICP
Deputy Project Manager

Eric Raasch, AICP
Principal



SUMTER COUNTY
LAND DEVELOPMENT CODE

Project Scope, Schedule, & Website

PROJECT SCOPE

ANALYZE



1

PROPOSE



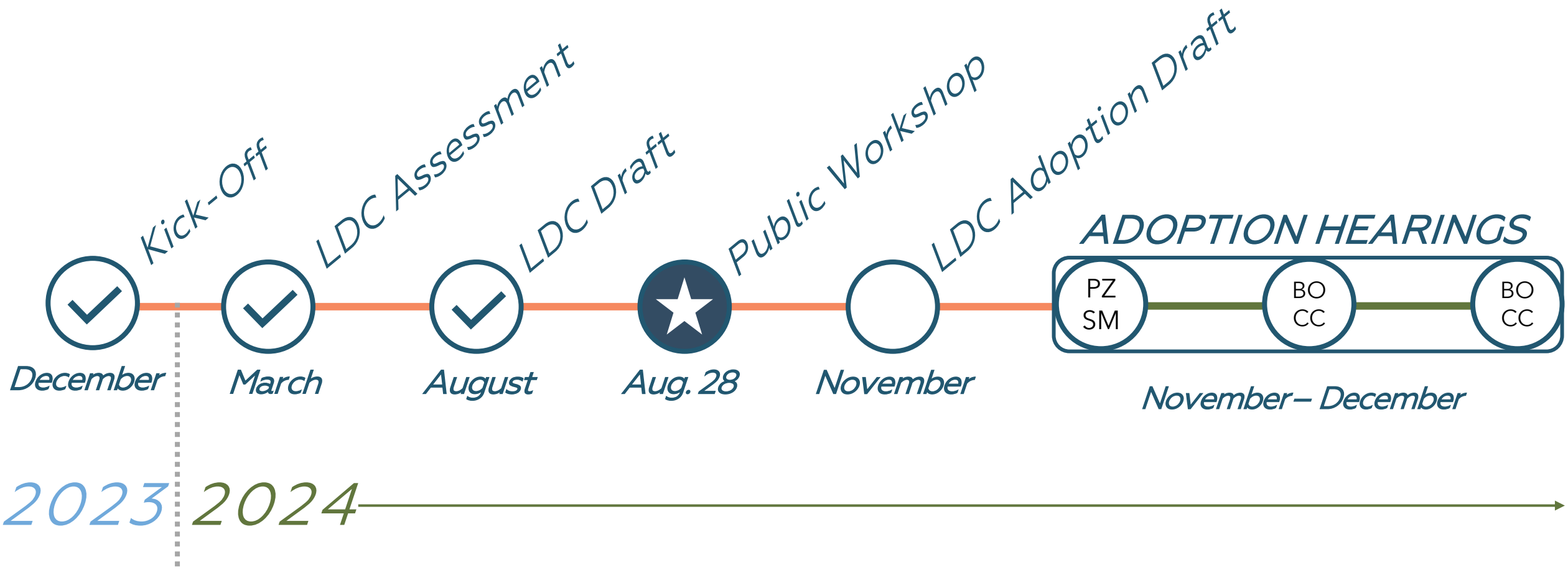
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AMEND

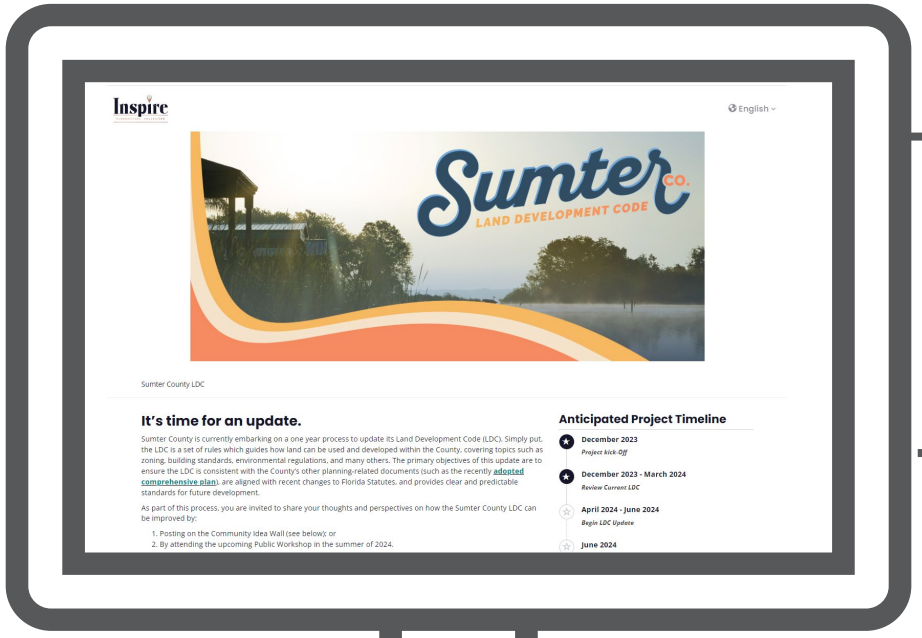


3

PROJECT SCHEDULE



PROJECT WEBSITE













Initial Input

LDC UPDATE – STAFF INPUT

1. What currently *works well* within the LDC? What currently *works poorly*?
2. How do you think residents feel about recently built developments?
3. What is the *public's* perception of the development review process? What is the perception from *developers*?
4. What, if any, are the most common complaints about the LDC? Do you agree/disagree?
5. Do you feel the County has a high volume of variance requests? If so, what are the most common variances requested?
6. Do you feel that natural resources are sufficiently protected from new development?

LDC UPDATE - MATRIX

Section	Inspire Comment	Staff Response
General Comments – Conservation Subdivision Standards	Propose combining Division 3, Division 4, and Division 5, and reorganize the proposed division to address nonconforming Lots, Structures, and Uses separately.	We have some codes we will send under separate cover
Article III. Administration – Section 13-350(b)(1)(a) & (b) – Lots in a Minor Subdivision	This is a simple fix to update the numbers. However, we will also need to update Sec. 13-312(b)(1) that also calls out up to five lots as minor. Will also need to updated Sec. 13-312(c)(1)a that defines major development.	NC
Article IV. Zoning – Section 13-422 – Class A Mobile Homes	Fix table to allow mobile homes in R2C, R4C, and R6C.	Class A mobile homes in R2C, R4C & R6C (see notes in Number 20)
Article VI. Accessory, Temporary, and Specific Use Standards – Section 13-634 – setback standards	The 2019 draft proposes taking applications to the PZSM. Recommend creating a different category – Pet Day Care and making it P in certain commercial districts.	I am ok with that, we need to think about allowing chickens on 1 ac tracts.

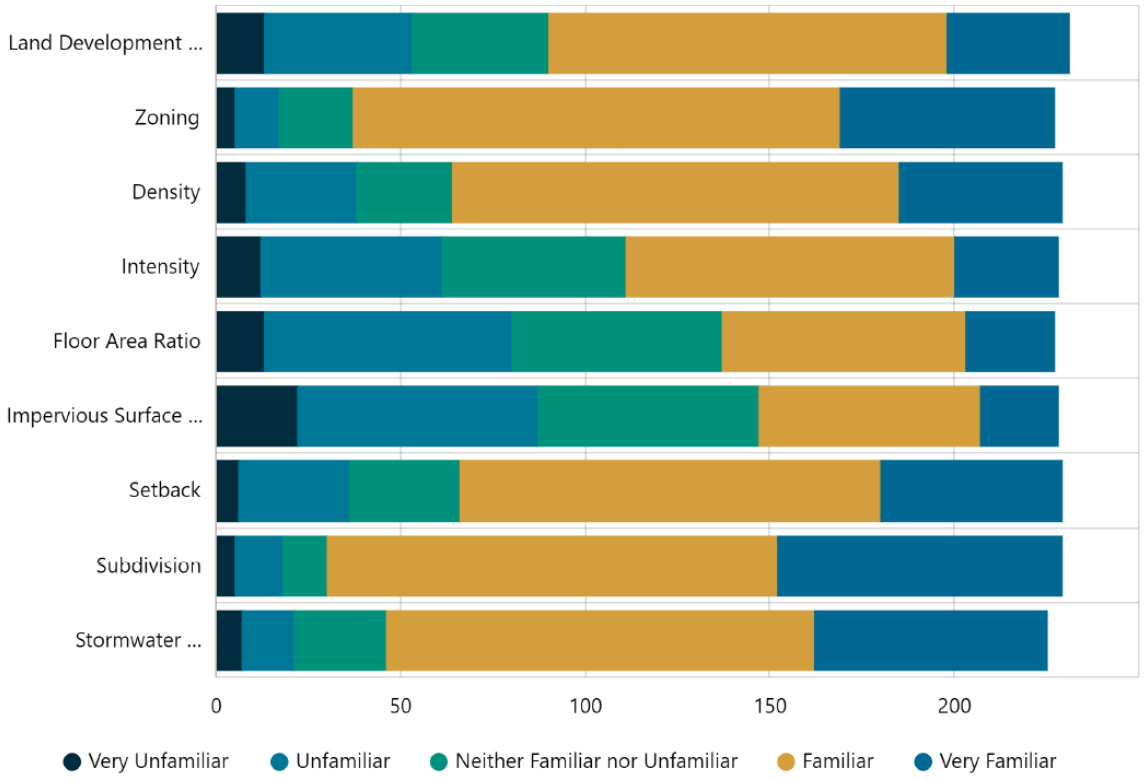
LDC UPDATE – ONLINE SURVEY



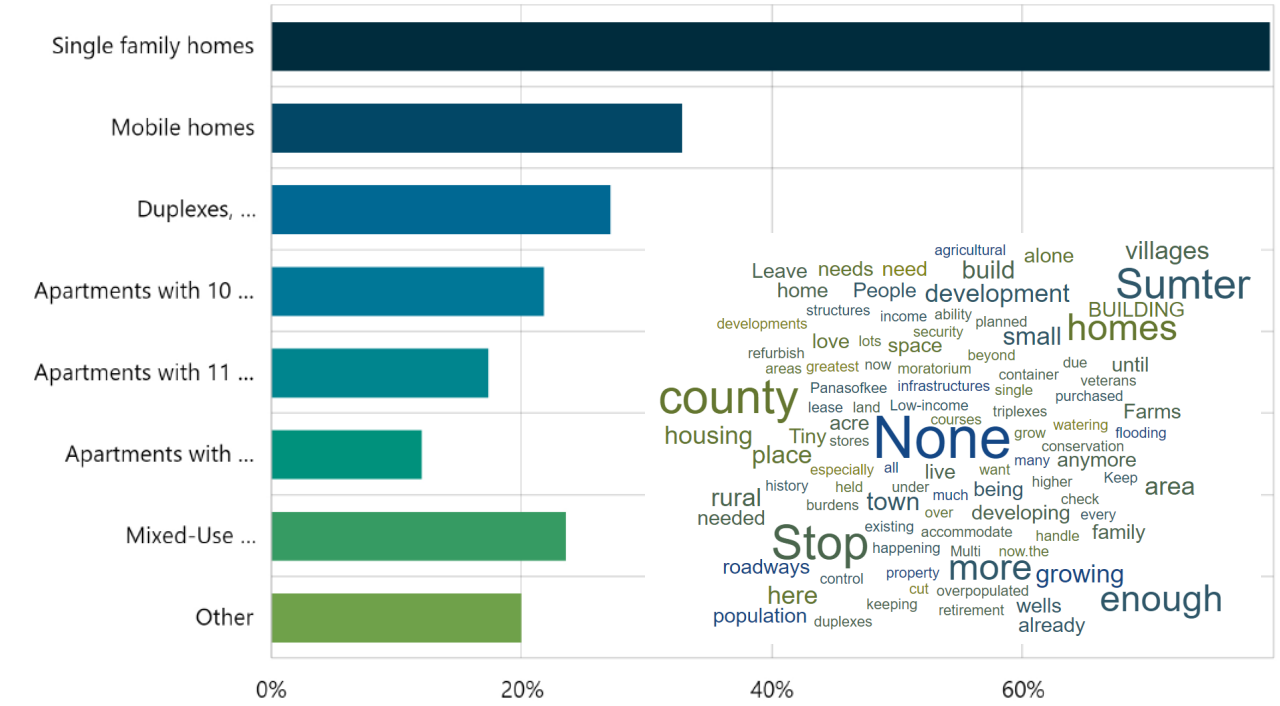
1,224 Views	1,056 Visits	881 Visitors	233 Contributions	224 Contributors	0 Followers

LDC UPDATE - ONLINE SURVEY

2. How familiar are you with the following terminology?
Matrix | Skipped: 1 | Answered: 231 (99.6%)



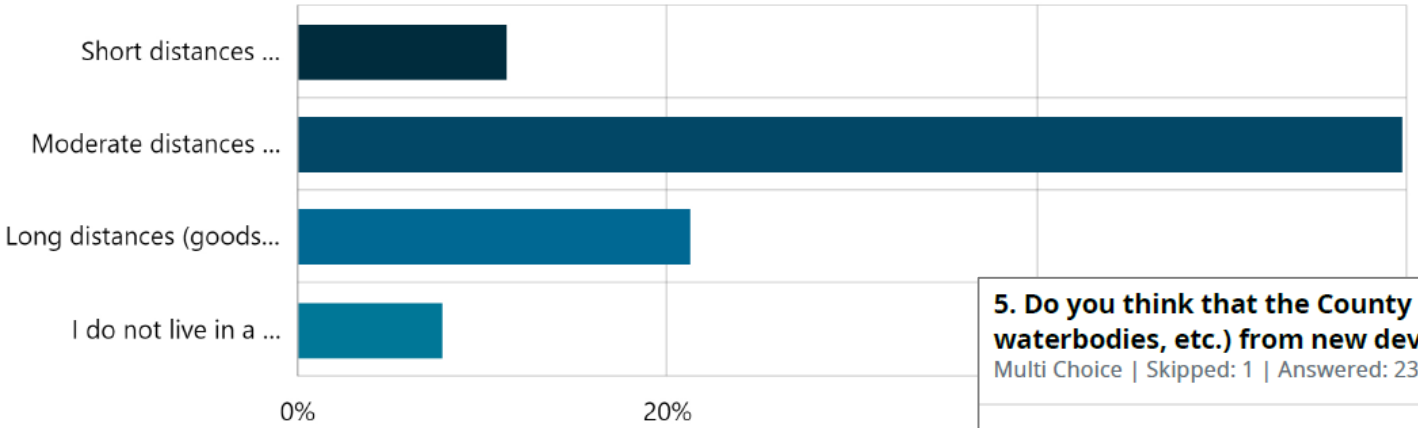
3. Florida Law requires local governments to plan for future population growth. What types of housing should be developed to accommodate Sumter County's growing number of prospective residents? Select all that apply.
Multi Choice | Skipped: 6 | Answered: 226 (97.4%)



LDC UPDATE - ONLINE SURVEY

4. If you live in a rural area of the County, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?

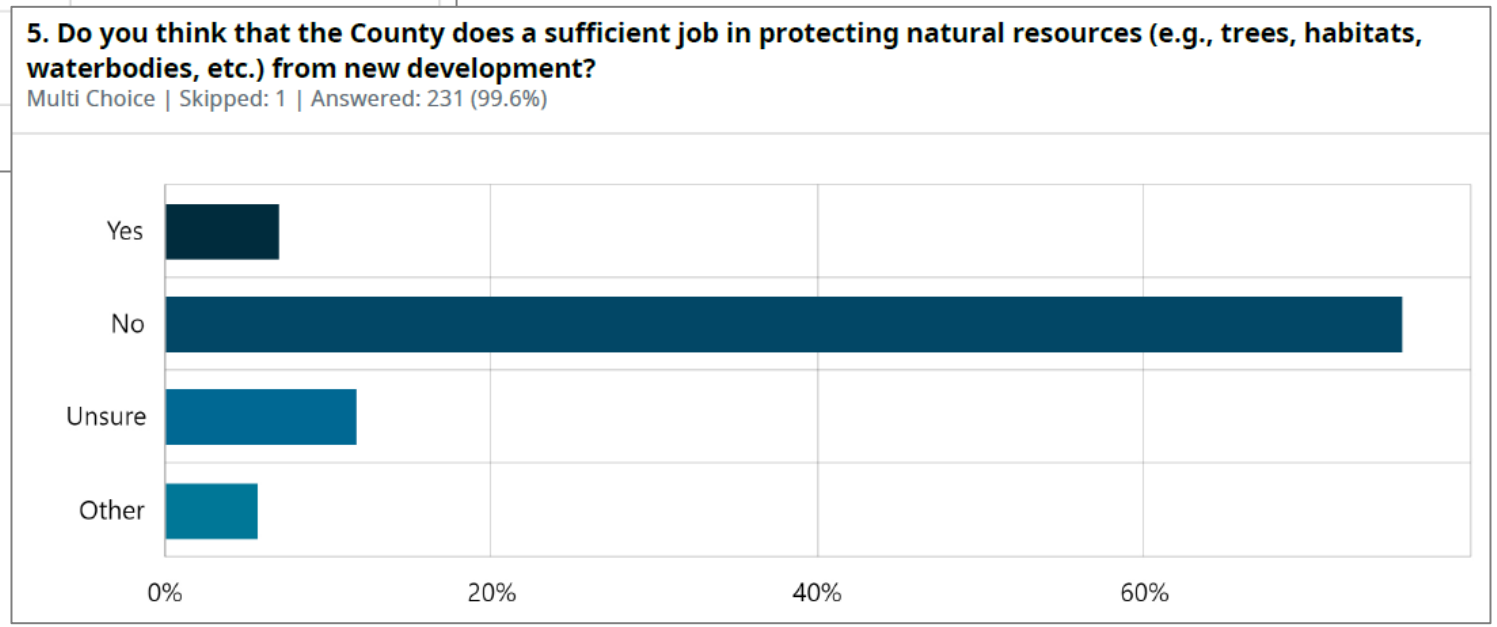
Multi Choice | Skipped: 1 | Answered: 231 (99.6%)





5. Do you think that the County does a sufficient job in protecting natural resources (e.g., trees, habitats, waterbodies, etc.) from new development?

Multi Choice | Skipped: 1 | Answered: 231 (99.6%)



LDC UPDATE - ONLINE SURVEY

How can the County ensure that new growth occurs in a manner which retains what you feel makes Sumter County an ideal place to live, work, play, and grow?



What uses would you like to see developed less often within the County moving forward? Please provide up to three answers.





Major Changes

MAJOR CHANGES

TOC

CURRENT

Article I.	General Provisions
Article II.	Definitions
Article III.	Administration
Article IV.	Zoning
Article V.	General Development Standards
Article VI.	Accessory, Temporary, and Specific Use Standards
Article VII.	Floodplain Management

PROPOSED

Article I.	General Provisions
Article II.	Definitions
Article III.	Administration
Article IV.	Zoning
Article V.	Accessory, Temporary, and Specific Use Standards
Article VI.	Access, Circulation, Parking
Article VII.	Development, Design, and Utilities
Article VIIII.	Landscaping Standards
Article IX.	Resource Protection Standards
Article X.	Sign Standards
Article XI.	Floodplain Management

MAJOR CHANGES

Art. I

ARTICLE I. GENERAL PROVISIONS

Contents:

Division 1. General

Division 2. Abrogation and Severability

Division 3. Vesting and Nonconforming Situations

Division 4. Eminent Domain Lots

Major Changes:

- "Director" changed "County Administrator or designee"
- Cleaned up the non-conforming section to address lots, uses, and structures

MAJOR CHANGES

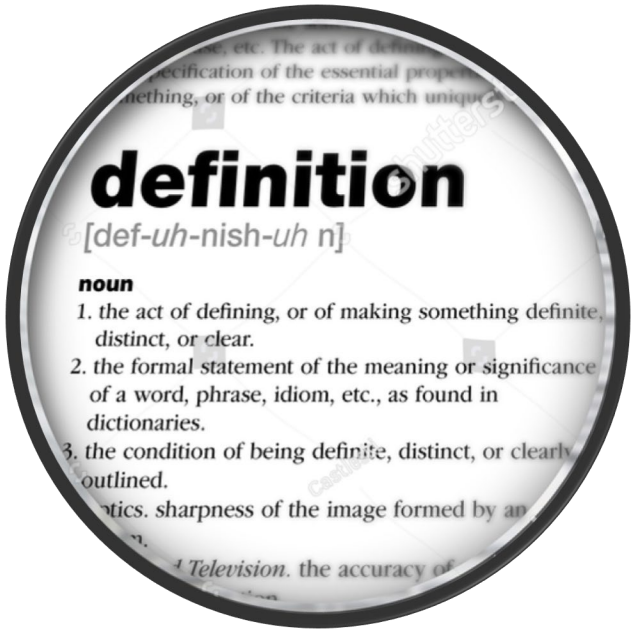
Art. II

ARTICLE II. DEFINITIONS

Contents:

Section 13-200. Definitions

Section 13-201. Abbreviations



Major Changes:

- Deleted terms not used in the LDC
- Moved standards out of definitions
- Incorporated Section 13-201, Abbreviations
- Added or updated definitions for:
  - Alcoholic beverage establishment
  - Assisted living facility
  - Boathouse
  - Bond or irrevocable letter of credit
  - Business service
  - Campground
  - Density or gross density for hotels/motels and ALFs
  - Dwelling unit – clarified "kitchen"
  - Family day care home
  - Flag lot
  - Hardscape
  - Imperiled Species
  - Livestock
  - Lot front
  - Personal services
  - Road setback – clarified measurements

MAJOR CHANGES

Art. III

ARTICLE III. ADMINISTRATION

Contents:

Division 1. Approving Authorities

Division 2. Development Approval Process

Division 3. LDC and Zoning Map Amendments

Division 4. Use Permits

Division 5. Development Permits

Division 6. Subdivision Procedures

Division 7. Appeals and Variances

Division 8. Concurrency Management

Major Changes:

- Provided for development review fee refunds
- Changed from 90 days to 12 months the time when a denied application can be resubmitted.
- Deleted “Conceptual Plan” from Table 13-313A as the term is not used in the LDC
- Cleaned up review criteria for various applications
- Specified the number of extensions allowed for use permits (two 1-year extensions)
- Eliminated categories for Change of Occupancy Permit
- Allow de minimis code deviations
- Restored previous code provision allowing split of large rural lots without platting (10-ac min)
- Clarified that Preliminary Plat review is optional

MAJOR CHANGES

Art. IV

ARTICLE IV. ZONING

Contents:

Division 1. Generally

Division 2. Zoning Districts

District 3. Planned Unit Development District

District 4. Overlay Zones

Major Changes:

- Lot with split zoning – changed to largest shall prevail
- Revised Table 13-41A, Future Land Use and Zoning District Correlation



- **Eliminated** AC (not used) and REC zoning districts. REC combined with PIE
- **Consolidated** planned development districts (MPD, RRPUD, RVPUD, CP, and IP) into a single PUD district.
- Established setback from water bodies (15’ min.)
- Clarified lineal descent subdivision standards
- Eliminated joint ownership provisions
- Clarified lot front (shortest distance along road)
- Eliminated option to use smallest setback within 1,000 feet.
- Eliminated minimum **living area** standards
- Added 2 columns to table of uses – cross-reference to standards and NAICS code

MAJOR CHANGES

Art. IV

PRINCIPAL USES	NAICS	See Sec.	A10	A10C		RR5	RR5C	RR2.5	RR2.5C	RR1	RR1C	R2M	R2C	R4M	R4C	R6M	R6C	HDR-12	HDR-24	CN	CL	CH	CR	ID		PIE
Horticulture and floriculture production with or without on-site retail sales	11142		P	P		P	P	P	P	P	P															
	111421																									
	111421																									
Agriculture support uses and services																										
Caretaking facilities and operations	115		P	P																						
Roadside produce stand for sale of products produced on site			P	P		P	P	P	P	P	P	P														
Roadside produce stand for sale of products produced off site																				P	P	P	P			
RESIDENTIAL USES																										
Agricultural housing	---		S	S														S	S							
Assisted living facility, large	---																									
Assisted living facility, small	---																									
Community residential home with 7 or more residents, see Section 13-636	---	13-636	S	S		S		S		S	S	S	S	S	S	S	S	S	S	S	S					
Community residential home with maximum of 6 residents, see Section 13-636	---	13-636	P	P		P	P	P	P	P	P	P	P	P	P	P	P									
Duplex	---												P		P		P									

Mobile home (Class A)	---		P	P		P	P	P	P	P	P	P		P		P										
Mobile home (Class B)	---		P			P		P		P		P		P		P										
Multi-family residential units	---												P		P		P	P	P							
Single-family detached	---		P	P		P	P	P	P	P	P		P		P		P									
COMMERCIAL USES AND SERVICES																										
Food services and drinking places	722																									
Alcoholic beverage establishment	722410	13-551																								
1 COP & 2 CO																					P	P	P			

P = Permitted Use, S = Special Use, C = Conditional Use

MAJOR CHANGES

Art. IV

Minor changes to non-residential zoning districts dimensional standards table (Table 13-425A).

Maximum building height in CN changed from 35’ to:

- 20’ for single use
- 35’ for vertical mixed-use

	RR5, RR5C	RR2.5, RR2.5C	RR1, RR1C	R2M, R2C	R4M, R4C	R6M, R6C	HDR-12, HDR-24
Min. lot area	5 ac	2.5 ac	1 ac	21,780 Sq. Ft.	10,890 Sq. Ft.	7,260 Sq. Ft.	21,780 Sq. Ft.
Min. lot width (ft.)	225	165	100	75	60	50	100
Min. setback from road right of way	See Section 13-503(d)						
Min. side and rear setbacks [1]	15	15	15	10	10	10	15
Max. building height by right	35	35	35	35	35	35	60

	A10, A10C	CN	CL	CH	CR	ID	PIE
Min. lot area[1]	10 ac	7,500 Sq. Ft.	10,000 Sq. Ft.	15,000 Sq. Ft.	1 ac	1 ac	-
Min. lot width (ft.)	330	50	75	100	200	150	-
Min. setback from road ROW	See Section 13-503(d)						
Min. side and rear setbacks	20	10	10	15	20	20	20
Max. building height	35	20 single use; 35 vertical mixed use	50	50	50	35	50

MAJOR CHANGES

Art. V

ARTICLE V. ACCESSORY, TEMPORARY, AND SPECIFIC USE STANDARDS

Contents:

Division 1. General

Division 2. Accessory Use & Structures

Division 3. Temporary Uses and Structures

Division 4. Specific Use Standards

Major Changes:

- Clarifies there is no limit to the number of accessory units in **agricultural and rural** residential districts
- Clarifies there is a limit of **3** accessory uses/ structures in all other districts
- Combined Guest Cottages with **Accessory Dwelling Units** (ADUs)
- ADUs do not count for density purposes
- Clarified standards for accessory structures in RV parks
- Added standards for swimming pool enclosures
- Added provision for yard/garage sales (3-day in 30-day period)
- Cleaned up alcoholic beverage section
- Revised RV park section.

MAJOR CHANGES

Art. VI

ARTICLE VI. ACCESS, CIRCULATION, AND PARKING

Contents:

Division 1. Roadway Standards
Division 2. On-site Traffic Circulation, Parking, and Loading

Major Changes

- Clarified requirement for a **traffic impact analysis** for both major and minor development
- Updated references to the County's Engineering Standards Manual and eliminated references to FDOT's Green Book
- Reduced the size of grass parking spaces (12x24 to standard)
- Added provision regarding parking of commercial vehicles in residential neighborhoods.
- Added standard for minimum drive-through lane stacking (5 spaces) regardless of use.

MAJOR CHANGES

Art. VI

Table VI - ~~4TABLE 13-520A:~~ PARKING REQUIREMENTS

Specific Use	Required Parking Spaces
Residential	
• Group home, ~~ACLF~~Assisted Living Facility (ALF), or nursing home	1 per 4 beds
• Hotel or motel	1.1 per sleeping room or rental unit
• Single-family residential (attached or detached)	2 per dwelling unit
• Multifamily	1.5 space per dwelling unit, plus 1 space per 4 units
Commercial	
• Auction house	2 per 100 square feet of gross leasable area
• ~~Bank~~Financial institutions	1 per 200 sq. ft. of floor area plus stacking lane requirements
• Bowling alley	4 spaces per lane
• Vocational school	1 per 500 sq. ft. of floor area plus 0.8 spaces per student stations
• Gas station ~~or~~ convenience store	1 per 200 sq. ft.
• Commercial, shopping centers or general retail independently located	1 per 250 sq. ft. of gross leasable area
• Flea market, open or closed	1 per 100 sq. ft. of gross leasable area
• Golf driving range	1 space per tee
• Movie theater~~s~~	1 space per 3 seats
• Offices, medical and dental clinics, veterinary clinics, professional offices	1 per 250 sq. ft. of gross floor area
• Restaurant, bar, cocktail, lounge, or fast food	1 per 125 sq. ft. of gross leasable area, or 1 per 2.5 seats, whichever is greater, plus stacking lane requirements
• Vehicle repair service/shop	3 per repair bay
• Warehousing, distribution, research and testing construction and contractor's yards, storage	1 per 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft., and 1 per 2,000 sq. ft. of gross floor area in excess of 20,000 sq. ft.
• Industrial use, manufacturing	1 per 750 sq. ft of gross floor area devoted to manufacturing
• Warehousing—Mini storage	5 spaces, if office is provided
Public, Institutional	
• House of worship or place of assembly	1 per 3 sanctuary or auditorium seats, plus 1 space per 100 sq. ft. of area devoted to public assembly without seats
• Government office serving the public	1 per 100 sq. ft. of gross leasable area
• Public/Institutional use	To be determined by specific occupancy
• Private non-profit civic or social club and recreation centers	1 per 3 principal meeting room seats plus 1 space per 100 sq. ft. of area devoted to public assembly without seats
• Postal station	1 per 100 sq. ft. of gross leasable area

* When determination of the number of parking spaces required by this table results in a requirement of a fractional space, any fraction of one-half (½) or less may be disregarded, while a fraction in excess of one-half (½) shall be counted as one (1) parking space.

Parking Angle (degrees)	Width (feet)	Length Perpendicular to Aisle (feet)	Curb Length Parallel to Aisle (feet)	Aisle Width One-Way Traffic (feet)	Aisle Width Two-Way Traffic (feet)
0	9	10	22	13	19
30	10	21	18	12	20
45	10	21	14	13	21
60	10	22	11	18	23
90	10	20	10	24	24

MAJOR CHANGES

Art. VII

ARTICLE VII. DEVELOPMENT, DESIGN, AND UTILITIES

Contents:

Division 1. Subdivision Standards
Division 2. Utilities Standards
Division 3. Drainage and Stormwater Management Standards
Division 4. Safety and Nuisance Standards

Major Changes

- Provides standards for **Flag Lots**
- Clarified requirements for access easements for non-platted sites
- Incorporates standards for Conservation subdivisions (density bonus) to implement Comprehensive Plan directives (moving away from point system)
- Simplified language requiring that PUDs, RV parks, and individual RV sites be served by a central water and sewer system
- Provides standards for rural fire protection (areas outside service area of pressurized source)
- Added subsection prohibiting illicit discharge into stormwater system

MAJOR CHANGES

Art. VIII

ARTICLE VIII. LANDSCAPING STANDARDS

Contents:

Section 13-800. Tree Protection
Section 13-801. Landscaping Standards
Section 13-802. Buffer Standards



Major Changes

- Moved definitions to Art. II.
- Requires light pole placement to avoid interfering with trees in landscape islands
- Provides a 5-foot-wide landscape strip along the property line abutting another site
- New, simplified table of Required Buffers

MAJOR CHANGES

Art. VIII

TABLE 13-563B BUFFER TYPES—RIGHT-OF-WAY

Site Zoning District																								
Zoning District across a right-of-way	CV	A10	A10C	AC	RR5	RR5C	RR25	RR25C	RR1	RR1C	R2M	R2C	R4M	R4C	R6M	R6C	CN	CL	CH	CR/CP	ID/IP	REC	PIE	PUD
CV	*	*	*	*	*	*	*	*	A	A	A	A	A	A	B	B	B	B	B	B	C	C	C	**
A10	*	*	*	*	*	*	*	*	A	A	A	A	A	A	B	B	B	B	B	B	C	C	A	**
A10C	*	*	*	*	*	*	A	A	A	A	A	A	A	A	B	B	B	B	B	B	C	C	A	**
AC	*	*	*	*	*	*	A	A	A	A	A	A	A	A	B	B	B	B	B	B	C	C	A	**
RR5	*	*	*	*	*	*	A	A	B	B	B	B	B	B	C	C	B	B	B	B	C	A	A	**
RR5C	*	*	*	*	*	*	A	A	B	B	B	B	B	B	C	C	B	B	B	B	C	A	A	**
RR2.5	*	*	*	*	*	*	A	A	B	B	B	B	B	B	C	C	B	B	B	B	C	A	A	**
RR2.5C	*	*	*	*	*	*	A	A	B	B	B	B	B	B	C	C	B	B	B	B	C	A	A	**
RR1	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	B	B	C	A	B	**
RR1C	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	B	B	C	A	B	**
R2M	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	C	C	C	B	B	**
R2C	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	C	C	C	B	B	**
R4M	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	C	C	C	B	B	**
R4C	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	C	C	C	B	B	**
R6M	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	C	C	C	B	B	**
R6C	*	*	*	*	*	*	A	A	B	B	C	C	C	C	C	C	B	B	C	C	C	B	B	**
CN	*	*	*	*	B	B	B	B	B	B	C	C	C	C	B	B	A	B	B	B	B	A	B	**
CL	*	*	*	*	B	B	B	B	B	B	C	C	C	C	B	B	C	A	B	B	B	A	B	**
CH	*	*	*	*	B	B	B	B	B	B	C	C	C	C	C	C	B	B	B	C	A	B	B	**
CR/CP	*	*	*	*	B	B	B	B	B	B	C	C	C	C	C	C	B	B	C	C	A	B	B	**
ID/IP	*	*	*	*	C	C	C	C	C	C	C	C	C	C	C	C	B	B	C	C	C	C	C	**
REC	*	*	*	*	A	A	C	C	C	C	B	B	B	B	B	B	C	C	B	B	C	*	*	**
PIE	*	*	*	*	A	A	C	C	B	B	B	B	B	B	B	B	B	B	B	B	C	*	*	**
PUD	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	*

* No buffer is required; however, the site must still meet all other requirements for onsite planting or tree replacement as specified in this chapter.

** To be reviewed individually with each application; however, no buffer shall be less than a Class "A" Buffer.

TABLE 13-563A REQUIRED BUFFERS BETWEEN PARCELS

	Site Zoning District/Use							
Contiguous Parcel:	**RR5 RR5C RR2.5 RR2.5C RR1 RR1C**	**R2M R2C R4M R4C R6M R6C**	**HDR-12 HDR-24**	**Neighborhood /light commercial uses**	**Heavy commercial uses**	**Industrial uses**	**REC***	**PIE**
CV	A	A	B	B	C	C	B	A
A10	A	A	B	B	C	C	B	A
A10C	A	A	B	B	C	C	B	A
AC	A	A	B	B	C	C	B	A
RR5		A	B	B	C	D	B	A
RR5C		A	B	B	C	D	B	A
RR2.5		A	B	B	C	D	B	A
RR2.5C		A	B	B	C	D	B	A
RR1		A	B	B	C	D	B	A
RR1C		A	B	B	C	D	B	A
R2M		A	B	B	C	D	B	B
R2C		A	B	B	C	D	B	B
R4M			B	B	C	D	B	B
R4C			B	B	C	D	B	B
R6M			A	B	C	D	B	B
R6C			A	B	C	D	B	B
HDR-12				A	C	D	B	B
HDR-24				A	C	D	B	B
CN					A	B	A	
CL					A	B	A	
CH						A	A	
CR/CP						A	A	

* Except public passive parks, which do not require a buffer.

MAJOR CHANGES

Art. IX

Article IX. RESOURCE PROTECTION STANDARDS

Contents:

Section 13-900. Wetlands
Section 13-901. Surface Water Quality
Section 13-902. Groundwater Quantity/Quality
Section 13-903. Groundwater Quantity/Quality
Section 13-904. Water Disposal
Section 13-905. Air Quality.
Section 13-906. Historic Preservation
Section 13-907. Soils

Major Changes

- Clarified requirements for Letter of Clearance from the Florida Division of Historical Resources for proposed developments

MAJOR CHANGES

Art. X

Article X. SIGN STANDARDS

Contents:

Section 13-1000. General
Section 13-1001. Design Standards
Section 13-1002. Private signs and temporary displays on public property

Major Changes

- Added note stating that signs are valid for the life of the sign, unless changes are made
- Establishing size and height standards
- Prohibiting
  - flutter signs, streamers, balloons, wind signs, wind activated banners, natural or man-made air inflatables, pennants and other fixed aerial signage
  - Attached signs taller than the building

MAJOR CHANGES

Art. XI

Article XI. FLOODPLAIN MANAGEMENT

Contents:

Division 1. Administration
Division 2. Flood Resistant Development

No Changes

SUMTER COUNTY
LAND DEVELOPMENT CODE

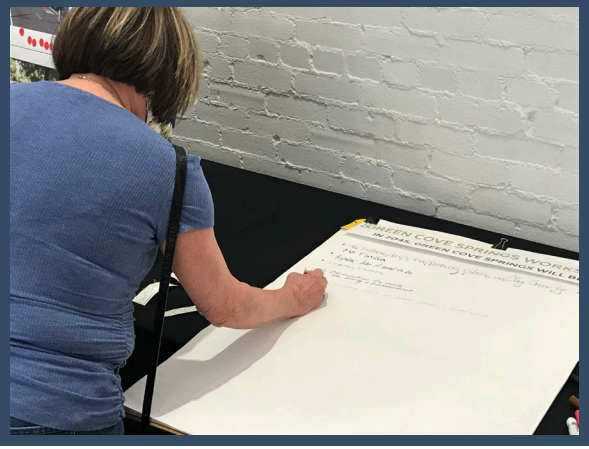
Public Input

PUBLIC INPUT

A BOARDS









B WEBSITE

SCAN ME

tinyurl.com/SumterLDCUpdate

pz@sumtercountyfl.gov



Next Steps

NEXT STEPS

DRAFT REVIEW



1

PZSM WORK SESSION



2

PZSM RECOMMENDATION



3

BOCC ADOPTION



4