

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING**

<b>CASE NO.</b>	CP2021-0002
<b>APPLICANT:</b>	Sumter County
<b>REQUESTED ACTION:</b>	Amend the Coleman Joint Planning Area Map, Map 1-4 of the Land Use Element of the Sumter County Unified Comprehensive Plan.

**RECOMMENDATION OF SPECIAL MASTER**

On March 1, 2021, Applicant Sumter County, through representative Sue Farnsworth, was present at the hearing before the Special Master requesting to amend the Coleman Joint Planning Area Map of the Land Use Element of the Sumter County Unified Comprehensive Plan. In 2016, Sumter County and the City of Coleman entered into an Interlocal Service Boundary Agreement and Joint Planning Area Agreement. The Joint Planning Area (JPA) Map was adopted into the Sumter County Unified Comprehensive Plan in 2018.

The City of Coleman is requesting adjustment of the JPA boundaries to exclude two parcels totaling 88 acres MOL. In 2018, the City of Coleman approved the contraction of its JPA where the properties were owned by The Villages development. The subject properties are owned by The Villages development and are adjacent to the 2018 contraction area. Removing them from the Coleman JPA will provide the maximum flexibility for the developer to determine how they want to proceed.

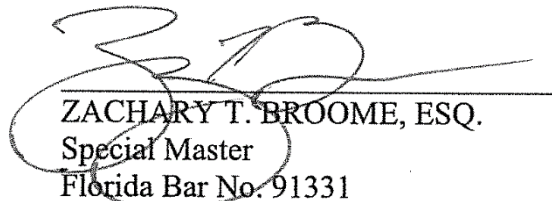
The only evidence presented at the hearing was the staff report, in which staff deemed the application sufficient and consisted with the Sumter County Comprehensive Plan and recommended approval. There was no public comment.

Based upon the evidence presented at the hearing, the Special Master finds as follows:

1. The proposed amendment is suitable for the land use of the subject property.
2. The proposed amendment is consistent with the Comprehensive Plan.

Therefore, the Special Master recommends Application CP 2020-0001 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 9, 2021.

**ORDERED** this 3rd day of March, 2021.

  
ZACHARY T. BROOME, ESQ.  
Special Master  
Florida Bar No. 91331