

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: CP2022-0001

APPLICANT: Greg Beliveau, LPG Urban & Regional Planners, Inc.

LANDOWNER: SR 44, LC

REQUESTED ACTION: Amend the future land use map from Commercial to Industrial on 109 acres MOL.

PARCEL NUMBER: C33-008

EXISTING ZONING: CH (Heavy Commercial)

EXISTING USE: Pasture

GENERAL LOCATION: Wildwood area

STAFF RECOMMENDATION: Approval

FACTS AND ANALYSIS:

As noted in the staff report, the subject property is in the Wildwood area of unincorporated Sumter County on the northeast corner of E SR 44 and CR 231. It is approximately 6/10 mile west of I-75. The surrounding current land use is largely vacant with some rural residential properties to the north and west. A portion of the property to the east is developed with a bulk spring water facility.

The applicant's representative was present for the hearing. There was public comment regarding the application. Public comment was primarily focused on the high intensity of the proposed future land use change and proposed development, and how that intensity might affect traffic.

The Special Master has reviewed the relevant provisions of the Unified Comprehensive Plan and the staff report, and has considered the testimony of staff, the applicant and residents at the hearing on this matter.

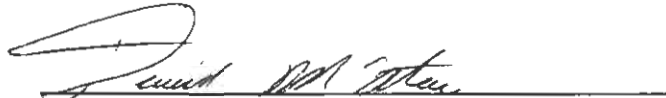
The Special Master is in agreement with staff that the location of the site of the proposed industrial future land use in the Urban Development Area (UDA) and its location within a Primary Economic Activity Center allows for a higher floor area ratio and therefore more intense uses. These factors, coupled with the proposed amendment site being near the Wildwood SR

44\Interstate-275 interchange, make the traffic impacts on the community manageable and within expected capacities for that area.

According to the applicant's trip generation analysis cited by staff, the proposed amendment actually results in lower PM peak traffic in the area. Moreover, the amendment furthers the goal of the Unified Comprehensive Plan to attract "targeted industries" on the limited amount of industrial land available in Sumter County.

Therefore, the Special Master finds the proposed amendment to be consistent with the Sumter County Unified Comprehensive Plan recommends Application CP2022-0001 for APPROVAL for transmittal to the Department of Economic Opportunity (DEO). The Board of County Commissioners shall hold the hearing regarding transmittal to DEO at the commission meeting currently scheduled for March 22, 2022 and a final hearing on adoption on a future date certain which will be fully noticed to the public.

ORDERED this 7th day of March, 2022.



Derrill L. McAteer
Special Master
FBN 0628972