

SS2022-0002
Greg Beliveau, LPG Urban & Regional Planners, Inc.

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NUMBER: SS2022-0002

LANDOWNER: Sumter, LLC

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

REQUESTED ACTION: Small scale future land use amendment on 3.35 acres MOL from Commercial and Agriculture to Mixed Use.

PARCEL SIZE: 3.35 Acres MOL

LOCATION: Wildwood area – Located on the south side of SR 44, 1300-feet southeast of the intersection with C 44A.

STAFF RECOMMENDATION: Approval

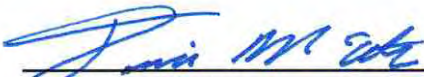
FACTS AND ANALYSIS:

As stated in the staff report, the applicant is requesting a Small Scale Comprehensive Plan Amendment on 3.35 acres from Agriculture and Commercial to Mixed Use. The property was previously owned by the Florida Department of Transportation. It was obtained through an eminent domain action. The property has recently reverted to the private landowner. The applicant is seeking to incorporate the property into the adjacent Sumter LLC Master Planned Development. The requested Mixed Use future land use assignment is consistent with the requested outcome and adjacent land uses.

The Special Master, having reviewed the staff report and heard testimony on this matter, finds that the application does not contribute to urban sprawl, and does not detrimentally affect environmental resources, historic resources or available housing. The Special Master notes the City of Wildwood has committed to serving the site with potable water and sewer services. The Special Master further finds that the proposed amendment is consistent with the Unified Comprehensive Plan, the Sumter County Capital Improvements Plan, and the Sumter County Land Development Code, as applicable.

Therefore, the Special Master recommends SS2022-0002 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 22, 2022.

ORDERED this 7th day of March, 2022.



Derrill L. McAteer
Special Master
FBN 0628972