

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: CP-22-16490

APPLICANT: Sumter County

REPRESENTATIVE: Patricia Burgos, Planner

REQUESTED ACTION(s): Amend the Future Land Use Map to re-designate 395 acres MOL from Agriculture to Rural Residential.

EXISTING ZONINGS: Various agricultural and rural residential zonings

EXISTING USE: Residential, rural residential, and agricultural uses

GENERAL LOCATION: Properties bounded by CR 102, CR101, CR 104, and CR 103, west of N US 301.

STAFF RECOMMENDATION: Approval

FACTS AND ANALYSIS:

As stated in the staff report, Sumter County has clusters of Rural Residential zoning in proximity to higher densities (i.e. The Villages® Residential Planned Unit Developments (RPUD), City of Wildwood) that are no longer isolated among larger tracks of agriculturally zoned areas. The properties that are the subject of this large-scale amendment are rural residential in nature, but designated Agricultural on the Future Land Use Map. The proposed map amendment identifies an area of 60 parcels of smaller residential lots and reassigns them from Agricultural to Rural Residential Future Land Use.

The average lot size in this area bounded by CR 102, CR 101, CR 104, and CR 103 is 6.6 acres. The Rural Residential land use requires a minimum of one acre for new lots so the potential increase in residential intensity in the subject area of the county is minor. Potentially 358 new lots could be created because of this application. Of the 395 acres MOL, which are the subject of the application, 16 properties or 155 MOL acres are currently designated with a FLU of Rural Residential and only 18% of the properties are zoned Agriculture or unknown. The other 82% of the properties are already zoned Rural Residential.

CONCLUSION:

The Special Master, having reviewed the staff report and heard testimony on this matter, finds the application does not contribute to urban sprawl and finds no indication in the record that the amendment would be detrimental to historic or environmental resources.

The Special Master agrees with the analysis and findings in the staff report and finds the proposed amendment is consistent with the Unified Comprehensive Plan, the Sumter County Capital Improvements Plan, the Sumter County Land Development Code, and Florida Statutes, including the provisions of Chapter 163, as applicable.

Therefore, the Special Master recommends CP-22-16490 for TRANSMITTAL to the applicable state agencies for comment and ultimate APPROVAL to the Board of County Commissioners.

ORDERED this 9th day of January, 2023.

/s Derrill McAteer

Derrill L. McAteer
Special Master
FBN 0628972