

SS-23-02328
Buffalo Hide and Cattle Company, LLC

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NUMBER: SS-23-02328

LANDOWNER: Buffalo Hide and Cattle Company, LLC.

REPRESENTATIVE: Brandon Matulka, Rapid Infiltration Basin Infrastructure & Transmission, LLC.

REQUESTED ACTION: A small scale land use amendment on five acres to change the future land use assignment from Commercial to Agriculture

PARCEL NUMBERS: J14-033

PARCEL SIZE: 5 acres MOL

LOCATION: Sumterville – Located directly north of E C.R. 470 and ½ mile east MOL from I-75

STAFF RECOMMENDATION: Approval

Background:

As stated in the staff report, the applicant is requesting a Small-Scale Future Land Use Amendment on 5 acres MOL from Commercial to Agriculture. The subject parcel is owned in common with four additional parcels to the east. The landowner’s stated intent is to consolidate the parcels into one project. Approval of the land use amendment and concurrent rezoning will allow consistent land use and zoning on all parcels and facilitate the future development of the property.

The application site is within the Urban Development Area and a Primary Economic Activity Center. Properties to the south, across East C.R. 470, are a mix of Industrial land uses and parcels within the City of Bushnell which were similar in land use with General Industry as their designation. Also across the street is the former landfill site.

This corridor contains a growing number of agribusiness and industrial uses including things like a mill, truss company, fertilizer business, etc. According to the record, staff has reviewed the application for proof of ownership and authorization.

Findings:

The Special Master agrees with staff's finding that the requested small scale comprehensive plan amendment is consistent with the policies of the Sumter County Unified Comprehensive Plan.

The Special Master finds that staff has satisfied the conditions for the small-scale amendment in its report and testimony, and staff's findings are bolstered by the applicant's presentation. Indicators of urban sprawl, negative impacts to surrounding properties and negative impacts to the environment are not evident in the record. The record states the site is located within an Urban Development Area and Primary Economic Activity Center.

Therefore, the Special Master recommends Application SS-23-02328 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 28, 2023.

ORDERED this 6th day of March, 2023.

/s Derrill McAteer

Derrill L. McAteer
Special Master
FBN 0628972