

**SUMTER COUNTY**  
**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
**PLANNING AND ZONING SPECIAL MASTER**  
**March 6, 2023**  
**BOARD OF COUNTY COMMISSIONERS**  
**March 28, 2023**

**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

**LEGAL DESCRIPTION:** FROM THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN N0005'41"W, ALONG THE WEST BOUNDARY OF SAID SECTION 14, A DISTANCE OF 70.77 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT WITH DISK MARKED: LS 3522, ON THE NORTH RIGHT OF WAY OF C-470 MARKING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: FROM SAID POINT OF BEGINNING, CONTINUE N00105.41"W, ALONG SAID WEST BOUNDARY OF SECTION 14, A DISTANCE OF 660.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT; THENCE S8957'19"E, A DISTANCE OF 330.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT; THENCE S0005'411, A DISTANCE OF 660.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF C-470; THENCE N8957.19W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

**PARCEL SIZE:** 5 acres MOL

**LOCATION:** Sumterville – Located directly north of E C.R. 470 and ½ mile east MOL from I-75 (Map 1).

### **GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small Scale Future Land Use Amendment on 5 acres MOL from Commercial to Agriculture (Map 2). 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 (Map 1-8, Future Land Use Element). 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. Staff has reviewed the application for proof of ownership and authorization.

### **LAND USE SUITABILITY**

#### Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment).

#### Environmental Resources

The property does not contain significant natural resources.

#### Historic Resources

This location does not appear on the Master Site File of Historic Resources.

#### Population and Housing

The proposed amendment will not impact the availability of housing.

### **CONCURRENCY ANALYSIS**

#### Potable Water & Sewer

Sanitary water is available if required by the future development.

#### Stormwater Drainage

All development must conform to Southwest Florida Water Management District regulations for stormwater systems.

## CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following policies of the Unified Comprehensive Plan:

### **Future Land Use Policy 1.3.6 Protection of Rural Areas**

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UDA. Areas shall be provided where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

*While the subject property may be within the UDA, it is in an area considered Rural. Surrounding parcels are Agriculture or Conservation land use, with the exception of the industrial node to the south across East C.R. 470. The future intent for this area is to remain rural. The land use amendment from Commercial to Agriculture would make this parcel conforming with surrounding parcels.*

### **Policy 1.3.8 Compatibility for Rezoning and Amendments**

Proposed rezonings and future land use amendments shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and

*The amendment of the current land use will make the parcel conforming with the parcels in the surrounding area.*

- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

*Based on the proposed change from a higher intensity land use to Agriculture, clustering and/or a PUD would not be applicable in this situation.*

## PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

The proposed amendment does not affect the text of the Comprehensive Plan.

## PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

The proposed amendment does not affect the County's Capital Improvements program.

## CONCLUSIONS

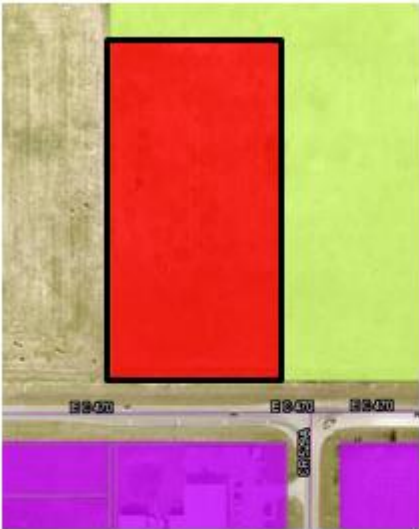
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

**Notices Sent: 12**

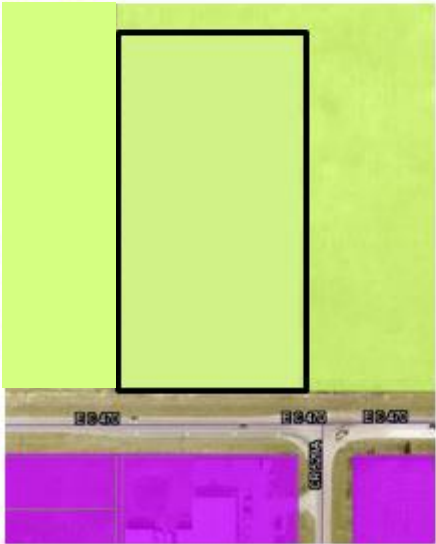
Map 1  
General Location



**Map 2  
Future Land Use Map**



Existing Future Land  
Use Designation - Commercial



Proposed Future Land  
Use Designation - Agriculture



Agriculture



Commercial

**Attachment B**  
**URBAN SPRAWL ANALYSIS**

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments to include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The project site does not make up a substantial part of the County.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is within the Urban Development Area near industrial development across east C.R. 470 and to the south, however, the land use amendment will change this parcel to be compatible with the parcels contiguous to it to the north, west, and east.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The subject property is an isolated Commercial property in an area of Agriculture and Conservation land uses north of C.R. 470.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation but it includes FEMA designated flood zones at and wetland areas to the north.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed development and change to Agriculture land use will not negatively impact agricultural activities.**
- VI. Fails to maximize use of existing public facilities and services. **The subject property is proposing to change the land use from Commercial to Agriculture, a less intense use. This will not create a failure to maximize use of existing facilities services.**
- VII. Fails to maximize use of future public facilities and services. **The subject property is proposing a less intensive land use. This would not fail to maximize future use of facilities and services.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses. **The proposed land use amendment will not disproportionately increase the cost of public services in the area.**

- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment does not discourage infill.**
- X. Fails to encourage a functional mix of uses. **The proposed project will encourage a functional mix of uses.**
- XI. Results in poor accessibility among linked or related land uses. **The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XII. Results in the loss of significant amounts of functional open space. **The subject property does not impact functional open space.**

Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property does not contain significant native vegetation and any impacts to the wetlands will be regulated by SWFWMD.**
- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The proposed change from Commercial land use to Agriculture land use preserves Agriculture areas and activities.**
- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The land use change will not significantly affect the mixture of land uses in the County.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change land use to a use that can support the residential population within the area.**