

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING  
MAY 15, 2023**

**CASE NUMBER:** SS-23-06300

**LANDOWNER:** John A. Papagno

**REQUESTED ACTION:** A small scale land use amendment on 1.12 acres MOL to change the future land use assignment from Rural Residential to Commercial

**PARCEL NUMBER:** F31F007

**LEGAL DESCRIPTION:** LOT 1, BAILEY’S SUBDIVISION PLAT BOOK 4 PAGE 9

**PARCEL SIZE:** 1.12 acres MOL

**LOCATION:** Lake Panasoffkee – Located directly South of N C.R. 470 (Map 1).

**STAFF RECOMMENDATION:** Approval

**Background:**

As stated in the staff report, the applicant is requesting a Small-Scale Future Land Use Amendment on 1.12 acres MOL from Rural Residential to Commercial (Map 2). The landowner’s intent is to create a storage space for inside and outside storage with plans for the future of units for small businesses to occupy.

The application site is within the Urban Development Area. The site is located on the corner of C.R. 416 N and N C.R. 470 near a strip of commercial uses to the east. These existing commercial uses include a mix of heavy and light commercial uses such as auto repair and paint & body shops. Staff has reviewed the proof of ownership of the subject property.

**Special Master Findings:**

After having heard public comments regarding the property, the Special Master agrees with the staff’s finding that the application is sufficient and finds there is competent and substantial evidence that the amendment furthers the policies of the Sumter County Unified Comprehensive Plan, specifically 1.1.4, 1.3.8, and 1.6.3. The Special Master agrees with the staff’s finding that the requested land use amendment does not demonstrate any of the characteristics of urban sprawl.

The Special Master finds the subject property displays no environmental constraints. The Special Master finds the site is of sufficient size to accommodate commercial development. The Special Master finds that transportation, infrastructure, and utilities are available to serve the amendment

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area. The Special Master finds that no historical resources have been identified on the subject property to date.

The Special Master finds the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan.

The Special Master finds that the staff has satisfied the conditions for the land use amendment in its report and testimony and the record is otherwise complete.

Therefore, the Special Master recommends, after balancing the rights of the applicant with the impact proposed changes may have on the public at large, Application SS-23-06300 for APPROVAL to the Board of County Commissioners at the commission meeting on June 13, 2023 for transmittal.

**ORDERED** this 15<sup>th</sup> day of May, 2023.



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Amanda Boggus  
Special Master  
FL Bar No. 76849