

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

CASE NUMBER: SS-23-05853

LANDOWNER: Shannon Kennedy DVM

REQUESTED ACTION: A small scale land use amendment on 3.02 acres MOL to change the future land use assignment from Agriculture to Commercial

PARCEL NUMBER: J12-059

PARCEL SIZE: 3.02 acres MOL

LOCATION: Sumterville – Located on the east side of 301 and north of E C- 470 (Map 1).

STAFF RECOMMENDATION: Approval

Background:

As stated in the staff report, applicant is requesting a Small-Scale Future Land Use Amendment on 3.02 acres MOL from Agriculture to Commercial (Map 2). The landowner’s intent is to create a Veterinary clinic on the property.

The application site is within the Urban Development Area as well as a primary economic activity center. The site is located near the corner of U.S Hwy 301 and E C-470 within a node of commercially designated properties (Map 3). Sumter County owns the property immediately east of the application site. A new customer service center is being planned for the site. Commercial property south of the property is vacant. Agriculturally designated land west of the project site is developed as an RV park. Agricultural lands east of the commercial node are in use as a limerock mine.

Staff has reviewed the proof of ownership of the subject property and authorizations to represent.

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, 1.2, 1.3.4, 1.3.7, 1.3.8, 1.6.3, and 8.3.1. 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.

Further, the Special Master agrees that the proposed development will provide new employment

opportunities in a primary economic activity center with highway access. Further, the Special Master agrees that the amendment will allow a Land Use assignment on a site for development of a targeted industry that will contribute to diversifying the County's economic base and will support agribusiness and agritourism.

The Special Master finds the subject property displays no environmental constraints. The Special Master finds that no historical resources have been identified on the subject property to date. The Special Master finds the site is of sufficient size to accommodate commercial development.

The Special Master finds that sufficient infrastructure and utilities will become available to serve the amendment area and this approval does not obviate the requirement of connection upon availability.

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-23-005853 for APPROVAL to the Board of County Commissioners at the commission meeting on June 13, 2023, for transmittal.

ORDERED this 15th day of May 2023.



Amanda Boggus
Special Master
FL Bar No. 76849