

SUMTER COUNTY ORDINANCE 2023-

AN ORDINANCE OF SUMTER COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE SUMTER COUNTY COMPREHENSIVE PLAN THROUGH THE SMALL SCALE LAND USE AMENDMENT PROCESS IN ACCORDANCE WITH APPLICATION SS-23-05853; SETTING FORTH THE AUTHORITY FOR SMALL SCALE AMENDMENT OF THE COMPREHENSIVE PLAN FUTURE LAND USE MAP; SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENTS; PROVIDING FOR INTERPRETATION; PROVIDING FOR PROVISIONS, SEVERABILITY AND APPLICABILITY, FILING WITH THE DEPARTMENT OF STATE, EFFECTIVE DATE AND ADOPTION.

WHEREAS, Section 163.3161 et. seq., Florida Statutes established the Community Planning Act; and

WHEREAS, Section 163.3187, Florida Statutes, allows small scale land use amendments to be made to the adopted Comprehensive Plan Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has adopted its Comprehensive Plan pursuant to the Act and has now determined that certain amendments to portions of the Future Land Use Map are needed; and

WHEREAS, the Board has provided for opportunity for written comments, public hearings after public notice, provisions for open discussion, communications programs, and consideration of and response to public comments concerning the proposed amendment to the Comprehensive Plan; and

WHEREAS, the County invited written comment and public participation at scheduled public hearings; and

WHEREAS, Ordinance No. 79-9 adopted by the Board of County Commissioners of Sumter County, Florida, on July 18, 1979, Ordinance No. 96-23 adopted by the Board of County Commissioners of Sumter County, Florida on December 16, 1996, and Ordinance No 2019-10 adopted by the Board of County Commissioners on May 28, 2019, designated the Sumter County Planning and Zoning Special Master as the Local Planning Agency for the unincorporated areas of Sumter County, Florida, and set forth the duties and responsibilities of said local planning agency; and

WHEREAS, the Sumter County Planning & Zoning Special Master held a public hearing on the proposed Comprehensive Plan Future Land Use Map amendment on May 15, 2023, and considered the findings and advice of all interested parties submitting comments at the public hearing, and recommended approval of the amendment to the Board of County Commissioners of Sumter County; and

WHEREAS, the Board of County Commissioners of Sumter County held a public hearing on the proposed Comprehensive Plan Future Land Use Map amendment on June 13, 2023, and considered the findings and advice of all interested parties submitting comments at the public hearing, and the recommendations of the Local Planning Agency, and upon complete consideration and deliberation, approved the amendment to the Comprehensive Plan Future Land Use Map for adoption, and

WHEREAS, the Board of County Commissioners of Sumter County, Florida has determined that the adoption of the amendment to the Comprehensive Plan is in the best interests of the health, safety and welfare of the citizens of Sumter County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Authority.

This Ordinance is adopted in compliance with, and pursuant to the Community Planning Act, Section 163.3161, et. seq., Florida Statutes.

Section 2. Purpose and Intent.

It is hereby declared that the purpose and intent of the adopted amendment is to make the Comprehensive Plan better able to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems which may result from the use and development of land within the unincorporated areas of Sumter County, Florida. Specifically, the amendment changes the land use designation on the Future Land Use Map to Commercial (Attachment A). The nature of this change is to provide a land use development consistent and complementary with the character of development within the surrounding properties and local area. The change allows the Future Land Use Map to depict a land use designation capable of Commercial development.

Section 3. Adoption of Amendments to Certain Elements of the Comprehensive Plan.

The Future Land Use Element and the Future Land Use Map of the Sumter County Comprehensive Plan are hereby amended as per the amendments attached hereto, and as amended, is the official Comprehensive Plan for the unincorporated area of Sumter County, Florida.

Section 4. Interpretation.

The language and provisions of this ordinance and the Comprehensive Plan, as amended, shall be construed in pari materia with Section 163.3161, et. seq., Florida Statutes. Definitions provided in Section 163.3161, et. seq., Florida Statutes as they apply to interpretation of this ordinance are incorporated herein by reference as the same may from time to time be amended.

Section 5. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is for any reason held by any court or other forum of competent jurisdiction to be invalid, the validity of the remaining portions of this code shall continue in full force and effect.

Section 6. Effective Date.

This ordinance shall become effective as provided by law.

**ADOPTED BY THE SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS, SUMTER COUNTY, FLORIDA, THIS 13TH DAY OF JUNE, 2023.**

**SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS**

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**CRAIG A. ESTEP, CHAIRMAN**

**ATTEST:**

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**GLORIA HAYWARD,  
SUMTER COUNTY CLERK OF COURT  
BY: DEPUTY CLERK**

## **Attachment A**

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 22 East, Sumter County, Florida, described as follows: Commence at the Southwest corner of said Southwest 1/4 of Southeast 1/4, thence run S89°37'55"E along the South line of said Southwest 1/4 of Southeast 1/4, a distance of 670.55 feet to the East line of the 100.00 feet wide (50.00 feet each side of centerline) right-of-way of U.S. Highway No. 301; thence N14°13'49"W along said right-of-way line a distance of 1008.90 feet to the POINT OF BEGINNING of this description, from said point continue N14°13'49"W along said right-of-way line, 368.00 feet to the North line of said Southwest 1/4 of Southeast 1/4; thence departing said right-of-way line run S89°30'36"E along the North line of said Southwest 1/4 of Southeast 1/4, a distance of 368.00 feet; thence S14°13'49"E, 368.00 feet; thence N89°30'36"W, 368.00 feet, to the POINT OF BEGINNING.

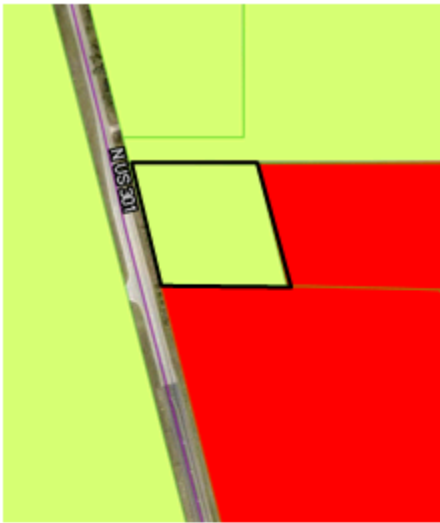
A location map of the subject property is attached as **Map 1**. The Future Land Use Map with the existing land use designation and proposed land use designation are shown for the subject parcel as **Map 2**.

# MAP 1

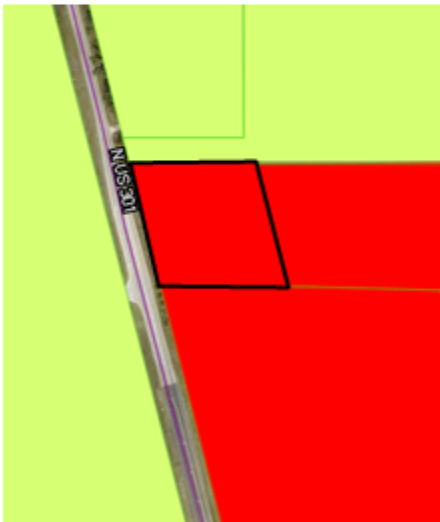
## General Location



**MAP 2**  
**Existing and Proposed Future Land Use**



Existing land use: Agriculture



Proposed land use: Commercial

**Key**



Agriculture



Commercial