

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING  
JUNE 5, 2023**

**CASE NUMBER:** CP-23-06588

**LANDOWNER:** Tag Southern Properties LLC

**REQUESTED ACTION:** A large scale land use amendment on 74 acres MOL to change the future land use assignment from Rural Residential to Agriculture

**PARCEL NUMBER:** J08-081

**REPRESENTATIVE:** Sumter County

**LEGAL DESCRIPTION:** In section 8 township 20 N range 22 E: The eastern 1,250 feet of the southeast Quarter, less the South 210.00 feet of the East 210.00 feet thereof, also less right of way for County Road No. 482 N across the East side thereof, and for County Road No. 489 across the South side thereof.

**PARCEL SIZE:** 200 acres MOL

**LOCATION:** Lake Panasoffkee – Located directly north of CR 489, at the intersection of CR 482 N and CR 489

**STAFF RECOMMENDATION:** Approval

**Background:**

As stated in the staff report, the applicant is requesting a Large Scale Future Land Use Amendment on 74 acres MOL from Rural Residential to Agriculture. This Large Scale Future Land Use Amendment is county initiated to clean up the split future land use on the parcel. The 200-acre parcel has Agriculture and Rural Residential Future Land Use assignments. The land owners intent is to continue agricultural use. Approval of the land use amendment and concurrent rezoning will allow consistent land use and zoning on the parcel.

The application site is within the Urban Development Area. The site is located adjacent to the intersection of CR 482 N and CR 489. The properties to the south and west have agriculture uses and properties to the east have residential uses. Staff has reviewed the application for proof of ownership and authorization.

Staff has reviewed the property record to affirm ownership.

**Special Master Findings:**

After having received and 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 1.2.4, 1.3.6, 1.3.8, and Fla. Stat. §163.3177(6)(a)(9)(a) & (9)(b). The Special Master agrees with the staff's finding that the requested Large Scale Future Land Use Amendment does not demonstrate any of the characteristics of urban sprawl.

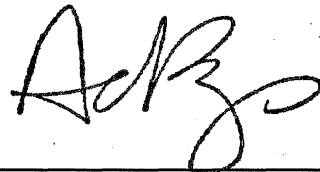
The Special Master finds the subject property displays no known environmental or historical constraints and has a minimal flood hazard. The Special Master finds that utilities are available to serve the amendment area if required by future development. The Special Master does acknowledge that all development must conform to the Southwest Florida Water Management District regulations for stormwater systems. The Large Scale Future Land Use Amendment does not affect the text of the Comprehensive Plan. The Large Scale Future Land Use Amendment does not affect the County's Capital Improvements program.

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 CP-23-06588 for APPROVAL to the Board of County Commissioners at the commission meeting on June 27, 2023.

**ORDERED** this 5th day of June, 2023.



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Amanda Boggus  
Special Master  
Fla. Bar No. 76849