

SUMTER COUNTY
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
PLANNING AND ZONING SPECIAL MASTER
JUNE 5, 2023
BOARD OF COUNTY COMMISSIONERS
JUNE 27, 2023

CASE NUMBER: CP-23-06588

LANDOWNER: Tag Southern Properties LLC

REPRESENTATIVE: Sumter County

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 NUMBERS: J08-081

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 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Large Scale Future Land Use Amendment on 74 acres MOL from Rural Residential to Agriculture (Map 2). 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 (Map 3). 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.

LAND USE SUITABILITY

Environmental Resources The subject property is predominantly open pasture. The property has been highly impacted by agricultural use and has little native habitat. There are no wetlands on site.

Soils and Floodplain The Soil Survey of Sumter County, Florida (USDA, 2022) identifies this property as having a combination of Florahome sand, Sparr fine sand, Astatula fine sand and Adamnsville fine sand (Map 4). These soils are further identified as sandy soils of the upland ridges. The application states that no hydric soils were identified on the site. The property is in Flood Zone X, which has minimal flood hazard.

Historical Resources No historical resources have been identified on the subject property.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Potable 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 requested land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment 1). The proposed amendment furthers 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 by managing the UDA restrictions. Areas shall be provided outside this UDA where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

While the subject property is partially in the UDA, it is in an area considered Rural. Surrounding parcels have Agriculture or Residential land use. The future intent for this area is to remain rural. The land use amendment from Rural Residential to Agriculture will help assure the property remain rural in nature.

Future Land Use 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 requested amendment is compatible with the agricultural uses 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.

Future Land Use Policy 1.2.4 Agriculture

The “Agriculture” future land use category is applied to land that is primarily used for the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pasture land, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities.

The subject property is a bona-fide agribusiness pursuing the cultivation of a specific crop: stevia.

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 Comprehensive Plan and recommends approval of the petition.

Notices Sent: 25

Map 1
General Location





**Map 3
Future Land Use Map**



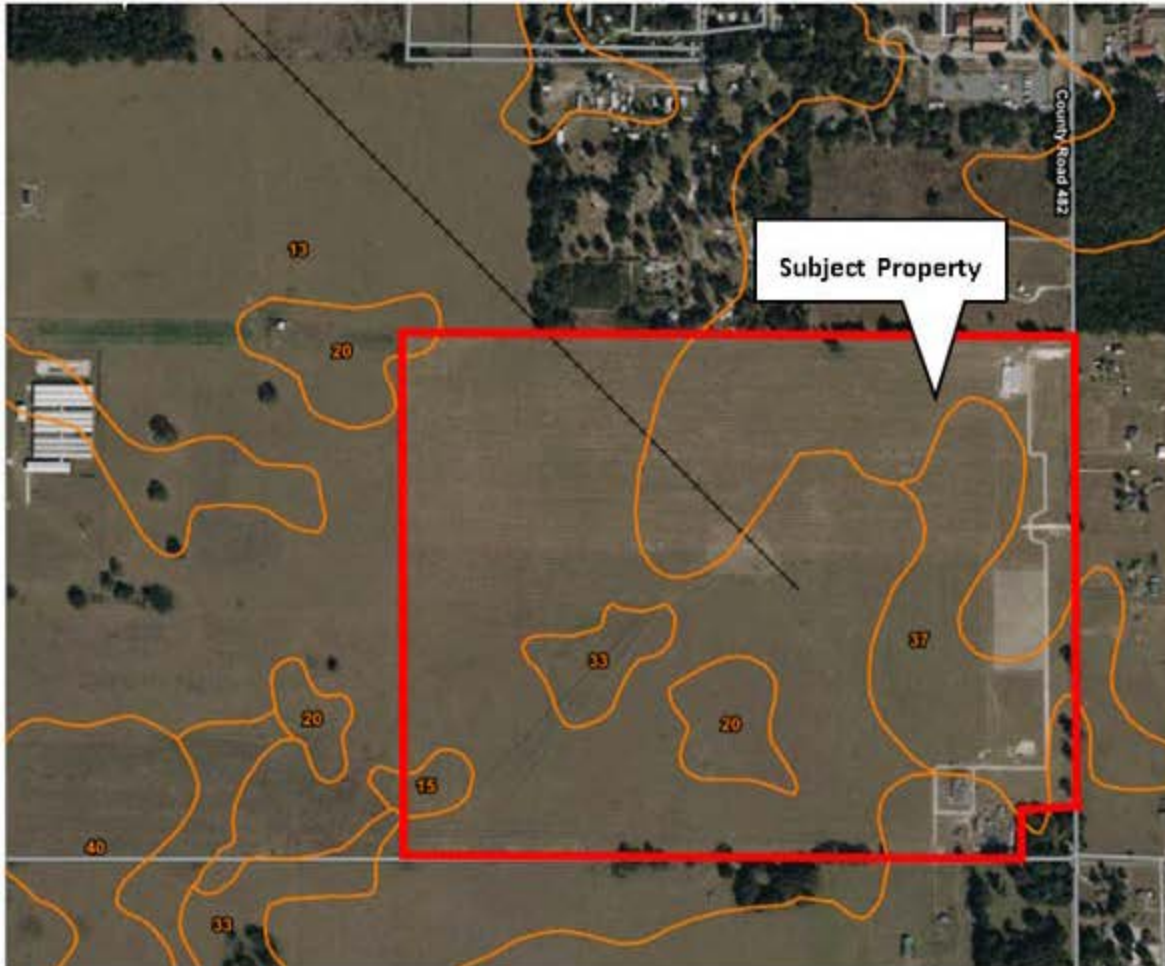
Existing land use: Rural Residential



-  Agriculture
-  Rural Residential

Proposed land use: Agriculture

Map 4
Soil Map



Key

- 20 Florahome sand, 0-5 percent slopes
- 33 Sparr fine sand, bouldery subsurface, 0-5 percent slopes
- 37 Astatula fine sand, 0-8 percent slopes
- 15 Adamsville fine sand, 0-2 percent slopes
- 40 Millhopper sand, 0-5 percent slopes

Source: USDA, 2019

Attachment 1
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 requested amendment will not permit urban development of the subject parcel.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The subject property is not taking part in any development.**
- 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 and does not include flood plains.**
- 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 will have no impact on Agricultural uses other than increase the amount of land used Agriculturally.**
- VI. Fails to maximize use of existing public facilities and services. **The requested amendment to Agricultural Future Land Use assignment is consistent with the lack of existing public facilities.**
- VII. Fails to maximize use of future public facilities and services. **The requested amendment to Agricultural Future Land Use assignment is consistent with the lack of existing public facilities.**
- 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 help preserve agricultural uses in the county.**
- 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 or wetlands.**
- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The property is Agricultural and the change would not impact any of these uses negatively.**
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs. **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 preserve open land.**

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.