

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING  
JUNE 19, 2023**

**CASE NUMBER:** SS-23-09655

**LANDOWNER:** Randall Thornton, Trustee

**REPRESENTATIVE:** Robbie Shoemaker and Leesa Wales

**REQUESTED ACTION:** A small scale land use amendment on 5 acres MOL to change the future land use assignment from Commercial to Rural Residential.

**PARCEL NUMBER:** A portion of F30-014

**PARCEL SIZE:** 5 acres MOL

**LOCATION:** Lake Panasoffkee – Northwest corner of N C-470 and CR 419

**STAFF RECOMMENDATION:** Approval

**Background:**

As stated in the staff report, the applicant is requesting a Small-Scale Future Land Use Amendment on five acres MOL from Commercial to Rural Residential.

Staff reports that approval of the land use amendment and concurrent rezoning will allow consistent land use and zoning and facilitate the future development of the property. The site is located west of CR 419 and north of CR 470. The properties to the south and east have commercial future land uses and properties to the west have rural residential future land uses. The surrounding area is residential in nature with a mixture of suburban residential lots and vacant lands.

Staff has reviewed the application for proof of ownership and authorization.

**Special Master Findings:**

After having received public comment 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, 1.3.6, and 1.3.8. 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 further the Unified

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Comprehensive Policy as outlined in 1.3.6 Protection of Rural Areas.

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.

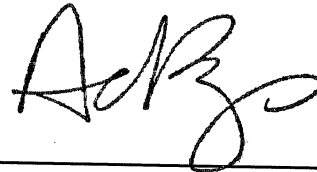
The Special Master finds that sufficient infrastructure and utilities are available to serve the amendment area and this approval does not obviate the requirements of the Southwest Florida Water Management District regulations.

The Special Master finds the requested amendment compatible with the residential uses in the surrounding area. 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-23-09655 for APPROVAL to the Board of County Commissioners at the commission meeting on June 27, 2023, for transmittal.

**ORDERED** this 19<sup>th</sup> day of June, 2023.



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Amanda Boggus  
Special Master  
FL Bar No. 76849