

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.	R2020-0003
APPLICANT:	Louise and Larry Maier
REQUESTED ACTION:	Rezone 1.2 acres MOL from RR1 and R2C (Residential) to CH (Heavy Commercial).

RECOMMENDATION OF SPECIAL MASTER

On March 2, 2020, Applicants Louise and Larry Maier were present at the hearing before the Special Master requesting to rezone 1.2 acres MOL from RR1 and R2C (Residential) to CH (Heavy Commercial). The subject property consists of several parcels. Most are vacant. One is fully developed with a business and owner's residence. The application area is surrounded by commercial zoning (CH and CL on the north and east), and Residential zoning (RR1 – west and south).

The CH zoning district provides for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted both inside and outside of an enclosed structure. Uses in this zoning district typically require outdoor storage or activities, have higher trip generation rates, or have the potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation, than neighborhood and light commercial uses.

Pursuant to Sec. Section 13-313 (d) of the Sumter County Land Development Code, the following are the review criteria for LDC and zoning map amendments:

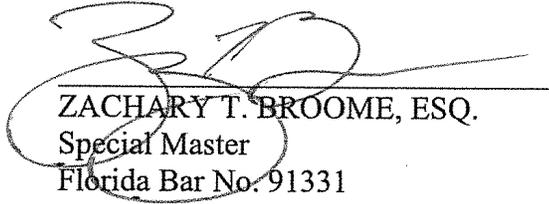
- a) Change of conditions, or absence of changed conditions.
- b) Community need, or lack of community need.
- c) Benefits to the community.
- d) The rights of private property owners.

The only evidence presented at the hearing was the staff report, in which staff deemed the application sufficient and consisted with the Sumter County Comprehensive Plan and recommended approval. There was public comment of a questioning nature, and the Applicant did not provide further information.

In this case, the conditions have changed since the owner acquired the property. The Sumterville commercial district has grown and now surrounds the property on three sides. Rezoning the property will allow for redevelopment consistent with the surrounding area. There is also a community need as the US 301 corridor is urbanizing. This rezoning will allow commercial infill and redevelopment consistent with the changing community needs. The rezoning will benefit the community by allowing commercial develop at a major intersection in a developing commercial corridor and will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2020-0003 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 24, 2020.

ORDERED this 13th day of March, 2020.



ZACHARY T. BROOME, ESQ.
Special Master
Florida Bar No. 91331