

**SUMTER COUNTY
MEMORANDUM OF AGREEMENT AMENDMENT**

**PLANNING AND ZONING SPECIAL MASTER
September 21, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020
October 27, 2020**

CASE NO.: MISC2020-0006

LAND OWNER: The Villages Operating Company

REPRESENTATIVE: Martin L. Dzuro

REQUESTED ACTION: Amend the Memorandum of Agreement for the Sumter Landings Downtown to include Single and Multi-Family Residential as permitted uses.

PARCEL NUMBERS: D23SL001, D23SL009, D23SL016, and D23SL026.

LEGAL DESCRIPTION: BUILDING AREA 1 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F; and BUILDING AREA 9 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F; and BUILDING AREA 16 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F; and BUILDING AREA 26 LAKE SUMTER LANDING DOWNTOWN REPLAT PB 13 PGS 22-22F.

EXISTING ZONING: RPUD

EXISTING USE: Commercial

FUTURE LAND USE: Mixed-Use

PARCEL SIZE: 5.76 Total Acres

LOCATION:

Lake Sumter Landings Downtown, The Villages

SURROUNDING LAND USE AND ZONING

The application sites are currently developed for various commercial uses as part of an integrated urban core. The subject properties and all surrounding properties are zoned RPUD and have a Future Land Use designation of Mixed–Use.

CASE SUMMARY

In February of 2003, Sumter County and The Villages of Lake Sumter executed a Memorandum of Agreement defining the limits of the Sumter Landings Downtown and providing for allowable land uses and development standards. The Villages Operating Company is requesting an amendment to the Memorandum of Agreement to add single and multi-family to the list of permitted uses for the four identified parcels.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications- Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments. Since the Memorandum of Agreement controls allowable uses for Lake Sumter Landings under the DRI Development Order and the Master Plan associated with the RPUD zoning, the standards of 13-313 (d) are utilized:

- a) Change of conditions, or absence of changed conditions.
There are no significant changes to the conditions associated with the four identified parcels.
- b) Community need, or lack of community need.
The need for additional housing alternatives in Sumter County is supported by the current development and planned development of a number of multi-family residential projects. An assessment of the multi-family rental market in Sumter County conducted in 2018 by the Sumter County Economic Development Office indicated significant unmet demand for multi-family rental housing.
- c) Benefits to the community.
The addition of residential uses to the list of allowable uses in Lake Sumter Landings will provide additional economic flexibility to the property owner and potentially result in meeting additional housing needs.
- d) The rights of private property owners.
The applicant owns all properties adjacent to the four parcels that are the subject of the application. The closest residential property not under the ownership of the applicant is approximately 220 feet from the boundary of the closest subject parcel.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

The subject properties have a land use of Mixed-Use and a zoning of RPUD. The subject properties are identified in The Villages Master Plan as “Town Center”, which is defined by the Sumter County Land Development Code (Section 13-200) as follows:

Town center means a mixed-use area within a community that is designed to optimize pedestrian activity. Town centers are characterized by having many of the following characteristics; a mix of retail, office, entertainment, institutional and sometimes residential uses; on-street parking and shared parking with parking lots often in the interior of blocks or to the rear of buildings; buildings directly abutting the sidewalk and often each other; building overhangs that extend over the sidewalk, and typically have some two- or three-story buildings. Town centers must be developed under RPUD zoning. The requested change is consistent with the current designation of the property.

The Mixed-Use Land Use is established by Policy 1.2.7 of the Sumter County Unified Comprehensive Plan. This policy provides that “*the master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open space).*” This provision indicates that residential use is anticipated in the Mixed-Use district and is therefore consistent with the applicant’s request.

The RPUD zoning district is established by Section 13-422 of the Sumter County Land Development Code. The purpose and intent of the district is as follows:

“ ...to provide lands which are suitable for planned residential communities, multi-family or mixed-use residential/commercial developments, on relatively large tracts of land under unified ownership or control, while encouraging coherent, flexible and creative concepts of site planning.”

The requested change is consistent with the purpose and intent of the RPUD zoning district.

Other Comprehensive Plan policies supporting approval of the application include: Policy 1.1. 2. *Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:*

- a. Focus urban development to areas with appropriate existing or planned infrastructure;*
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;*
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;*
- e. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses.*

Policy 1.4.8 Cluster Development Objective 1.5 Residential Land Uses

Designate and promote sufficient areas for quality residential development by focusing residential densities to the urban areas and municipalities where public services are available, while protecting the rural character of the agricultural district.

Policy 6.1.3 Allocation of Mixture of Housing Densities and Types

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

Based upon the foregoing, staff deems the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 27 (Support/no comment) 4 (Oppose) 18

