

SUMTER COUNTY
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
PLANNING AND ZONING SPECIAL MASTER
March 7, 2022
BOARD OF COUNTY COMMISSIONERS
March 22, 2022

CASE NUMBER: SS2022-0002

LANDOWNER: Sumter, LLC

REPRESENTATIVE: Greg Beliveau, LPG Urban & Regional Planners, Inc.

REQUESTED ACTION: Small scale future land use amendment on 3.35 acres MOL from Commercial and Agriculture to Mixed Use.

PARCEL NUMBERS: F02-2000

LEGAL DESCRIPTION: **Legal Description revised 3/16/2022**
Commence at the point of intersection of the Center Line of Survey of State Road No. 44 and the West line of the NW ¼ of Section 2, Township 19 South, Range 22 East, Sumter County, Florida (said point being 292.42 feet South 00°03'10" East of the Northwest corner of said Section 2) as shown on the State of Florida, Department of Transportation Right of Way Map for Section No.____; thence South 71°15'48" East along said Center Line of Survey, 615.65 feet to the beginning of a curve concave Southwesterly, having a radius of 1909.86 feet, a central angle of 33°36'15" and a chord bearing of South 54°27'41" East, thence Southeasterly along the arc of said curve and said Center Line of Survey 1120.14 feet to the end of said curve; thence South 37°39'33" East continuing along said Center Line of Survey, 3448.81 feet; thence South 52°20'17" West 140 feet to a point on the existing right of way line of Said State Road No. 44 and the POINT OF BEGINNING; thence continue South 52°20'27" West 482.00 feet; thence North 37°39'33" West 304 feet; thence North 52°20'27" East 480 feet to a point being 140.00 feet Southwesterly of as measured perpendicular to said Center Line of Survey; thence South 37°39'33" East parallel with

said Center Line of Survey, 210 feet; thence North 52°20'27" East 2.00 feet to a point being 140.00 feet Southwesterly of as measured perpendicular to said Center Line of Survey; thence South 37°39'33" East parallel with said Center Line of Survey, 94.00 feet to the POINT OF BEGINNING.
Containing 3.354 acres, more or less.

PARCEL SIZE: 3.35 Acres MOL

LOCATION: Wildwood area – Located on the south side of SR 44, 1300-foot southeast of the intersection with C 44A. (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small Scale Comprehensive Plan Amendment on 3.35 acres from Agriculture and Commercial (Map 2) to Mixed Use (Map 3). The property was previously owned by the Florida Department of Transportation. It was obtained through an eminent domain action. The property has recently reverted back to the private landowner. The applicant is seeking to incorporate the property into the adjacent Sumter LLC Master Planned Development. The requested Mixed Use future land use assignment is consistent with the requested outcome and adjacent land uses.

The master plan of development (Attachment 1) is being modified to incorporate the 3.35 acre parcel. The landowner also seeks to rebalance land uses to better reflect current market conditions. The proposed master plan changes will replace 44.5 acres of industrial uses with 16.7 acres of commercial uses, 6.2 acres of congregate living facility (ALF), 2 acres of utilities, and 28 acres of multifamily uses. There is no change to the maximum number of allowable single family or multifamily units.

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

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment does not display any sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment 2).

Environmental Resources

The property does not contain significant natural resources.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The City of Wildwood has committed to serve the project with potable water and sanitary sewer service.

Storm water Drainage

All development must conform to South West Florida Water Management District regulations for Storm-water systems.

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following policies of the Unified Comprehensive Plan:

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
- 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

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

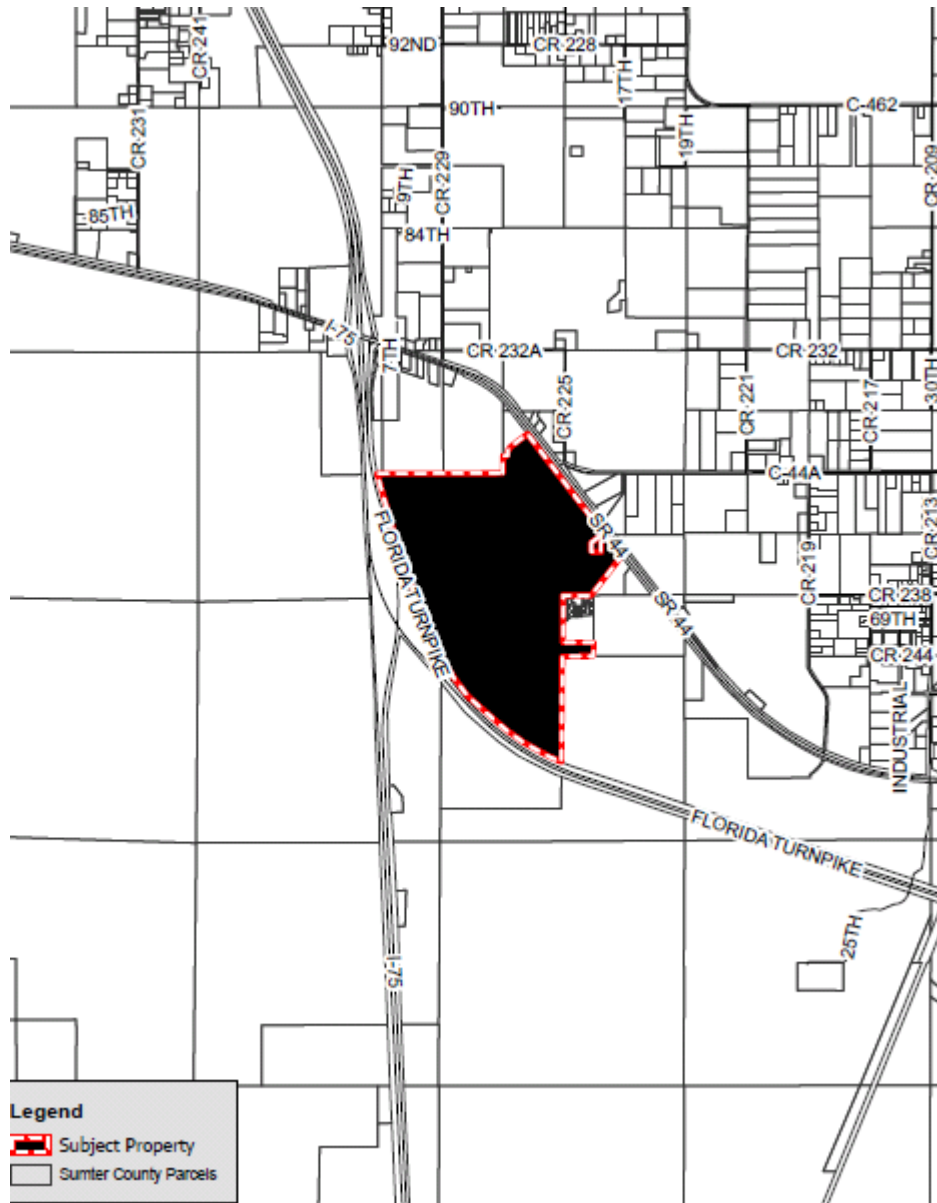
The proposed amendment is consistent with the applicable policies of the Unified Comprehensive Plan. Staff recommends approval.

Notices Sent: 26

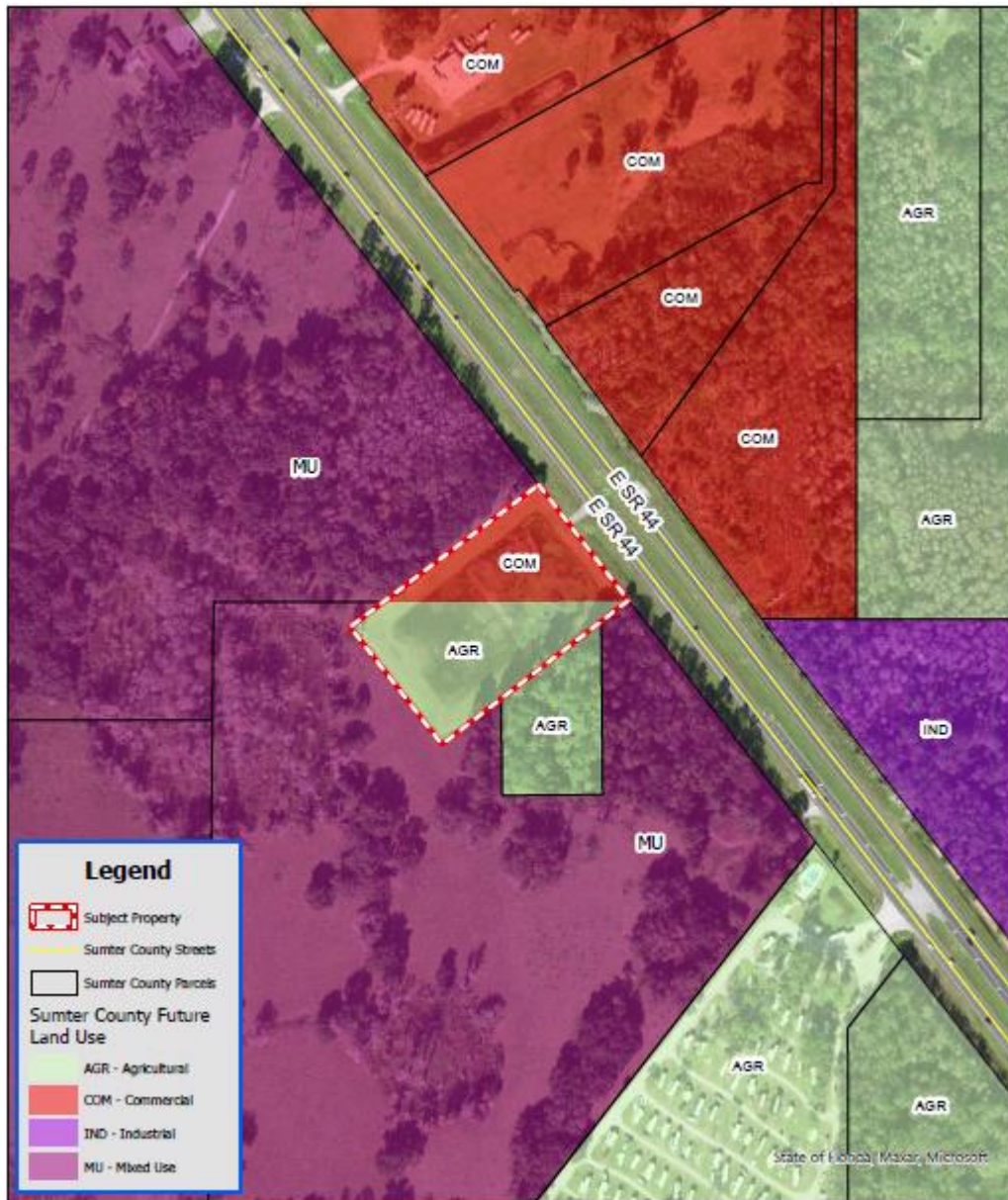
(Support/No Comment)

(Oppose)

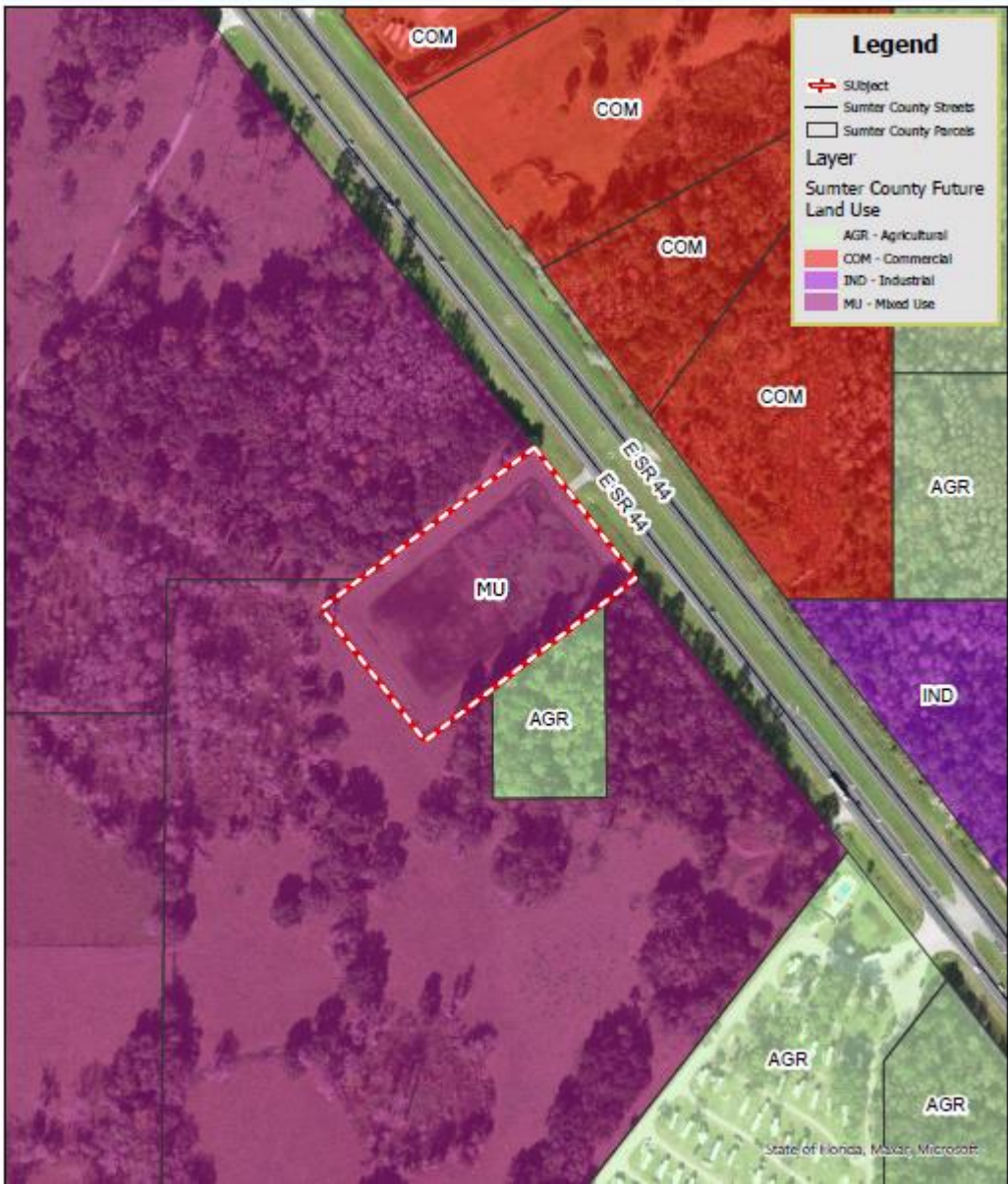
Map 1
General Location
SS2022-0002



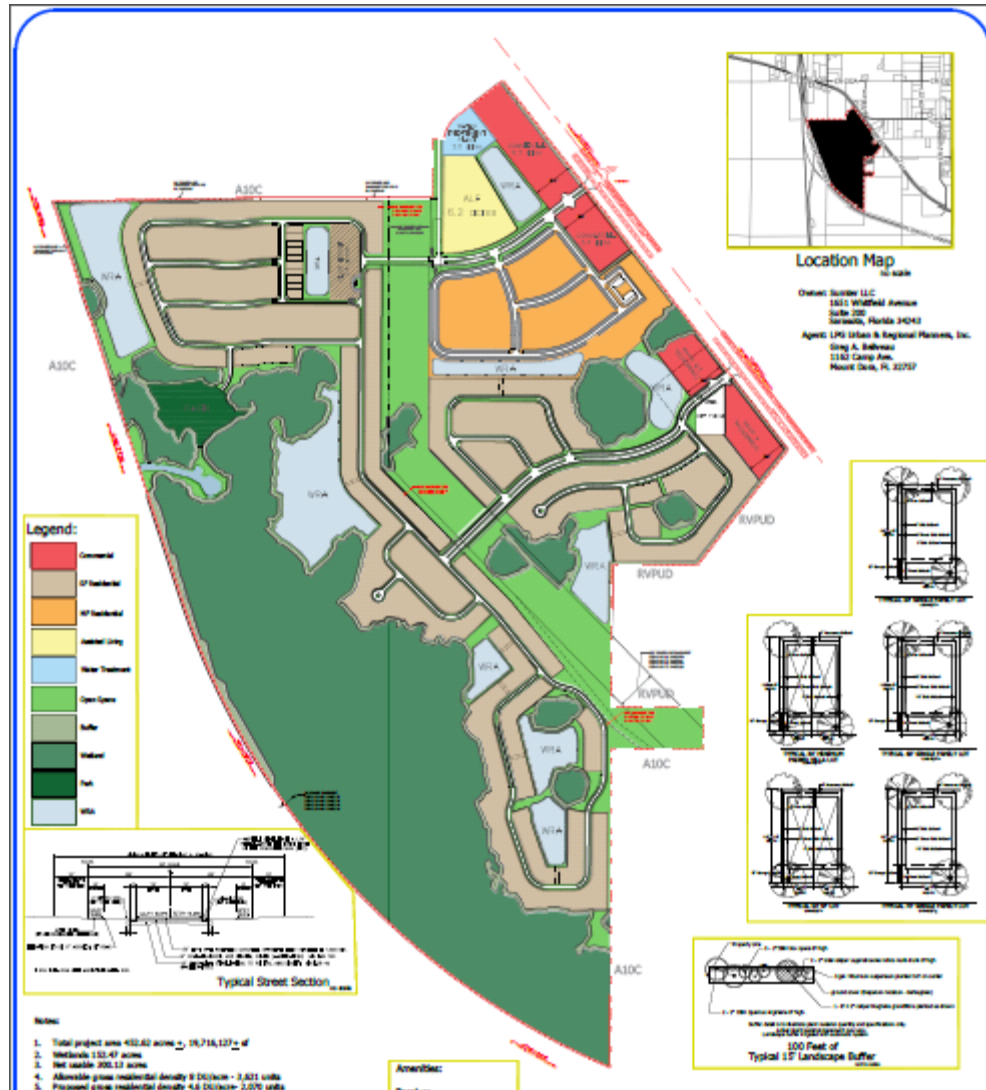
Map 2 Existing Future Land Use Map



**Map 3
Proposed Future Land Use Map**



Attachment 1 Master Plan of Development



Attachment 2
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 subject property is located within the Urban Development Boundary and promotes use in areas suitable for development.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The subject property is within the Urban Development Boundary and does not promote strip or isolated 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. **There is no significant native vegetation on the expansion area. The proposed master plan of development protects environmentally sensitive areas and wetlands.**
- 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 not impact adjacent agricultural activities.**
- VI. Fails to maximize use of existing public facilities and services. **The Developer has a utility service agreement with the City of Wildwood for water and sewer.**
- VII. Fails to maximize use of future public facilities and services. **The land use amendment will maximize the future provision of facilities and services.**
- 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 use of the site provides a clear separation between rural and urban land uses.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment is not an infill project but does not discourage infill development.**
- X. Fails to encourage a functional mix of uses. **The proposed project will encourage a functional mix of uses.**

- 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 proposed master plan of development protects wetlands and native ecosystems by clustering development in the uplands.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed amendment will promote the efficient and cost effective provision of public services.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit. **The proposed amendment will not affect housing options or transit.**
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The proposed project will not significantly affect the mixture of land uses in the County.**