

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: * R2022-0006-Sumter LLC - Rezone 3.35 acres from CL (Light Commercial) and RR1C (Rural Residential) to MPD (Master Planned Development), and modify the Sumter, LLC master plan of development. SR 44/Wildwood Area.

REQUESTED ACTION: Planning and Zoning Special Master Recommends Approval

Meeting Type: Regular Meeting

DATE OF MEETING: 3/22/2022

CONTRACT: N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: **Building & Code / Development Services**

BUDGET IMPACT: .

FUNDING SOURCE: _____

Type: N/A

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

This zoning request seeks to achieve two objectives. First is to rezone 3.35 acres from CL and RR1C to MPD to incorporate the new property into the Sumter LLC project. Second, is to modify the approved master plan of development to reflect the new property and rebalance the 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.

The applicant recently discovered a scrivners error in the legal description for this project. The staff report has been updated to reflect the corrected legal description.

The Planning and Zoning Special Master recommended approval subject to the conditions put forth by staff.

PZSM Cases:

R2022-0004 Alan and Donna Lester and Kari and Eric Lester

SS2022-0002 Sumter, LLC

R2022-0006 Sumter, LLC***

CP2022-0001 SR 44, LC

Notified Property Owners:

F02-002 KARI'S KORNER HOT DOGS ICE CRE

F02-007 KEEN & HARMER PROPERTIES LLC

F02-011 ANDREWS MARY C

F02-012 ROGERS MABLE C

F02-014 OWENS JAMES E JR & CORINE L

F02-015 ALVAREZ OSCAR N

F02-022 THE HENRY THOMAS WILLIAMS TRUS

F02-023 SUMTER LLC

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F02-024	SUMTER LLC
F02-025	MHC THREE FLAGS RESORT LLC
F02-026	MARKHAM EVA M
F02-031	BAKER IRWIN CURTIS
F02-037	SUMTER LLC
F02-039	CARTER GERALD L & DIANE A ETAL
F02-040	JAGA INVESTMENTS 6 LLC
F02-041	ALPE PROPERTIES LLC
F02-044	SUMTER COUNTY
F02-045	CARUTHERS THOMAS M & BENACHOIC
F03-001	DICKS GEORGE & MORELLA GRACE &
F03-002	FARKUS DEBORAH TRUSTEE
F03-003	SWFWMD
F03-004	FIRST BAPTIST CHURCH OF LEESBU
F11-002	WILKERSON JUDITH L(1/2 INT) &
F11-005	MARKEL SUZANNE S & SOLA GEORGE
F11-1000	STATE OF FLORIDA DEPT OF TRANSPORTATION

Prepared by: Sue Farnsworth

ProWritingAid Check