

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: R2022-0006

LANDOWNER: Sumter, LLC

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

REQUESTED ACTION: 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.

EXISTING ZONING: CL, RR1C, and MPD

EXISTING USE: Pasture and Vacant

FUTURE LAND USE: Commercial, Agriculture, and Mixed Use

PARCEL SIZE: 452 acres MOL

GENERAL LOCATION: Wildwood area – South side of SR 44 near Spring Flow Ave.

STAFF RECOMMENDATION: Approval

ANALYSIS:

NOTE: Approval of this application is contingent on Board of County Commissioner’s approval and adoption of SS2022-0002.

Background:

As stated in the staff report, the subject property is located between I-75/ Florida Turnpike interchange, and SR 44, south of C-44A. The request has two parts.

The first request is to rezone 3.35 acres from CL and RR1C to MPD to incorporate the new property into the Sumter LLC project. The applicant also wishes to modify the approved master plan of development to reflect the new property and rebalance the land uses.

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 project has been named Sumter Springs. The 2019 approval allows for a maximum of 1,320 single family units, 750 multi-family units, and 1,350,000 square feet of industrial development. Development is clustered away from regulated wetlands and the 100-year flood zone. The adopted master plan provides for a unified development that shares infrastructure. The revised master plan replaces the industrial areas with commercial uses, ALF, residential uses, and utilities.

This rezoning request is concurrent with small scale land use amendment SS2022-0002 that incorporates a 3.35 acre parcel into the project. The modification of the master plan of development affects the entire project site.

The applicant's representative was present for the hearing. There was public comment expressing concerns over drainage.

Findings:

Rezoning:

As to the rezoning, the Special Master agrees with staff's finding that the requested rezoning and revision of the master plan is consistent with the assigned future land use designation and the policies of the Sumter County Unified Comprehensive Plan.

Section 13-313(d) of the Sumter County Code requires the following considerations for 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 Special Master finds that staff has satisfied the conditions for the rezoning in its report and testimony, and staff's findings are bolstered by the applicant's presentation.

Master Plan Revision:

Master Planned Development requirements are specified in Land Development Code Section 13-422 (b)(3)(a). The Special Master finds the proposed modification to the master plan is consistent with the following standards set forth therein. The Special Master agrees with staff and finds the revised master plan of development, as presented, will continue to protect environmentally sensitive areas. The Special Master also finds the proposal clusters development in areas appropriate for those uses. Finally, the Special Master recognizes that single family residential development on forty-foot-wide lots shall be permitted with setbacks as provided on the conceptual plan.

The Special Master has reviewed staff's analysis of the relevant criteria and agrees with staff that sufficient conditions are satisfied to recommend revision of the master plan.

Therefore, contingent upon approval by the Board of County Commissioners of item SS2022-0002, subject to the conditions set forth by staff in the staff report, and recognizing the allowance of single family residential development on forty-foot wide lots with setbacks as provided on the conceptual plan, the Special Master recommends Application R2022-0006 for APPROVAL to the Board of County Commissioners at the commission meeting on March 22, 2022.

ORDERED this 7th day of March, 2022.



Derrill L. McAteer
Special Master
FBN 0628972