

R-23-002330
Buffalo Hide and Cattle Company, LLC

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NUMBER: R-23-002330

LANDOWNER: Buffalo Hide and Cattle Company, LLC.

REPRESENTATIVE: Brandon Matulka, Rapid Infiltration Basin Infrastructure & Transmission, LLC.

REQUESTED ACTION: Rezone 239.19 acres from A10C (Agriculture), RR5C (Rural Residential), and CH (Heavy Commercial) to A10C (Agriculture)

PARCEL NUMBERS: J14-001, J14-005, J14-033

EXISTING ZONING: A10C with zoning in parcels designated RR5C, and CH

EXISTING USE: Vacant

FUTURE LAND USE: Agricultural

PARCEL SIZE: 239.19 acres MOL

LOCATION: Sumterville — East of I-75 and North of C.R. 470 E

STAFF RECOMMENDATION: Approval

ANALYSIS:

The applicant was present at the hearing.

As stated in the staff report, the application site includes three separate parcels totaling 239.19 acres in an agricultural area west of Sumterville. The parcels contain multiple zoning in parcels within them. The surrounding area is Agriculture on the Future Land Use Map with the southern properties, separated by East C.R. 470, being industrial. Surrounding zoning includes A10C (north, west, and east), and industrial to the south.

The parcel directly north of the subject site is conservation area owned by Southwest Florida Water Management and includes a portion of Shady Brook. The properties north of East C.R.470 are mostly undeveloped. The surrounding area is a developing corridor of agribusiness and industrial in nature.

The applicant is requesting this rezoning in order to eliminate incompatible zoning in parcels and make all parcels conforming and compatible. Staff states the requested zoning is consistent with the surrounding development pattern and will not increase the allowable density of development.

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 has reviewed staff's analysis of the relevant factors and agrees with staff that sufficient conditions are satisfied to recommend the requested rezoning. The testimony at the hearing was consistent with staff's recommendation.

Therefore, the Special Master recommends Application R-23-002330 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 28, 2023.

ORDERED this 6th day of March, 2023.

/s Derrill McAteer
Derrill L. McAteer
Special Master
FBN 0628972