

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
March 6, 2023**

**BOARD OF COUNTY COMMISSIONERS
March 28, 2023**

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

LEGAL DESCRIPTION: Attachment A

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 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site includes three separate parcels totaling 239.19 acres in an Agriculture 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 (Map 2). 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.

CASE SUMMARY

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

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:

- a) Change of conditions, or absence of changed conditions.
There has not been a recent change in conditions.
- b) Community need, or lack of community need.
The requested rezoning does not address a community need.
- c) Benefits to the community.
The rezoning will not provide a specific benefit to the general community.
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

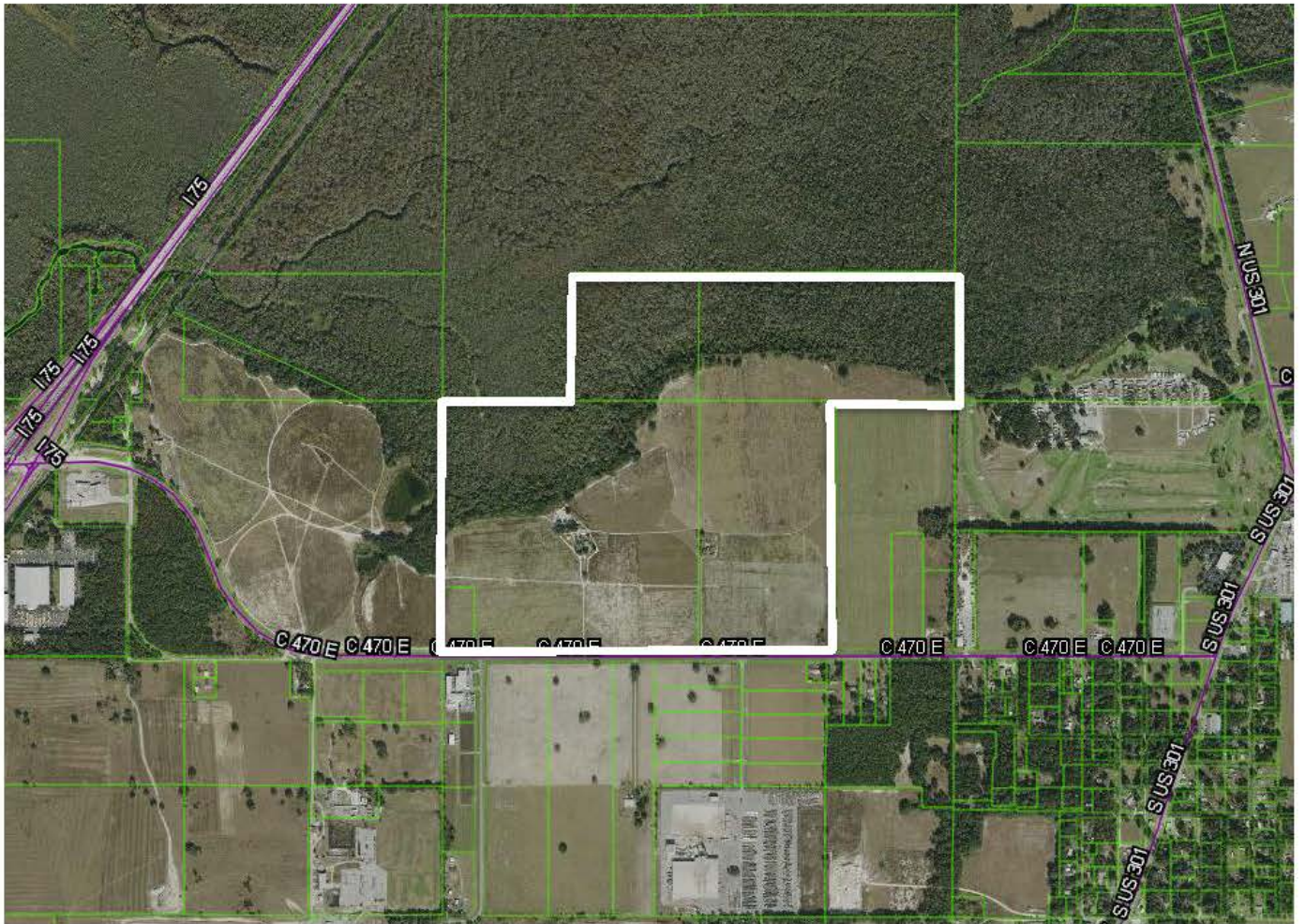
Staff has reviewed land ownership and authorization through deeds, Sunbiz reports, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 12

Map 1 General Location



ATTACHMENT A
Legal Description

J14-033

FROM THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN N0005'41"W, ALONG THE WEST BOUNDARY OF SAID SECTION 14, A DISTANCE OF 70.77 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT WITH DISK MARKED: LS 3522, ON THE NORTH RIGHT OF WAY OF C-470 MARKING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: FROM SAID POINT OF BEGINNING, CONTINUE N00105.41"W, ALONG SAID WEST BOUNDARY OF SECTION 14, A DISTANCE OF 660.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT; THENCE S8957'19"E, A DISTANCE OF 330.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT; THENCE S0005'41.1, A DISTANCE OF 660.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF C-470; THENCE N8957.19W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

J14-001

THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR C-470.
ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
FROM THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN N00°05'41"E, ALONG THE WEST BOUNDARY OF SAID SECTION 14, A DISTANCE OF 70.77 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT WITH DISK MARKED: LS 3522, ON THE NORTH RIGHT OF WAY OF C-470 MARKING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: FROM SAID POINT OF BEGINNING, CONTINUE N00°05'41"E, ALONG SAID WEST BOUNDARY OF SECTION 14, A DISTANCE OF 660.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT; THENCE S89°57'19"E, A DISTANCE OF 330.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT; THENCE S00°05'41"E, A DISTANCE OF 660.00 FEET TO A FOUR (4) INCH SQUARE CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF C-470; THENCE N89°57'19"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

J14-005

THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR C-470.
ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 265 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.
ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.
ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
THE FOLLOWING PORTIONS OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA:
THE EAST 574.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
AND
THE EAST 574.00 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4;
AND
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4;
AND

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LESS
THE SOUTH 265.00 FEET THEREOF.