

**SUMTER COUNTY  
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER  
MAY 15, 2023**

**BOARD OF COUNTY COMMISSIONERS  
JUNE 13, 2023**

**CASE NUMBER:** R-23-006541

**LANDOWNER:** Shannon Kennedy, DVM

**REPRESENTATIVE:** Michael W. Radcliffe

**REQUESTED ACTION:** Rezone 3.02 acres from A10C (Agriculture),  
to CL (Light Commercial)

**PARCEL NUMBERS:** J12-059

**LEGAL DESCRIPTION:** See Attachment A

**EXISTING ZONING:** A10C (Agriculture)

**EXISTING USE:** Vacant

**FUTURE LAND USE:** Agriculture (Concurrent land use amendment  
SS-23-05853)

**PARCEL SIZE:** 3.02 acres MOL

**LOCATION:** Sumterville – Located on the east side of 301  
and north of E C- 470 (Map 1).

**SURROUNDING LAND USE AND ZONING**

The application site consists of one single parcel of 3.02 acres MOL on the east side of U.S. 301 and north of E C-470. The surrounding area is Agriculture and Commercial on the Future Land Use Map with the contiguous properties to the east and south being Commercial. Surrounding zoning includes Residential (RR5C) to the north, Regional Commercial (CR) to the east and south, and Recreation Vehicle Planned Unit Development (RVPUD) to the west (Map 2).

## **CASE SUMMARY**

The applicant is requesting this rezoning in order to bring the parcel in to compliance with the concurrent land use amendment to commercial land use. The intended use of the property is for a veterinary office. The property is located within the urban development area and in a Primary Economic Activity Center offering frontage on an arterial road with commercial land use and zoning to the east. The requested zoning is consistent with the surrounding development pattern and will not increase the allowable density of development. The property completes a node of commercial in the area.

## **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 address the need for professional veterinary services in an area that is rapidly expanding with single-family homes.*
- c) Benefits to the community.  
*The rezoning will provide an additional product/service to the area and has the potential to create jobs in the area.*
- 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.

## **DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS**

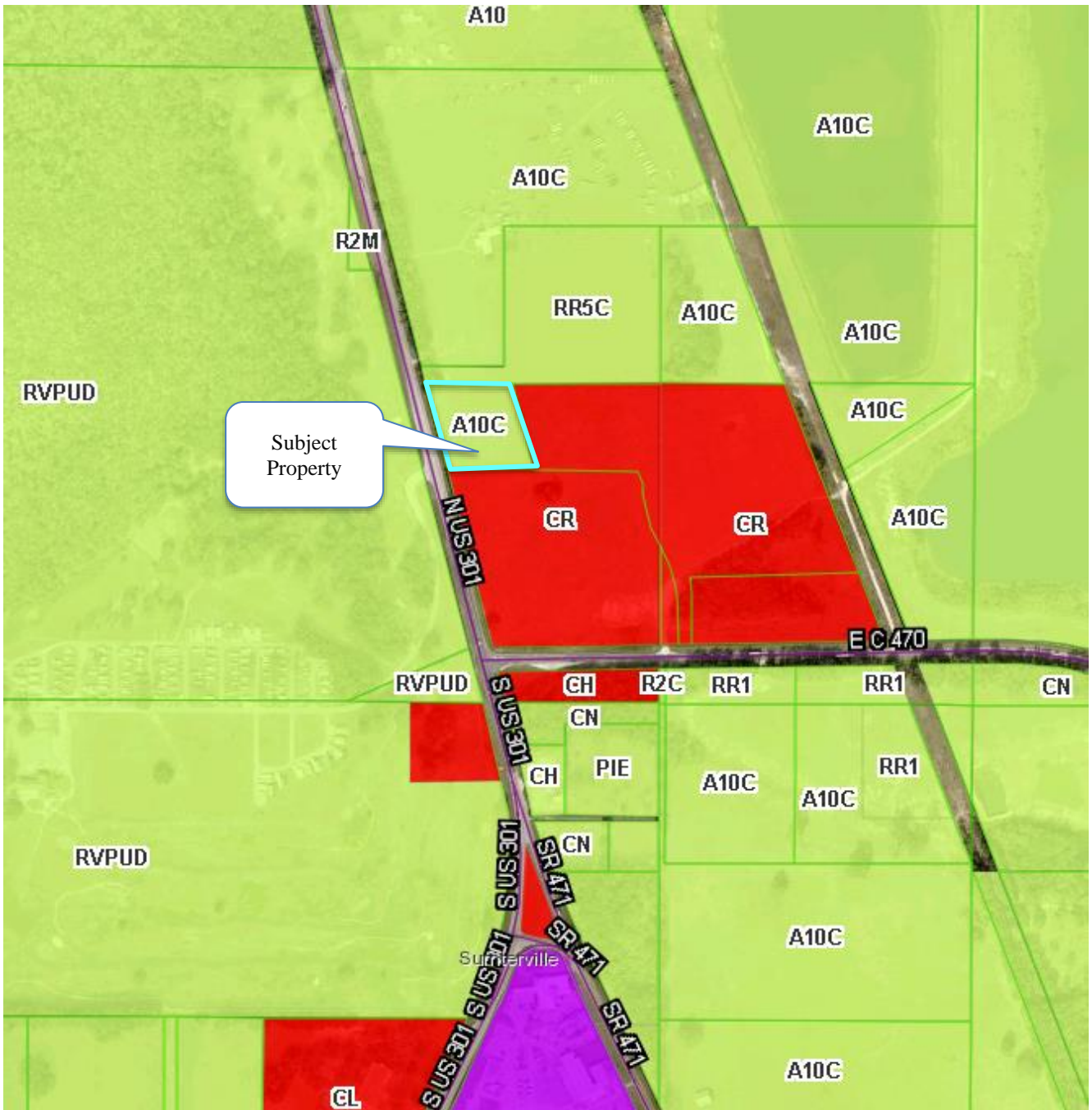
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

**Notices Sent: 5**

# Map 1 General Location



## Map 2 Land Use and Zoning



## Attachment A

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 22 East, Sumter County, Florida, described as follows: Commence at the Southwest corner of said Southwest 1/4 of Southeast 1/4, thence run  $S89^{\circ}37'55''E$  along the South line of said Southwest 1/4 of Southeast 1/4, a distance of 670.55 feet to the East line of the 100.00 feet wide (50.00 feet each side of centerline) right-of-way of U.S. Highway No. 301; thence  $N14^{\circ}13'49''W$  along said right-of-way line a distance of 1008.90 feet to the POINT OF BEGINNING of this description, from said point continue  $N14^{\circ}13'49''W$  along said right-of-way line, 368.00 feet to the North line of said Southwest 1/4 of Southeast 1/4; thence departing said right-of-way line run  $S89^{\circ}30'36''E$  along the North line of said Southwest 1/4 of Southeast 1/4, a distance of 368.00 feet; thence  $S14^{\circ}13'49''E$ , 368.00 feet; thence  $N89^{\circ}30'36''W$ , 368.00 feet, to the POINT OF BEGINNING.