

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING
August 7, 2023**

CASE NUMBER: SS-23-011760

LANDOWNER: Kari's Korner, Hotdogs, Ice Cream, and More LLC

REPRESENTATIVE: Michael Pederson

REQUESTED ACTION: A small scale land use amendment on 1.23 acres MOL to change the future land use assignment from Agriculture to Commercial.

PARCEL NUMBER: F02-002

LEGAL DESCRIPTION: BEG 2201.69 FT S AND 25 FT E O F NW COR OF NE1/4 RUN E 208.71 FT S 309.81 FT TO ROAD R/W NW/ LY ALONG R/W TO A POINT 208.71 FT S OF BEG N TO POB. ALL BEING IN SEC 2, TWP 19 S, RNG 22 E.

PARCEL SIZE: 1.23 acres MOL

LOCATION: Wildwood – NE corner of the intersection of C-44A, CR 225, and SR 44

STAFF RECOMMENDATION: Approval

Background:

As stated in the staff report, the applicant is requesting a Small-Scale Future Land Use Amendment on 1.23 acres MOL from Agriculture to Commercial.

Staff reports that approval of the land use amendment and concurrent rezoning will allow consistent land use and zoning and facilitate the future development of the property. The site is located near SR 44 between Wildwood and the Interstate 75 interchange. It is located within the Urban Development Area and within a Primary Economic Activity Center. The SR 44 corridor includes a mixture of commercial and agricultural uses. The subject property is surrounded by agricultural, commercial, and Mixed Use future land use assignments. The subject property is very close to the Sumter LLC master planned development. Sumter LLC has been approved for over 2,000 units.

Staff has reviewed land ownership and authorization through deeds.

Special Master Findings:

After having received public comment regarding the property, the Special Master agrees with the staff's finding that the application is sufficient and finds there is competent and substantial evidence that the amendment furthers the policies of the Sumter County Unified Comprehensive Plan, specifically 1.2, 1.3.7, and 1.6.3. The Special Master agrees with the staff's finding that the requested land use amendment does not demonstrate any of the characteristics of urban sprawl.

The Special Master finds the subject property displays no environmental constraints. The Special Master finds that no historical resources have been identified on the subject property to date. The Special Master finds that the property will not impact the availability of housing.

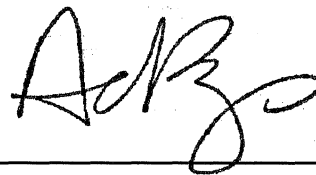
The Special Master finds that sufficient infrastructure and utilities are available to serve the amendment area and this approval does not obviate the requirements of the Southwest Florida Water Management District regulations.

The Special Master finds the requested amendment compatible with the commercial uses in the surrounding area. The Special Master finds the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan.

The Special Master finds that the staff has satisfied the conditions for the land use amendment in its report and testimony and the record is otherwise complete.

Therefore, the Special Master recommends, after balancing the rights of the applicant with the impact proposed changes may have on the public at large, Application SS-23-011760 for APPROVAL to the Board of County Commissioners at the commission meeting on August 22, 2023, for transmittal.

ORDERED this 7th day of August, 2023.



Amanda Boggus
Special Master
FL Bar No. 76849