

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
AUGUST 7, 2023**

**BOARD OF COUNTY COMMISSIONERS
AUGUST 22, 2023**

CASE NUMBER: R-23-011761

LANDOWNER: Kari's Korner, Hot dogs, ice Cream, and More LLC

REPRESENTATIVE: Michael Pederson

REQUESTED ACTION: Rezone 1.23 acres MOL from Neighborhood Commercial (CN) to Light Commercial (CL) concurrent with small scale land use amendment SS-23-11760

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.

EXISTING ZONING: CN (Neighborhood Commercial)

EXISTING USE: Business

FUTURE LAND USE: Agriculture

PARCEL SIZE: 1.23 acres MOL

LOCATION: Wildwood - NE corner of the intersection of C-44A, CR 225, and SR 44 ((Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in a commercial corridor on SR 44 between Wildwood and the Interstate 75 interchange. The SR 44 corridor includes a mixture of commercial and agricultural uses. The subject property is surrounded by commercial (Light Commercial and Heavy Commercial), and Agricultural (A10C) zoning districts. There are Residential (RR1C and R2C) and Master Planned Development (MPD) zoning districts in the surrounding area (Map 2).

CASE SUMMARY

The applicant is requesting Light Commercial zoning to allow for a wider variety of commercial uses for a developed parcel. The property was zoned Neighborhood Commercial in 2019 to allow for operation of a restaurant. The house was converted to business use at that time. The current owner would like to allow a wider variety of business options on the property. The property does not contain areas of special flood hazard. The requested use is compatible with the neighborhood development pattern.

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 allow more commercial options and redevelopment of a lawfully created commercial parcel.
- 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.

Notices Sent: 9

**Map 1
General Location**



**Map 2
Zoning and
Future Land Use**



Future Land Use:

- Green – Agricultural**
- Red – Commercial**
- Pink – Mixed Use**
- Violet - Industrial**