

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.	R2020-0005
APPLICANT:	William and Deborah Repass
REQUESTED ACTION:	Rezone 7.37 acres MOL from A10C (Agricultural – ten acres – conventional housing) to RR5C (Rural Residential – five acres – conventional housing).

RECOMMENDATION OF SPECIAL MASTER

On March 2, 2020, Applicants William and Deborah Repass were present at the hearing before the Special Master requesting to rezone 7.37 acres MOL from A10C (Agricultural – ten acres – conventional housing) to RR5C (Rural Residential – five acres – conventional housing). The application site is in a rural area with a mixture of agricultural and rural residential uses. Adjacent properties are zoned Rural Residential (RR5C – north and east, and RR5 – south and west). A small non-vested lot adjacent to the application site is owned by the same landowner and is not a part of this application.

The RR5C zoning district provides for a range of densities, promote a rural residential atmosphere where families, depending on the district, may reside in one (1) conventional or Class A or B mobile home dwelling unit per parcel and grow food and keep livestock for domestic use, and also to provide a buffer between agricultural and higher density residential uses.

The landowner is requesting this rezoning to bring an undersized lot into zoning conformance. The parcel meets the five-acre minimum lot size requirement of the Agricultural Future Land Use District within the Urban Development Area. An RR5C zoning assignment will allow the landowner to obtain building permits for a house on this property.

Pursuant to Sec. Section 13-313 (d) of the Sumter County Land Development Code, the following are the review criteria for LDC and zoning map amendments:

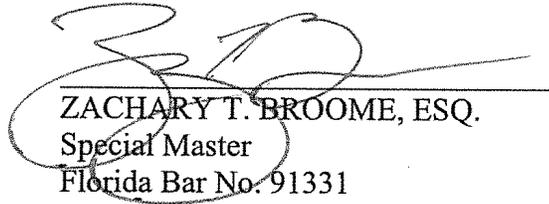
- a) Change of conditions, or absence of changed conditions.
- b) Community need, or lack of community need.
- c) Benefits to the community.
- d) The rights of private property owners.

The only evidence presented at the hearing was the staff report, in which staff deemed the application sufficient and consisted with the Sumter County Comprehensive Plan and recommended approval. There was no public comment, and the Applicant did not provide further information.

This is an existing lot of record. Physical conditions of the property have not changed. The rezoning will meet an individual property owner need rather than a community need. The rezoning will benefit the landowner by allowing them to obtain building permits on the property. The rezoning will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2020-0005 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 24, 2020.

ORDERED this 13th day of March, 2020.



ZACHARY T. BROOME, ESQ.
Special Master
Florida Bar No. 91331