

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING**

<b>CASE NO.</b>	R2020-0009
<b>APPLICANT:</b>	Dennis and Judy Crowder
<b>REPRESENTATIVE:</b>	Robbie Shoemaker
<b>REQUESTED ACTION:</b>	Rezone 20 acres MOL from A10C (Agricultural – ten acres – conventional housing) to RR5C (Rural Residential – five acres – conventional housing).

**RECOMMENDATION OF SPECIAL MASTER**

On May 4, 2020, Applicants Dennis and Judy Crowder, through Representative Robbie Shoemaker, were present at the hearing before the Special Master. At the hearing, the Representative stated that the application had been modified from requesting to rezone 20 acres to rezone 10 acres MOL from A10C (Agricultural – ten acres – conventional housing) to RR5C (Rural Residential – five acres – conventional housing). The application originally covered two legal parcels, C11-050 and C11-079, but the proposal now only applies to parcel C11-079 as C11-050 has been withdrawn from the application. The application site is in a rural area with a mixture of agricultural and rural residential uses. Adjacent properties are zoned A10C, Agricultural and RR5C. The property is within the Urban Development Area.

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 allow the two parcels be split into five-acre parcels. The proposed parcels meet 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.

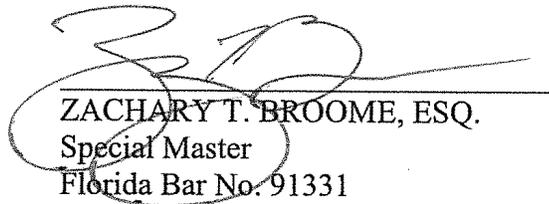
The only evidence presented at the hearing was the staff report, in which staff deemed the application sufficient and consisted with the Sumter County Comprehensive Plan and Land Development Code and recommended approval. There was no public comment, and the Applicant did not provide further information.

Based on the evidence presented, the Special Master finds as follows:

- a) The Oxford area is under increasing development pressure as The Villages development matures. The surrounding agricultural area is shifting into smaller farms and rural residential estates.
- b) The rezoning will meet an individual property owner need rather than a community need.
- c) The rezoning will benefit the landowner rather than the community.
- d) The rezoning will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2020-0009 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for May 12, 2020.

**ORDERED** this 5th day of May, 2020.



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