

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 5, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020**

CASE NO.: R2020-0021

LAND OWNER: Timothy and Rachal Hardy

REQUESTED ACTION: Rezone 0.25 acres MOL from R4C (Residential-conventional housing) to R4M (Residential-allowing for mobile homes).

PARCEL NUMBER: F32U009

LEGAL DESCRIPTION: LOT 9 EMERT ACRES

EXISTING ZONING: R4C

EXISTING USE: vacant

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 0.25 acres MOL

LOCATION: Lake Panasoffkee area – East side of CR-436, 350-ft north of NW 15th Ter (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in a vacant lot in a suburban residential area with a mixture of mobile homes and site built homes. The parcel is situated between a mobile home subdivision on the west (Holly Haven) and a neighborhood with site-built homes on the east (Tracy's Point). The landowner is requesting this rezoning to allow for the installation of a Class B mobile home.

The subject property is surrounded by parcels zoned R4C (east, north, and south) and R4M (west) (Map 2). There is a canal between the property and homes in Tracy's Point. The lot orients toward the west which is dominated by mobile home development.

CASE SUMMARY

This rezoning request affects an existing residential lot in Lake Panasoffkee. The applicant recently purchased the property and desires to install a mobile home.

The requested rezoning is consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. The requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

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:

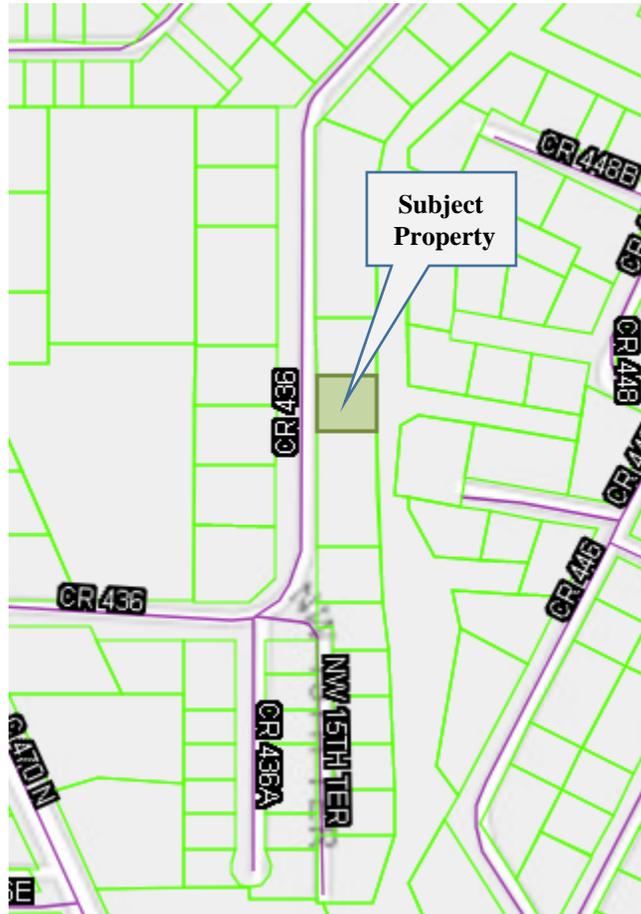
- a) Change of conditions, or absence of changed conditions.
There have been no recent changes in the property.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to build the home of their choice on property.
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 50 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0021



Map 2
Surrounding Area with Zoning Designations
R2020-0021

