

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.	R2021-0002
REPRESENTATIVE:	Margaret Tarver
LAND OWNERS:	Margaret Tarver and Charlie Tarver and Catherine Steele
REQUESTED ACTION:	Rezone 3 acres from RR5C to RR1C to complete a lineal descent subdivision.

RECOMMENDATION OF SPECIAL MASTER

On February 1, 2021, Owners Margaret Tarver and Charlie Tarver and Catherine Steele, through representative Margaret Tarver, was present at the hearing before the Special Master requesting to rezone 3 acres from RR5C to RR1C to complete a lineal descent subdivision. The application site is located in a rural area near unincorporated Royal. The subject property includes Catherine Steele’s homestead (C28-040) and a two acre parcel deeded to her daughter (C28-227). The surrounding area has a mixture of farms, rural home sites. It is inside the Rural Residential Future Land Use District. The subject property is surrounded by parcels zoned A10C (south), RR5 (east), RR5C (north), and RR1 (East).

The landowners are requesting this rezoning to complete the lineal transfer process. Rezoning will bring both properties into zoning compliance. The proposed lot split is lawful and meets the Comprehensive Plan and Land Development code standards.

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.

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 input. The Applicant provided no further information.

The property was recently divided in compliance with lineal descent subdivision standards. The rezoning will meet an individual property owner need rather than a community need. The rezoning will allow a landowner to complete a lineal descent transfer. The rezoning will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2021-0002 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for February 9, 2021.

ORDERED this 3rd day of February, 2021.



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