

R2022-0004

Alan and Donna Lester and Kari and Eric Lester

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NUMBER: R2022-0004

LANDOWNER(S): Alan and Donna Lester and Kari and Eric Lester

REQUESTED ACTION: Rezone 11.77 acres MOL from A10C (General Agricultural – 10 acre lots) to RR5C (Rural Residential – 5 acre lots) on 8.77 acres MOL and RR2.5C (Rural Residential – 2.5 acre lots) on three (3) acres MOL to complete a lineal descent transfer.

PARCEL NUMBER: M29-031

EXISTING ZONING: A10C

EXISTING USE: Residence and Pasture

FUTURE LAND USE: Agriculture

PARCEL SIZE: 11.77 acres MOL

LOCATION: Bushnell area – Located on a private easement on the south side of W C 476, approximately ¼ mile west of CR 632.

STAFF RECOMMENDATION: Approval

ANALYSIS:

The applicants were present for the hearing. There was no public comment.

As noted in the staff report, the landowner is requesting this rezoning to allow for a lineal descent transfer. The Special Master agrees with staff and finds the requested rezoning is consistent with the assigned future land use designation and the policies of the Sumter County Unified Comprehensive Plan.

Section 13-313(d) of the Sumter County Code requires the following considerations for zoning map amendments.

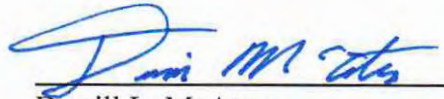
- a) Change of conditions, or absence of changed conditions.
- b) Community need, or lack of community need.
- c) Benefits to the community.

d) The rights of private property owners.

The Special Master has reviewed staff's analysis of the relevant factors and agrees with staff that sufficient conditions are satisfied to recommend the requested rezoning.

Therefore, the Special Master recommends Application R2022-0004 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for March 22, 2022.

ORDERED this 7th day of March, 2022.



Derrill L. McAteer

Special Master

FBN 0628972