

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
March 7, 2022**

**BOARD OF COUNTY COMMISSIONERS
March 22, 2022**

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

LEGAL DESCRIPTION: See Attachment

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. (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in an agricultural area south of W C 476 and west of CR 632 in unincorporated Sumter County. The subject properties are a recently created 3-acre lineal descent parcel and an 8.77-acre remainder parent parcel. The surrounding area consists of rural residential home sites and agricultural tracts. The parent parcel is zoned A10C. Surrounding properties are zoned A10C and RR5C (Map 2).

CASE SUMMARY

The applicants are requesting this rezoning to complete a lineal descent transfer from parents to an adult son and daughter-in-law and rezone the remainder of the parent tract to conform with the reduced parcel size. The lineal transfer deed was recently recorded with the Sumter County Clerk of Courts and has not been posted to the public record. The RR2.5C zoning district will allow for the construction or installation of a site constructed home, modular home, or Class A mobile home on the new parcel. The RR5C zoning will conform with the existing site constructed home on the remainder parent parcel.

The lineal descent transfer meets the Land Development Code requirements. The requested rezonings are consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. Conversion of this property to the requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

Staff has reviewed proof of ownership of the properties.

CASE ANALYSIS:

Section 13-313 (e)(1)(c), General Administration of Amendment and Permit Applications-Review and Approval Process, provides for the following review criteria for consideration of LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The subject properties were recently created through the lineal descent subdivision process.
- b) Community need, or lack of community need.
Rezoning is necessary to complete the lineal descent transfer.
- c) Benefits to the community.
The rezoning will allow a landowner to develop their parcel after a lawful lot split.
- 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: 9 (Support/No Comment) 1 (Oppose) 0

Attachment

Remainder Parent Parcel - to be rezoned RR5C

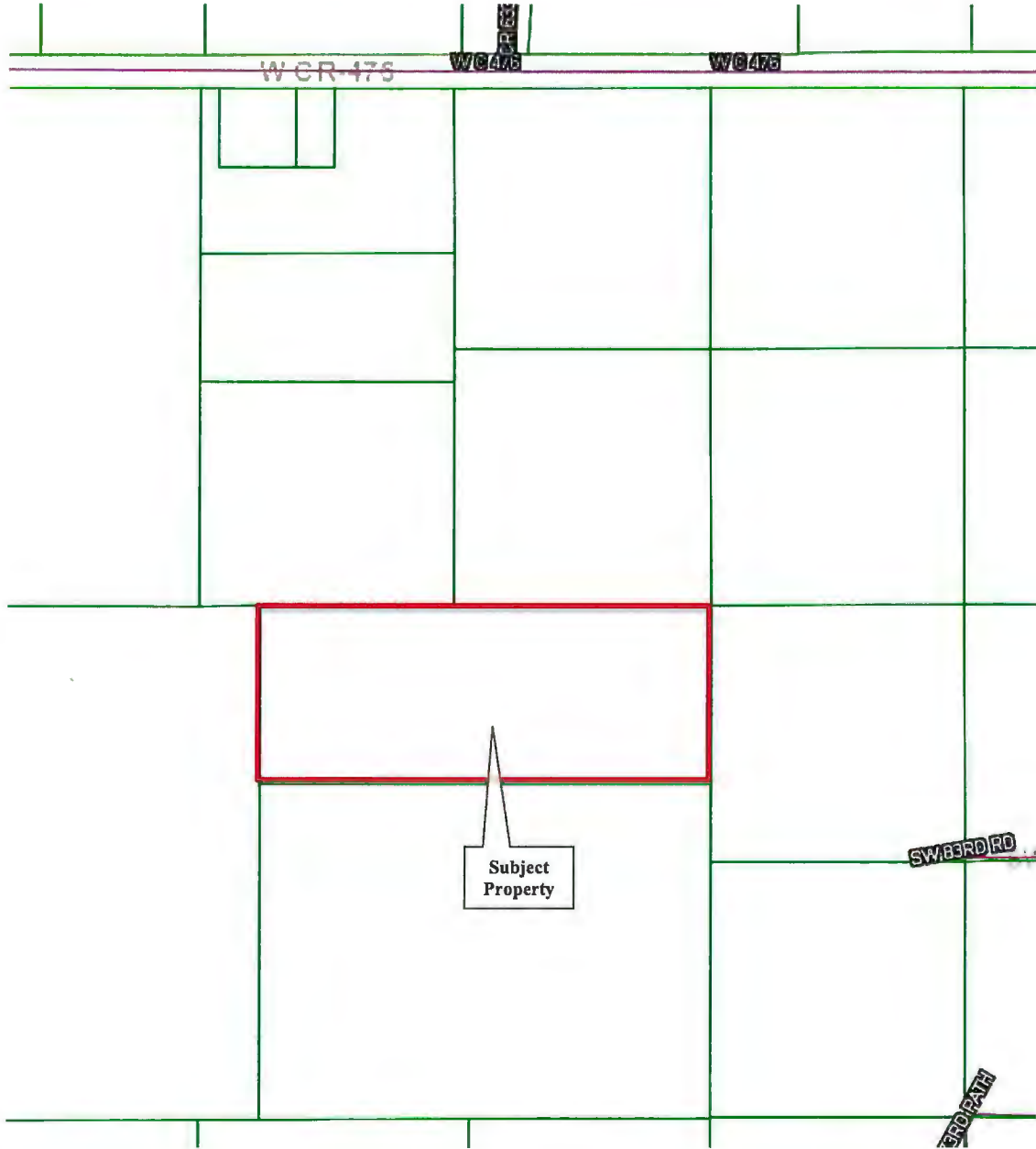
SECTION 29, TOWNSHIP 21 S, RANGE 21 E: THE N 1/3 OF SE1/4 OF NW1/4 LESS W 154 FT THEREOF AND LESS THE S 295 FT OF THE E 433 FT THEREOF

Lineal Transfer Parcel – to be rezoned RR2.5C

SECTION 29, TOWNSHIP 21 S, RANGE 21 E: THE S 295 FT OF THE E 433 FT OF N 1/3 OF SE1/4 OF NW1/4 LESS W 154 FT THEREOF

SUBJECT TO & TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS OVER & ACROSS THE E 50 FT OF THE E 1/2 OF NE 1/4 OF NW 1/4 & THE E 50 FT OF THE SE 1/4 OF NW 1/4 OF SAID SECTION 29

Map 1
General Location
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Map 2
Surrounding Area with Zoning Designations
R2022-0004

