

R-22-016016
Curt Farrell

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: R-22-016016

LANDOWNER(S): Curt Farrell

REQUESTED ACTION: Rezone 0.38 acres from R2C (Residential-conventional housing) to R2M (Residential – allowing for mobile homes)

PARCEL NUMBER: R14U011

EXISTING ZONING(S): R2C

EXISTING USE: vacant

FUTURE LAND USE: Rural Residential

PARCEL SIZE(S): .38 ac MOL

LOCATION: Croomacoochee area – northeast corner of CR 690 and SW 44th Dr.

STAFF RECOMMENDATION: Approval

ANALYSIS:

The applicant was present at the hearing.

As stated in the staff report, the application site is an existing lot in Croomacoochee. Surrounding lots are generally quarter acre lots separated by access easements. Manufactured homes have become the dominant housing type in the area. Properties north and west of the subject property are zoned R2M. Properties located to the south and east are zoned R2C. The surrounding area is designated Rural Residential on the Future Land Use Map and is located outside the Urban Development Area. The surrounding uses are residential in nature.

The application site is a vested lot in an unrecorded subdivision. The zoning request will allow for expanded housing options for the landowner, including installation of a Class B mobile home.

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. The testimony at the hearing was consistent with staff's recommendation.

Therefore, the Special Master recommends Application R-22-016016 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for January 24, 2023.

ORDERED this 9th day of January, 2023.

/s Derrill McAteer
Derrill L. McAteer
Special Master
FBN 0628972