

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
January 9, 2023**

**BOARD OF COUNTY COMMISSIONERS
January 24, 2023**

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

LEGAL DESCRIPTION: IN SEC 14, TWP 22N, RNG 21E: SW 1/4 OF NE 1/4 OF NW 1/4 OF SW 1/4 OF NE 1/4 LESS RD (AKA LOTS 11 AND 12 OF CROOMACOOCHEE ESTATES UNIT 3 UNRECORDED SUBDIVISION)

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. (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is an existing lot in Croomacoochee. Croomacoochee was created in the 1960s. Lots are generally quarter acre lots separated by access easements. Most homes are on two or more of the original lots. The subject property was reduced by the easements being converted to road rights of way. Early development was a combination of small site constructed homes and mobile homes. More recently, manufactured homes have become the dominant housing type. Properties north and west of the subject property are zoned R2M. Properties south and east are zoned R2C (Map 2). 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.

CASE SUMMARY

The application site is a vested lot in an unrecorded subdivision in Croomacoochee. The requested zoning assignment is consistent with surrounding properties. The zoning request will not allow for additional density. It will allow for expanded housing options for the landowner, including installation of a Class B mobile home.

Staff has reviewed proof of ownership of the property.

CASE ANALYSIS:

Section 13-313 (d), *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:

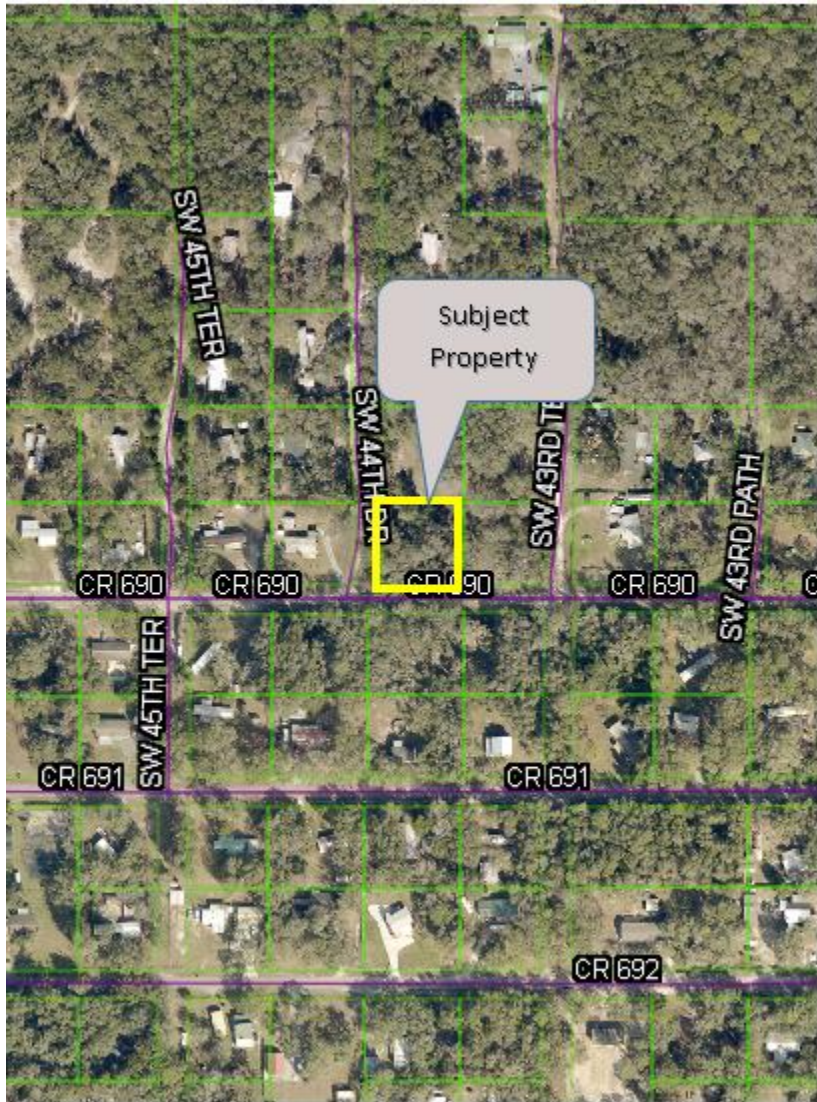
- a) Change of conditions, or absence of changed conditions.
There have been no recent changes to the property.
- b) Community need, or lack of community need.
The requested rezoning does not address a community need.
- c) Benefits to the community.
The rezoning will allow for home construction consistent with the neighborhood development pattern.
- 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 for review. Staff finds the petition in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan. Staff recommends **APPROVAL**.

Notices Sent: 41

**Map 1
General Location**



Map 2
Surrounding Area with Zoning Designations

