

R-22-017030
Avi Collins

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: R-22-017030

LANDOWNER(S): Avi Collins

REQUESTED ACTION: Rezone 0.4 acres from R2C (Residential-conventional housing) to R2M (Residential – allowing for mobile homes)

PARCEL NUMBER: Portion of F31A130

EXISTING ZONING(S): R2C

EXISTING USE: Vacant

FUTURE LAND USE: Rural Residential

PARCEL SIZE(S): 0.4 ac MOL

LOCATION: Lake Panasoffkee area – East side of CR 422

STAFF RECOMMENDATION: Approval

ANALYSIS:

The applicant was present at the hearing.

As stated in the staff report, the application site is an existing double lot in the platted Panacoochee Retreats neighborhood of Lake Panasoffkee. The neighborhood contains a mixture of site constructed and manufactured homes with manufactured homes dominating. The subject property was previously developed. The house was lost to a structural fire. This rezoning will allow the installation of a Class B mobile home as a replacement house. Surrounding properties are zoned R4M. The neighborhood is designated Rural Residential on the Future Land Use Map and is located inside the Urban Development Area. The surrounding uses are residential in nature. The application site consists of two vested lots in a platted subdivision.

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 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.

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-22-017030 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