

**SUMTER COUNTY
REZONING APPLICATION**

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

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

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

LEGAL DESCRIPTION: IN SEC 14, TWP 22N, RNG 21E: LOTS 18 & 19 BLK 2 UNIT 1 PANACOOCHEE RETREATS PB 3 PG 13

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 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is an existing double lot in the Panacoochee Retreats neighborhood of Lake Panasoffkee. Panacoochee Retreats was platted in 1959. 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 (Map 2). 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.

CASE SUMMARY

The application site is two vested lots in a platted subdivision. The Interactive GIS and Property Appraiser's GIS maps contain a scrivener's error. The subject property and rezoning application affects lots 18 and 19, located along CR 422. An adjacent lot shows as part of the tax parcel is under different ownership and is not included in this petition. 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:

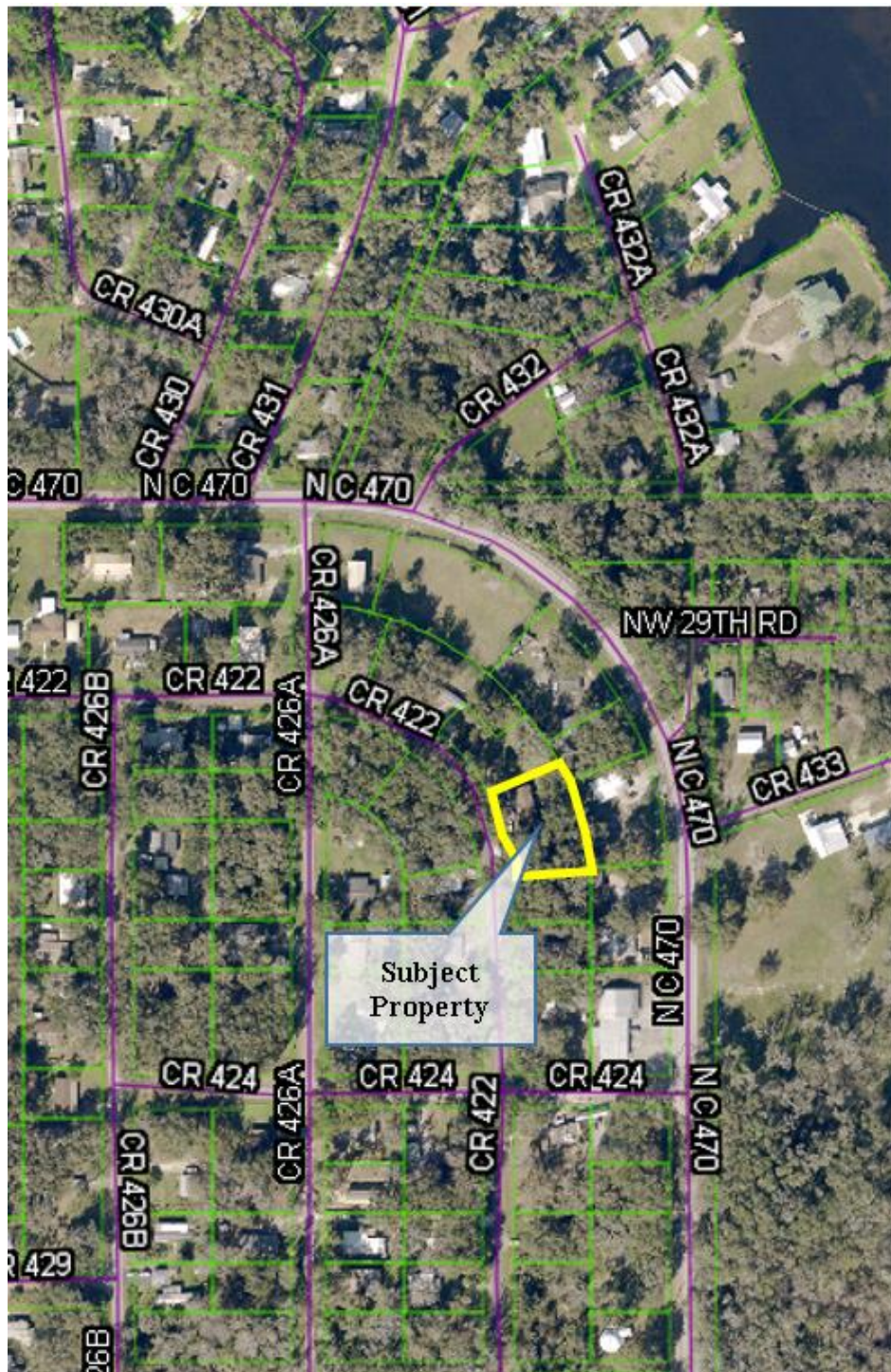
- a) Change of conditions, or absence of changed conditions.
The house on the property was lost in a structural fire. This rezoning request will allow its replacement with a Class B mobile home.
- b) Community need, or lack of community need.
The requested rezoning does not address a community need.
- 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: 53

Map 1
General Location



Map 2
Surrounding Area with Zoning Designations

