

R-23-000620
Martyne and Rodney Lipps

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.: R-23-000620

LANDOWNER(S): Martyne & Rodney Lipps

REQUESTED ACTION: Rezone 10 acres from A10C (Agriculture - conventional housing) to RR5C (Rural Residential – conventional housing)

PARCEL NUMBER: C35-020

EXISTING ZONING(S): A10C

EXISTING USE: Residential

FUTURE LAND USE: Agriculture

PARCEL SIZE(S): 10 acres MOL

LOCATION: Wildwood area – West end of NE 19th Way

STAFF RECOMMENDATION: Approval

ANALYSIS:

The applicant was present at the hearing.

As stated in the staff report, the application site is an existing residential 10-acre lot located in the Wildwood area. Agricultural uses and rural residential residences surround the parent parcel. Surrounding properties are zoned A10C and RR5C and are designated Agriculture on the Future Land Use Map. The site is located inside the Urban Development Area.

Mr. and Mrs. Lipps live on the application site and they would like to subdivide their property into two 5-acre parcels. The requested rezoning will allow their daughter to construct a site-built single-family residence, a modular construction meeting Florida Building code requirements or a Class a 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 stated findings 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-23-000620 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for February 28, 2023.

ORDERED this 6th day of February, 2023.

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