

**SUMTER COUNTY  
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER  
February 6, 2023**

**BOARD OF COUNTY COMMISSIONERS  
February 28, 2023**

**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

**LEGAL DESCRIPTION:** IN SEC 35, TWP 18N, RNG 22E: SW ¼ OF NE ¼ OF NE ¼

**EXISTING ZONING(S):** A10C

**EXISTING USE:** Residential

**FUTURE LAND USE:** Agriculture

**PARCEL SIZE(S):** 10 acres MOL

**LOCATION:** Wildwood area – West end of NE 19<sup>th</sup> Way (Map 1).

**SURROUNDING LAND USE AND ZONING**

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 (Map 2) and are designated Agriculture on the Future Land Use Map. The site is located inside the Urban Development Area.

**CASE SUMMARY**

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. The requested zoning assignment is consistent with surrounding properties.

Staff has reviewed proof of ownership of the parent 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:

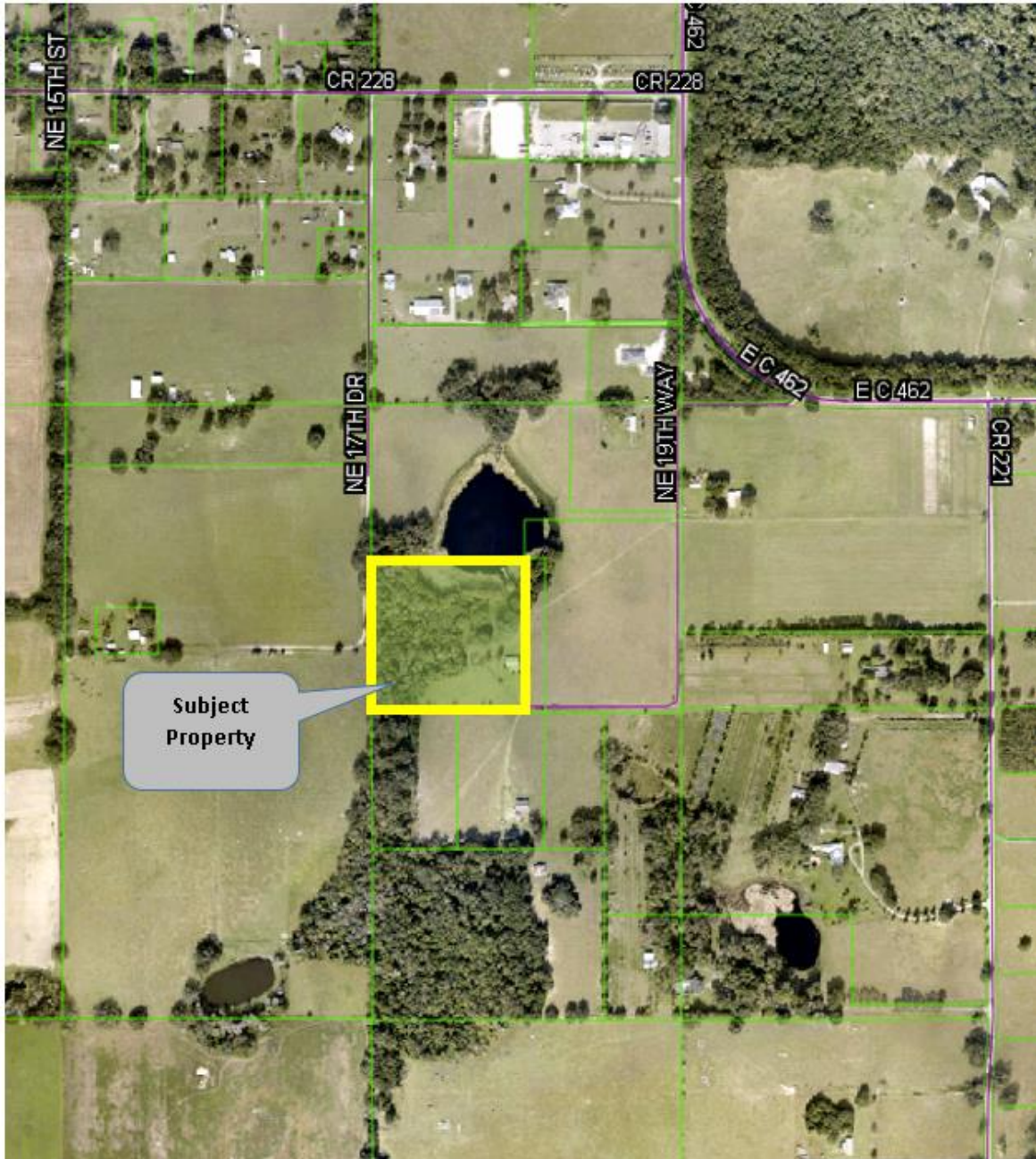
- a) Change of conditions, or absence of changed conditions.  
*The owners would like to subdivide the parent parcel through the lineal descent process.*
- b) Community need, or lack of community need.  
*The rezoning is necessary to assign a zoning district that is consistent with the parcel size created by the current landowners as part of their lineal transfer transactions.*
- c) Benefits to the community.  
*The rezoning will allow the family to achieve their goal of living in proximity to each other and increase the housing availability in the area.*
- 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: 7**

**Map 1  
General Location**



**Map 2**  
**Surrounding Area with Zoning Designations**

