

**SUMTER COUNTY
REZONING APPLICATION**

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

**BOARD OF COUNTY COMMISSIONERS
Concurrent with CP-22-16490 Oxford FLU**

CASE NO.: R-22-015006

LANDOWNER(S): Hall Robertson

REQUESTED ACTION: Rezone 10-acre portion of a 37-acre parcel MOL from A10C (Agriculture - conventional housing) to RR5C (Rural Residential – 5-acre lot minimums)

PARCEL NUMBER: D05-149

LEGAL DESCRIPTION:

THE SOUTH 328.32 FEET OF THE
SOUTHWEST 1/4 OF THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF
SECTION 5, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY,
FLORIDA.
AND
THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 5, TOWNSHIP 18
SOUTH, RANGE 23 EAST, SUMTER
COUNTY, FLORIDA; LESS AND EXCEPT
THE NORTH SIX (6) FEET THEREOF.

ALSO LESS AND EXCEPT THE SOUTH
328.32 FEET THEREOF.

EXISTING ZONING(S): A10C

EXISTING USE: Vacant

FUTURE LAND USE: Agriculture

PARCEL SIZE(S): 10-acre portion of a 37-acre parcel

LOCATION: Oxford area – intersection of CR 103 and NE 137th Rd (Map 1).

SURROUNDING LAND USE AND ZONING

Parcels in this area are generally 5 acres and above. The property is outside the Urban Development Area and designated Agriculture on the Future Land Use Map (Map 2). The surrounding uses are residential in nature.

CASE SUMMARY

Mr. Robertson desires to create two five-acre parcels for development. This application is concurrent with future land use map amendment CP-22-16490, which seeks to change the future land use assignment of this property and others in the neighborhood from Agriculture to Rural Residential. The rezoning, concurrent with the land use amendment will allow for site built and Class A mobile homes to be constructed on two five-acre parcels.

This application is being brought fourth concurrently with large-scale CP-22-16490 Oxford Future Land Use change from Agriculture to Rural Residential for this area, which includes Mr. Robertson’s property.

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:

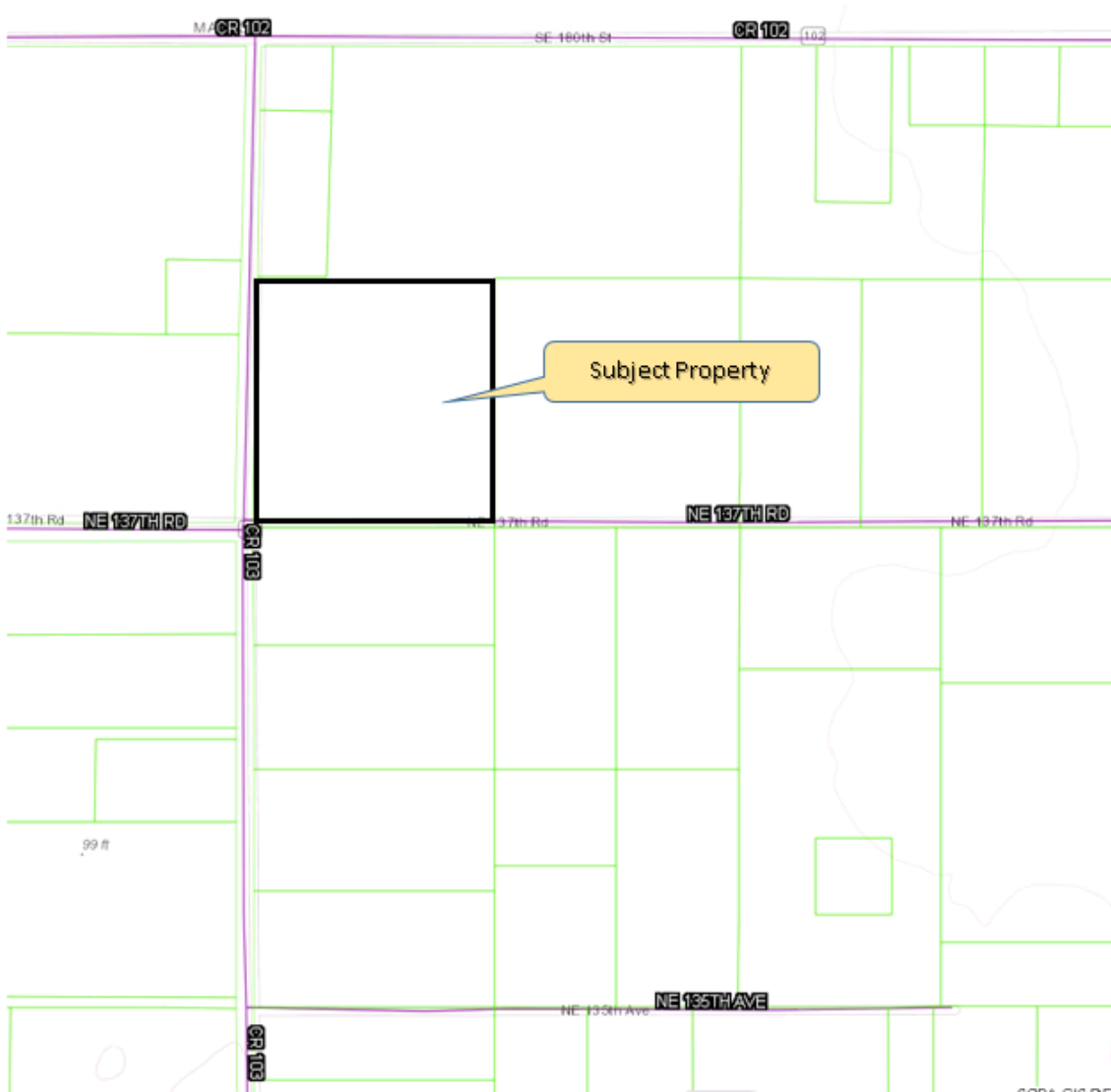
- a) Change of conditions, or absence of changed conditions.
Recent changes include the initiation of a future land use amendment to Rural Residential, which will allow for five-acre lot sizes.
- b) Community need, or lack of community need.
The requested rezoning does not address a community need.
- c) Benefits to the community.
The rezoning will allow for home construction consistent with the neighborhood development pattern 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: 16

Map 1 General Location



Map 2
Surrounding Area with Zoning Designations

