

**SUMTER COUNTY  
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER  
March 20, 2023**

**BOARD OF COUNTY COMMISSIONERS  
April 11, 2023**

**CASE NO.:** R-23-002508

**LANDOWNER:** Jessica Simpson

**REPRESENTATIVE:** Sandra Howell

**REQUESTED ACTION:** Rezone 2.2 acres +/- from A10C (Agricultural) to RR1 (Rural Residential – one-acre minimum lot size) to complete a lineal descent transfer.

**PARCEL NUMBER:** S06-023

**LEGAL DESCRIPTION:** THE EAST 230.00 FEET OF THE WEST 420.00 FEET OF THE NORTHWEST 114 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF THE RIGHT OF WAY OF COUNTY ROAD NO. 673 (CROOM ROAD). LESS THE NORTH 350.00 FEET THEREOF. CONTAINING 2.2+- ACRES.

**EXISTING ZONING(S):** A10C

**EXISTING USE:** Mobile home

**FUTURE LAND USE:** Agricultural

**PARCEL SIZE(S):** 2.2 acres

**LOCATION:** Bushnell Area – North side of CR 673, 1/3 mile west of CR 674 (Map 1).

## **SURROUNDING LAND USE AND ZONING**

The application site is located in the St. Catherines area of the unincorporated County. It is located outside the Urban Development Area in an agricultural area with rural residential homesites positioned along the county road. There is an existing mobile home on the property. Surrounding land uses include a limerock mine, ranches, and rural residential homesites. Surrounding properties are zoned A10C, (north, west and east) and RR1 (south) (Map 2).

## **CASE SUMMARY**

The subject parcel is a 2.2-acre lot created through the lineal descent process. The Dixon Family Trust has transferred the house with 2.2 acres to a descendant. The requested rezoning will allow the continued use of the homesite by a granddaughter of the trust grantor.

The requested rezoning category is consistent with the parcel size and use of the existing mobile home. RR1 zoning is compatible with the surrounding development pattern.

Staff has reviewed authorization proof of ownership of the property. The deed has been supplemented by a recorded "Consent to Lineal Transfer Regulations" document.

## **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:

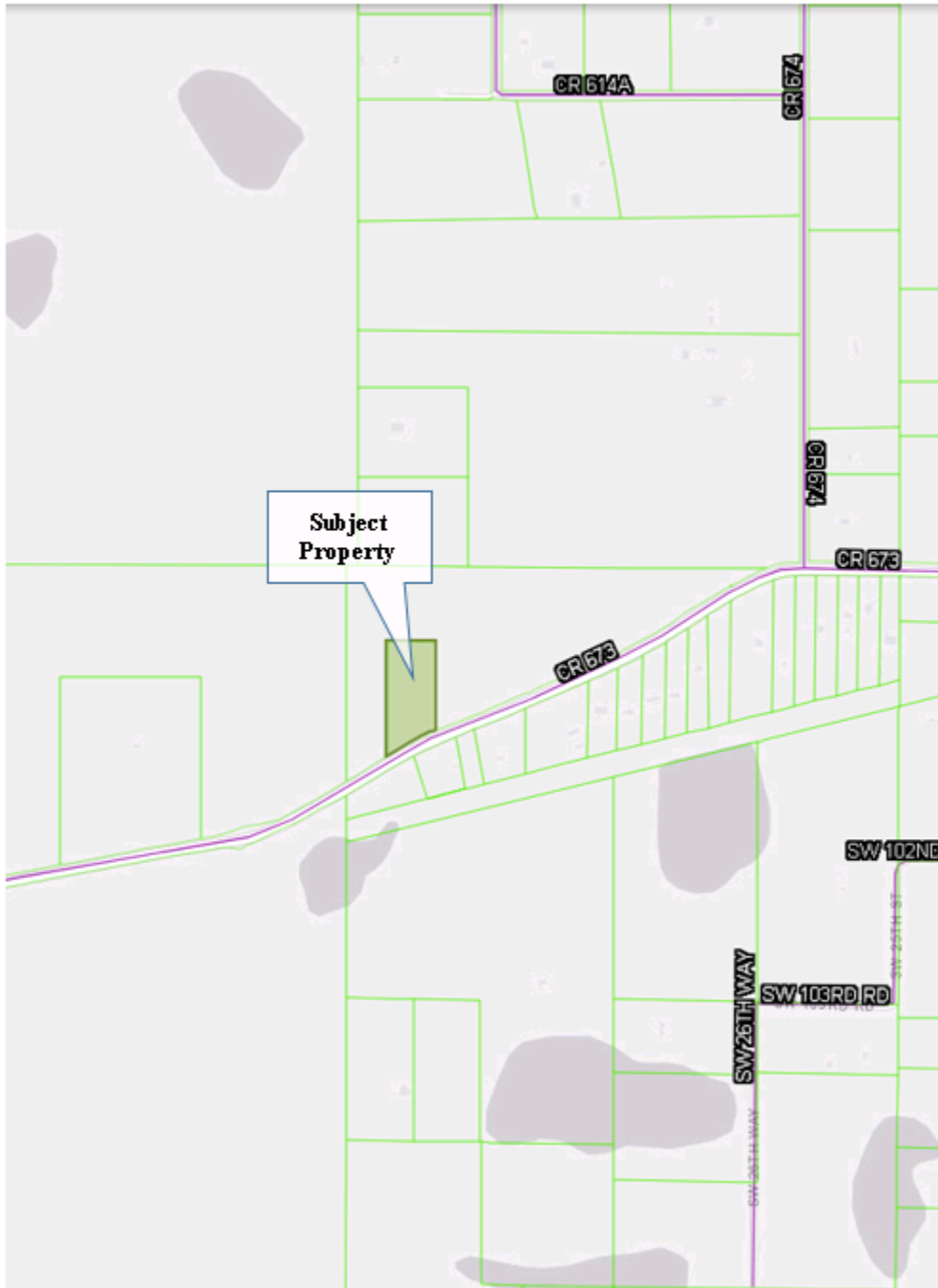
- a) Change of conditions, or absence of changed conditions.  
*The subject parcel was recently created through the lineal descent process.*
- b) Community need, or lack of community need.  
*The rezoning is necessary to assign a zoning district that is consistent with the parcel size created by the landowners as part of their lineal transfer transactions.*
- c) Benefits to the community.  
*The lineal descent exception benefits the community by allowing families to transfer property to younger generations.*
- 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 application 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**

