

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
April 3, 2023**

**BOARD OF COUNTY COMMISSIONERS
April 25, 2023**

CASE NO.: R-23-004716

LANDOWNER: Cynthia Brown

REPRESENTATIVE: Jovan Ashley

REQUESTED ACTION: Rezone two half-acre +/- parcels from R6C (High Density Residential with conventional housing) to R6M (High Density Residential with Mobile Home Housing).

PARCEL NUMBER: C27-045 & C27-046

LEGAL DESCRIPTION:

PARCEL C27-045: COMMENCE 420 FEET WEST AND 10 FEET SOUTH OF THE NORTHEAST CORNER OF THE SW ¼ OF THE SE OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 22 EAST FOR A POINT OF BEGINNING, THENCE, WEST 105 FEET, THENCE SOUTH 190 FEET, THENCE EAST 105 FEET, THENCE NORTH TO THE BEGINNING.

PARCEL C17-046: COMMENCE 525 FEET WEST AND 10 FEET SOUTH OF THE NORTHEAST CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 22 EAST FOR A POINT OF BEGINNING, THENCE, WEST 105 FEET, THENCE SOUTH 190 FEET, THENCE EAST 105 FEET, THENCE NORTH TO THE POINT OF BEGINNING.

EXISTING ZONING(S): R6C

EXISTING USE: Vacant

FUTURE LAND USE: Rural Residential

PARCEL SIZE(S): Two half-acre parcels

LOCATION: Wildwood – South of NE 92nd Road, 1,700 feet West of CR 229 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in the west of Wildwood in the unincorporated County. It is located inside the Urban Development Area in a rural residential area with home sites of similarly sized properties directly to the east and west of the subject parcels. Surrounding properties are zoned R6C (east and west), A10C (south), RR1 and RR5C (north) (Map 2). Surrounding housing types include a mixture of site-constructed homes and manufactured homes.

CASE SUMMARY

The subject parcels owned by Ms. Brown were created in 1963. They were owned by different family members until 2022 when Ms. Brown inherited the second lot. Both lots were previously developed with homes. The requested rezoning will allow Ms. Brown to replace the dilapidated home that was removed from parcel # C27-045 and make her adjacent parcel (C27-046) consistent with her homesteaded parcel’s zoning.

The requested rezoning category is consistent with the parcel size and will allow the installation of an older replacement mobile home. The rezoning is compatible with parcels on NE 92nd Road and the development pattern in the area.

Staff has reviewed authorization and 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 subject parcels were both created in 1994. Ms. Brown became sole owner of Parcel C27-045 in May 2022 after being a joint owner with Jessie Mae Cooper since 1994. Ms. Brown became owner of Parcel C27-046 again through probate in October 2022, but was the original owner of record in 1994 when she deeded the property to Nathaniel Cannon.
- b) Community need, or lack of community need.
The rezoning is necessary to assign a zoning district that would allow Ms. Brown to replace her mobile home with an affordable model.
- c) Benefits to the community.

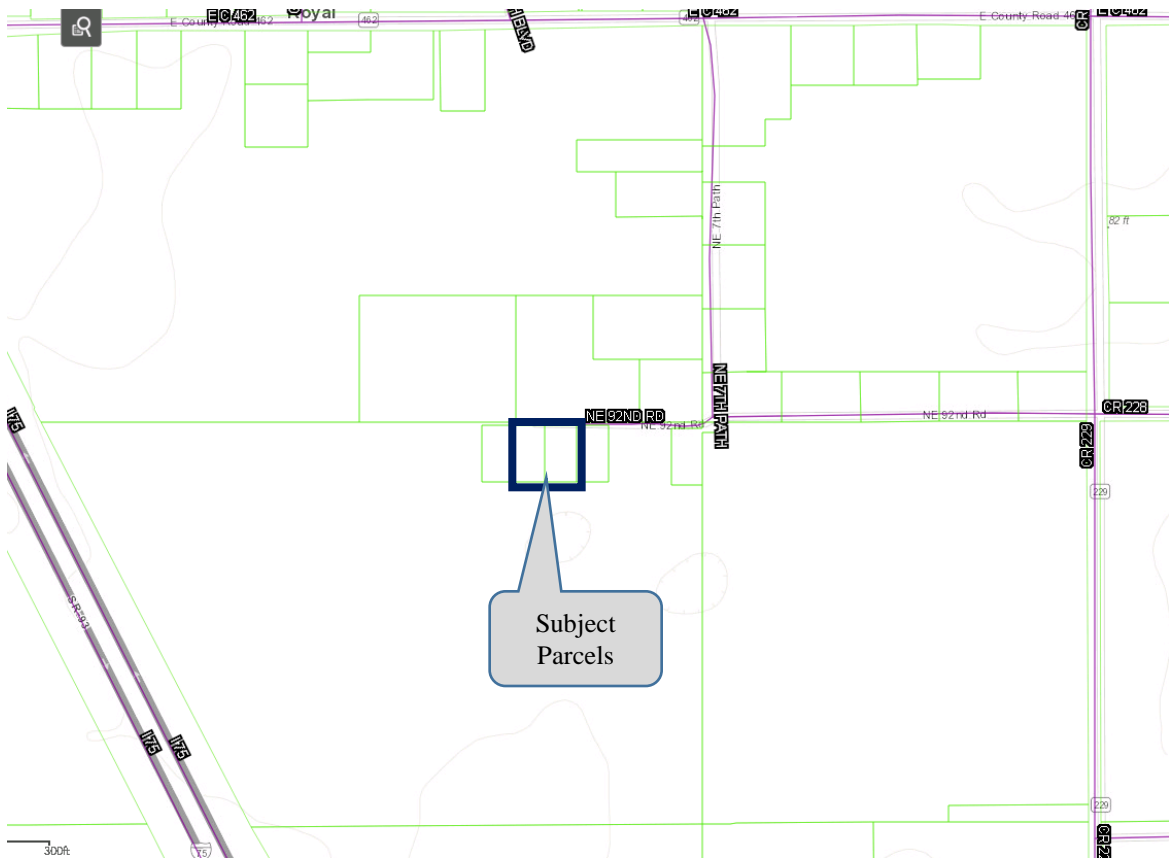
- The rezoning will allow a long-time resident to remain in the community.*
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

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: 13

Map 1 General Location



Map 2 Surrounding Area with Zoning Designations

