

R-23-004716  
Cynthia Brown

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING**

**CASE NO.:** R-23-004716

**LANDOWNER:** Cynthia Brown

**REPRESENTATIVE:** Jovan Ashley

**REQUESTED ACTION:** Rezone two.5-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

**EXISTING ZONING(S):** R6C

**EXISTING USE:** Vacant

**FUTURE LAND USE:** Rural Residential

**PARCEL SIZE(S):** Both are listed as .5 acre

**LOCATION:** Wildwood/Royal Area – South of NE 92<sup>nd</sup> Road, 1,700 feet West of CR 229.

**STAFF RECOMMENDATION:** Approval

**ANALYSIS:**

The applicant's representative was present for the hearing.

**SURROUNDING LAND USE AND ZONING**

The application site is located in the Royal community in unincorporated Sumter 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 owned by Ms. Brown. Surrounding properties are zoned R6C (east and west), A10C (south), RR1 and RR5C (north).

## **FINDINGS**

The Special Master agrees with staff's findings as set forth in the staff report and finds the requested rezoning is consistent with the assigned future land use designation and the policies of the Sumter County Unified Comprehensive Plan.

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 is in agreement that the necessary conditions are satisfied to recommend the requested rezoning.

Therefore, the Special Master recommends Application R-23-004716 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for April 25, 2023.

**ORDERED** this 3rd day of April, 2023.

/s Derrill McAteer

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Derrill L. McAteer  
Special Master  
FBN 0628972