

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
June 5, 2023**

**BOARD OF COUNTY COMMISSIONERS
JUNE 27, 2023**

CASE NUMBER: R-23-006589

LANDOWNER: Tag Southern Properties

REQUESTED ACTION: Rezone 200 acres MOL from Rural Residential (RR5C) and Suburban Residential (R2C) to Agriculture (A10C)

PARCEL NUMBERS: J08-081

LEGAL DESCRIPTION: In section 8 township 20 N range 22 E: The southeast Quarter, less the South 210.00 feet of the East 210.00 feet thereof, Also less right of way for County Road No. 482 N across the East side thereof, and for County Road No. 489 across the South side thereof.

EXISTING ZONING: Rural Residential (RR5C) and Suburban Residential (R2C)

EXISTING USE: Agriculture

FUTURE LAND USE: Agriculture and Rural Residential

PARCEL SIZE: 200 acres MOL

LOCATION: Lake Panasoffkee – Located on the southeast corner of CR 416N and N C-470 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site consists of a 200 acre parcel MOL near the intersection of CR 489 and CR 482 N. The surrounding area is Residential and Agricultural on the Future Land Use Map with contiguous properties to the West and South being Agriculture.

Surrounding zoning includes Agriculture (A10C, A10) to the north, west and south, Residential (RR5C, RR1C, R2C, RR1, R4M) to the north and east (Map 2). The surrounding area is predominantly Agricultural and Residential.

CASE SUMMARY

Sumter County is requesting this rezoning to address the split zoning on the property. The zoning has Rural Residential (RR5C) and Suburban Residential (RR2C) zoning. The property has a bona-fide agribusiness and is under agricultural exemption. Part of the property is located within the urban development area and has two road frontages both being minor local roads. This rezoning application is concurrent with Future Land Use Amendment CP-23-06588.

The requested zoning is consistent with the Land Development Code and policies of the Unified Comprehensive Plan. Conversion of this property to A10C zoning is consistent with the surrounding development pattern and will not increase the allowable density of development. Staff has reviewed land ownership and authorization through deeds.

CASE ANALYSIS:

Section 13-313 (d), General Administration of Amendment and Permit Applications-Review and Approval Process, provides for the following review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence or changed conditions
There has not been a recent change in conditions.
- 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 consistent zoning in a large landholding.
- 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: 25

Map 1 General Location



Map 2

