

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
JUNE 19, 2023**

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

CASE NUMBER: R-23-008622

LANDOWNER: Ralph L. Williams, Jr.

REQUESTED ACTION: Rezone one acre from RR5C (Rural Residential – five-acre minimum), to RR1 (Rural Residential – one-acre minimum)

PARCEL NUMBER: A portion of C28-006

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: RR5C (Rural Residential)

EXISTING USE: Pasture

FUTURE LAND USE: Agriculture

PARCEL SIZE: 6.5 acres MOL

LOCATION: Wildwood – north side of W C-462, 800 ft west of CR 231 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site consists of one single parcel of 6.5 acres MOL on the north side of W C-462. The surrounding area is Rural Residential on the Future Land Use Map with properties further west being Agriculture. Surrounding zoning includes rural Residential (RR1, RR1C, & RR5C) and Agriculture (A10C) to the north and southeast (Map 2).

CASE SUMMARY

The applicant is requesting RR1 zoning for a recently created one-acre parcel. The property was lawfully created and the deed recorded in May 2023. The property transfer is not yet reflected on the GIS web site. RR1 zoning assignment allows either site-built homes or mobile homes as permitted residences. The property does not contain areas of

special flood hazard. Mobile homes are a common housing option in the surrounding area. The requested use is compatible with the neighborhood development pattern.

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 of 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 development of a lawfully created parcel.
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

Staff has reviewed land ownership and authorization through deeds.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 12

Attachment

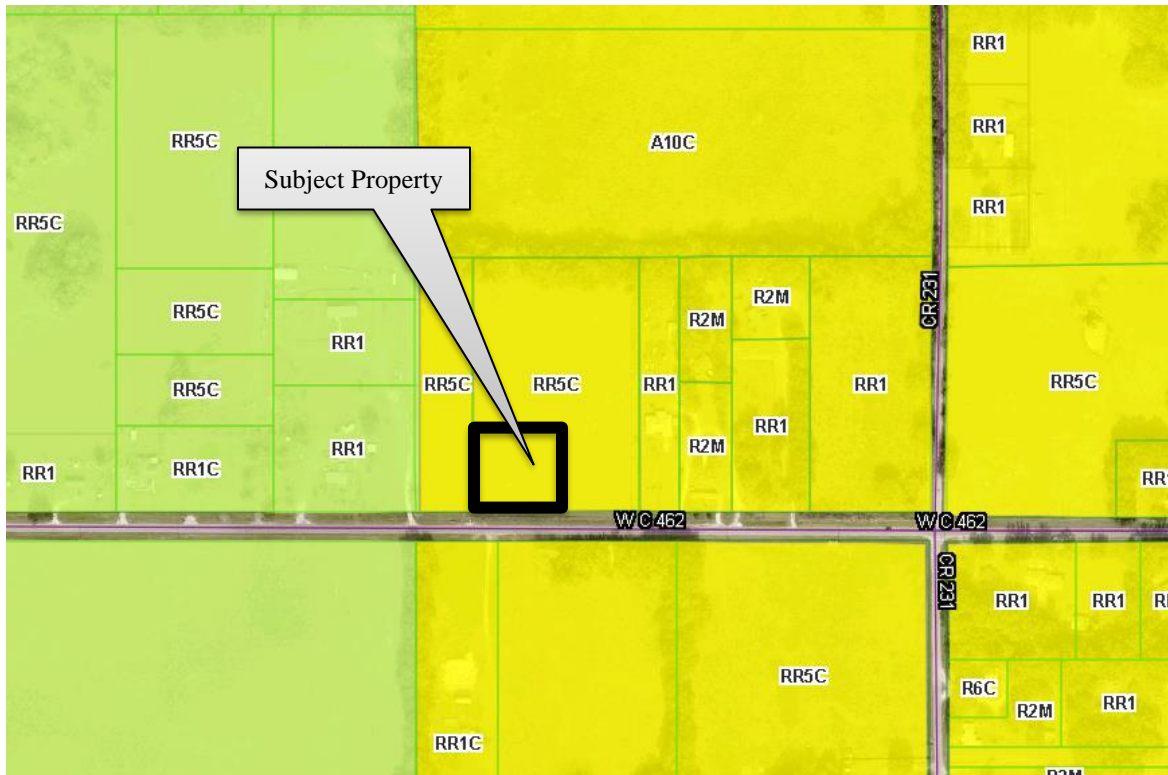
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 22 EAST; THENCE RUN NORTH 00.04'15" WEST, ALONG THE WEST LINE OF THE AFOREMENTIONED NORTHEAST 1/4 OF SECTION 28, A DISTANCE OF 32.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO.462; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89.43'08" EAST ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 462, A DISTANCE OF 137.78 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00.04'15" WEST, A DISTANCE OF 208.71 FEET, THENCE RUN SOUTH 89.43'08" EAST A DISTANCE OF 208.75 FEET, THENCE RUN SOUTH 00.03'38" EAST, A DISTANCE OF 208.71 FEET, TO POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 462; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 89.43'08" WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.00 ACRES MORE OR LESS.

**Map 1
General Location**



Green = Area of Special Flood Hazard (Flood Zone A)

**Map 2
Zoning and
Future Land Use**



Future Land Use:

Yellow – Rural Residential

Green - Agricultural