

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING
JUNE 19, 2023**

CASE NUMBER: R2023-009656

LANDOWNER: Randall Thornton, Trustee

REPRESENTATIVE: Robbie Shoemaker and Leesa Wales

REQUESTED ACTION: Rezone 20 acres MOL from Agriculture (A10C) and Suburban Residential (R4C) to Rural Residential (RR2.5C)

PARCEL NUMBER: F30-014

EXISTING ZONING: Agriculture (A10C) and Suburban Residential (R4C)

EXISTING USE: Agriculture / Residential

FUTURE LAND USE: Rural Residential and Commercial

PARCEL SIZE: 20 acres MOL

LOCATION: Lake Panasoffkee – Northwest corner of CR 419 and N C-470.

STAFF RECOMMENDATION: Approval

Background:

As stated in the staff report, the application site consists of a 20-acre parcel MOL, located north of CR 470 and west of CR 419. The surrounding area is Residential and Commercial on the Future Land Use Map. Surrounding zoning includes Suburban Residential (R4M, R6C, and R4C) to the east, west, and Commercial (CH) to the south. The surrounding area is predominantly residential in nature.

The landowner is seeking to rezone the parcel to allow for the future subdivision of the parcel into four five-acre parcels.

The requested rezoning will allow for conventional site-built homes or Class A mobile homes on the resulting parcels. This rezoning application is concurrent with Future Land Use Amendment SS-23-09655. The requested zoning is consistent with the existing and requested future land use assignments and the surrounding neighborhood. The requested zoning is consistent with the Land Development Code and policies of the Unified Comprehensive Plan.

Staff has reviewed land ownership and authorization through deeds.

Special Master Findings:

After having received public comments regarding the property, the Special Master agrees with the staff's finding that the application is sufficient and finds there is competent and substantial evidence that the requested rezoning is consistent with the assigned future land use designation and the policies of the Sumter County Unified Comprehensive Plan.

Conversion of this property to the requested rezoning is found to be consistent with the surrounding development pattern. The Special Master finds the rezoning will not increase the allowable density of development in a manner inconsistent with surrounding uses or the 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: Staff reported there has not been a recent change in conditions.
- b) Community need, or lack of community need: Staff reported the requested rezoning does not address a community need.
- c) Benefits to the community: Staff reported the rezoning will allow for consistent zoning in a large landholding.
- d) The rights of private property owners: Staff reported the rezoning will not impinge on the rights of adjacent property owners.

The Special Master finds pursuant to 13-104 and in consideration of the conditions in 13-313(d) of the Sumter County Land Development Code, that the application is consistent with the assigned future land use designation and the policies of the Sumter County Unified Comprehensive Plan

The Special Master finds that staff has satisfied the conditions for the rezoning in its report and testimony and the record is otherwise complete.

Therefore, the Special Master recommends, after balancing the rights of the applicant with the impact proposed changes may have on the public at large, Application R-23-009656 for APPROVAL to the Board of County Commissioners at the commission meeting on June 27, 2023.

ORDERED this 19th day of June, 2023.



Amanda Boggus
Special Master
Fla. Bar No. 76849