

**SUMTER COUNTY
REZONING APPLICATION**

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

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

CASE NUMBER: R-23-009656

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 NUMBERS: F30-014

LEGAL DESCRIPTION: See attachment A

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.

SURROUNDING LAND USE AND ZONING

The application site consists of a 20-acre parcel MOL, located north of CR 470 and west of CR 419 (Map 1). 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 (Map 2). The surrounding area is predominantly residential in nature.

CASE SUMMARY

Mr. Thornton lives on the application site and would like to subdivide the property 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.

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

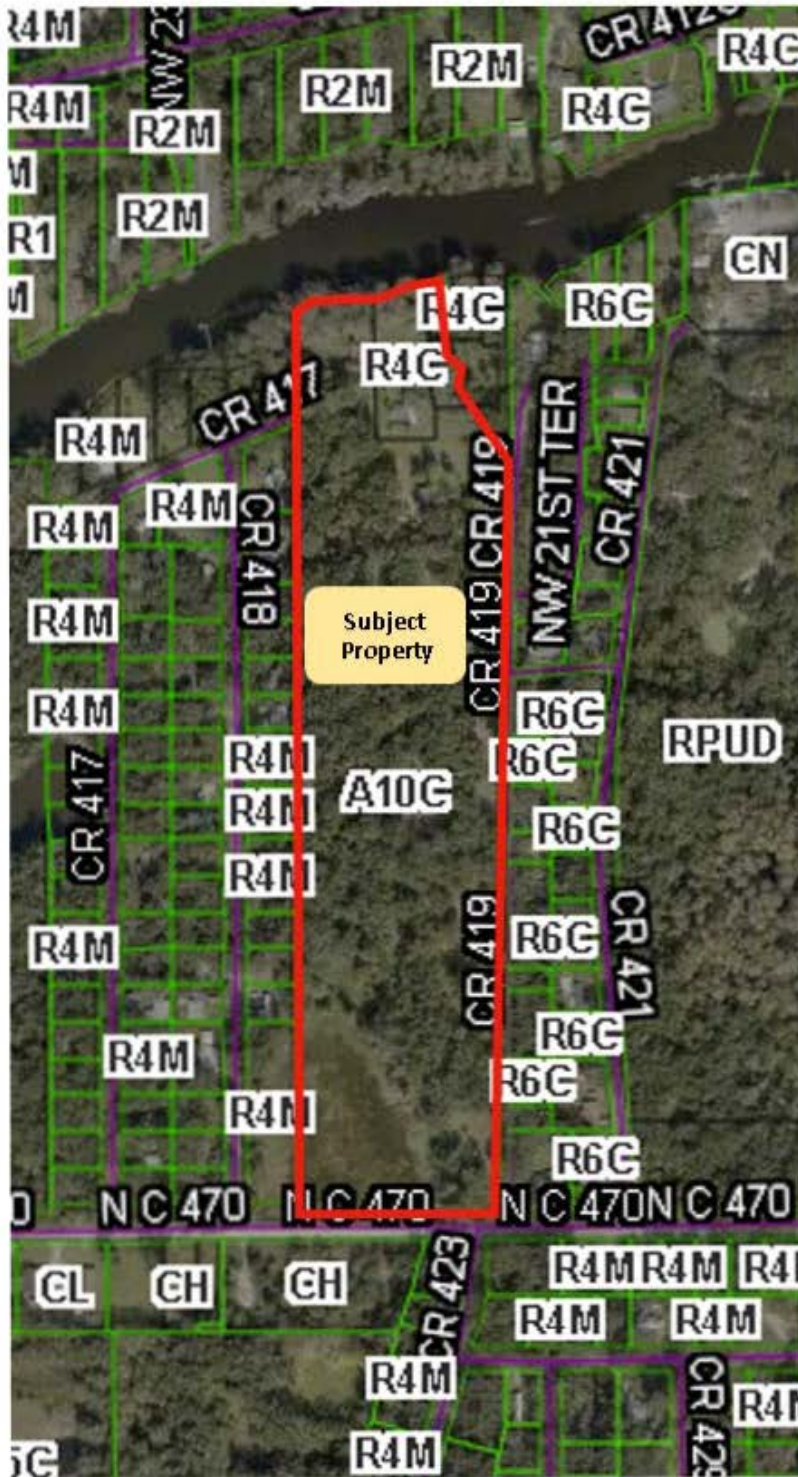
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan. Staff recommends **APPROVAL**.

Notices Sent: 109

**Map 1
General Location**



Map 2
Surrounding Area with Zoning Designations



Attachment A

From the SE corner of Government Lot 6, Section 30, Township 19 South, Range 22 East, Sumter County, Florida, run West along the south line of Government Lot 6 (said line also being the South line of Section 30) a distance of 1100.0 feet to the Point of Beginning of this description. From said POB continue West along the South line of Section 30, a distance of 470.24 feet; thence N 0°01'30.11" E 2026.03 feet more or less, to the waters of Lake Panasoffkee Outlet and a point hereby designated at Point "A"; return to the POB thence N 0°08'20" E 1844.49 feet; thence N 89°59'40" W 60.0 feet; thence N 0°08'20" E 168.28 feet more or less to the waters of Lake Panasoffkee Outlet, thence Westerly along and with said waters to intersect the aforementioned Point "A". LESS right of way for State Road No. 470 and also LESS right of way of road on East side of the above described property.