

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
August 7, 2023**

**BOARD OF COUNTY COMMISIONERS
August 22, 2023**

CASE NUMBER: R-23-011828

LANDOWNERS: Gautambhai and Falguniben Patel, Brendel Properties, Joseph and Jennifer Hooten, Timothy and Bridget Hooten

REQUESTED ACTION: Rezoning 46 acres MOL from Agricultural (A10C- 10 acre minimum lot size) to Rural Residential with a one-acre minimum lot size (RR1C).

PARCEL NUMBERS: N15-193, N15-196, N15-197, N15-198, N15-194, N15-195, N15-003, N15-192, N15-199

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: A10C

EXISTING USE: Pasture and vacant wooded

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 46 acres

LOCATION: Bushnell - south side of CR 548 (E Belt Ave), East of S US 301 (Map 1)

SURROUNDING LAND USE AND ZONING

The application site consists of nine parcels that make up 46 acres MOL between Sumter County Road 548 (E Belt Ave) and E C-476 (E Noble Ave), East of US 301. The property is located in the Urban Development Area. The surrounding area is Rural Residential on the Future Land Use Map with properties further east being Agriculture. The surrounding zoning includes Rural Residential and Suburban Residential (RR1C, RR5, RR5C, RR1, R2M, and A10C) (Map 2).

CASE SUMMARY

The applicant is requesting RR1C zoning for recently created parcels that are less than 10 acres. The subject parcels were recently created as an exempt subdivision that was approved by the Development Services Director on July 14, 2023. A portion of the project site was platted and required a partial plat vacation prior to subdividing. The Sumter County Board of County Commissioners approved the partial plat vacation on August 3, 2022. The exempt subdivision is generally configured as on the proposed conceptual subdivision and has no shared infrastructure. The parcels have A10C zoning assignments and require rezoning to comply with the smaller parcel sizes. RR1C zoning assignment allows for either site built homes or Class A mobile homes as permitted residences. The property does not contain areas of special flood hazard. 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.
The property was recently subdivided.
- b) Community need, or lack of community need.
The rezoning is necessary to assign a zoning district that is consistent with the parcel size created by the current landowners as a part of their exempt subdivision.
- c) Benefits to the community.
The rezoning will allow development of lawfully created parcels and increase housing availability in the area.
- 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: 46

Attachment

Section 15, Township 21 South, Range 22 East.

N15-193: THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 LESS THE W 164.50 FT AND THE E 164.50 FT THEREOF LESS R/W FOR CR 548

N15-196: THE E 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 LESS R/W FOR CR C-476

N15-197: THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 LESS R/W FOR CR 476

N15-198: THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 LESS R/W FOR CR C-476

N15-194: THE E 164.50 FT OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 AND THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 LESS R/W FOR CR 548

Property Owner(s): Timothy Darrell and Bridget Leann Hooten

N15-195: THE E 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 LESS R/W FOR CR 548

N15-003: THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 LESS THE FOLLOWING: THE S 20.00 FT THEREOF AND LESS THE E 164.50 FT THEREOF AND LESS THE N 325.00 FT OF THE WEST 134.00 FT THEREOF LESS R/W OF CR 548

N15-192: THE E 164.50 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 LESS THE S 20.00 FT THEREOF AND THE W 164.50 FT OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 LESS R/W FOR CR 548

N15-199: THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 LESS R/W FOR CR C-476

Map 1 General Location



