

SUMTER COUNTY ORDINANCE 2012-

AN ORDINANCE OF SUMTER COUNTY, FLORIDA ESTABLISHING SECTION 13-166 AND TABLE 13-366A OF THE SUMTER COUNTY CODE; ESTABLISHING A PROCESS FOR APPLYING EQUIVALENT DEVELOPMENT STANDARDS TO OBSOLETE LAND USE ZONES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY.

WHEREAS, there remain a number of parcels of land in Sumter County with assigned land use zones which have been renamed or replaced in the Code of Ordinances, and

WHEREAS, consistent and equitable application of development standards require clear and specific guidance from the Code of Ordinances, and

WHEREAS, defining the equivalent land use zone in the existing code is presently the most efficient method of resolving the potential issues associated with the obsolete land use zones;

NOW, THEREFORE, be it ordained by the Board of County Commissioners of Sumter County, Florida, as follows:

Section 1. Section 13-366 and Table 13-366A are hereby established in the Sumter County Code to read as follows:

Section 13-366. – Obsolete Land Use Zones

- (a) *General.* During the course of sequential comprehensive revisions of the Sumter County Land Development Code, a number of land use zones have been renamed or eliminated. However, a few of these obsolete designations still appear on County's Official Zoning Map for properties throughout the County. In order to properly regulate the development of such property, it is necessary to establish equivalencies between existing land use zones and land use zones that have been renamed or eliminated. Application of equivalencies shall be administered in accordance with the following:
 - a. No application of standards shall be made so as to deprive any property owner of a vested development right.
 - b. Consistency with surrounding development shall be considered when possible.
 - c. For properties which are undeveloped, only land use zones which are consistent with the Comprehensive Plan Future Land Use designation and the acreage of the site will be determined to be equivalent.
 - d. For developed properties, the determination of equivalent land use zone shall consider the type and density of existing development.
- (b) *Process.* Upon request for a determination of development or use rights, the staff shall:

- a. Reference Table 13-366A for equivalent use zones. Where only one land use zone is provided for, the standards of that zone shall apply.
- b. Determine the appropriate land use zone based upon the criteria of subsection (a) above.
- c. Record the use zone assigned to facilitate consistent application of standards for future development or use requests.

Table 13-366A

Equivalent Land Use Zones for Obsolete Districts

Obsolete Land Use Zone	Equivalent Land Use Zone(s)
A1	RR1C
A3	RR2.5C
A5	RR5C, A10C
C1	CN
C2	CL
C3	CH
C4	CR
C5	CR
CR*	RVPUD
M1	ID
M2	A10
PUD	RPUD
R1	R4C
R1A	R2C
R1B	RR1C
R1M	R6M
R1MR	RPUD
R2	R2C, R4C, R6C
RR	R2C, R2M, R4C, R4M, R6C, R6M, RR1

Section 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 3. This ordinance shall take effect as provided by law.

Section 4. If any phrase or portion of this ordinance is held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not effect the validity of the remaining portion.

DONE AND ORDAINED this _____ day of _____, 2012,
at Bushnell, Sumter County, Florida.

ATTEST: GLORIA HAYWARD
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
Gary Breeden, Chair