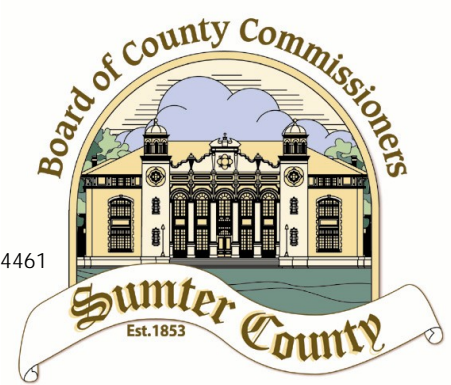


Board of County Commissioners

Development Services Department

Planning Department Division

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov>



Lineal Transfer Regulations

Lineal descendants/ascendants. The base densities and intensities of section 13-414 may be increased for the special purposes herein specified, provided such increases are permitted by section 13-413.

- a. The purpose of this section is to provide for the use of a parcel(s) as a homestead by a grandparent, parent, stepparent, adopted parent, child, stepchild, adopted child, or grandchild of a person who conveyed the parcel, notwithstanding the density of use assigned to the parcel by the Unified Sumter County Comprehensive Plan, Future Land Use Map.
- b. Parcels may be created under this section only from parent parcels which the grantor has a homestead exemption granted by the Sumter County Property Appraiser for a period of not less than five (5) consecutive years. This subsection b. does not apply to a parent parcel owned as of September 30, 2006.
- c. No building permit shall be issued to any person other than the family member to whom the property was conveyed, or their inheritors, for a period of three (3) years after the conveyance.
- d. A property owner may transfer only one (1) parcel of land to each family member set forth above.
- e. The maximum number of parcels that may be created from a parent tract under this section is six (6).
- f. Parcels created and remainder parcels in areas designated as agricultural on the FLUM shall have a minimum area of two (2) acres each. Parcels created and remainder parcels in other residential categories shall each have the minimum area required by the parent tract's land use category on the FLUM.
- g. No transfer shall be allowed to a family member who has not attained age eighteen (18).
- h. Parcels created hereunder shall front on a paved private road, a publicly maintained road or an easement. If a private easement is involved, it shall be a non-exclusive easement for ingress, egress and utilities; shall connect to a publicly maintained road, and have a minimum width of fifty (50) feet.
- i. Flag lots are only permitted on parcels ten (10) acres or greater within the Agricultural Future Land Use.
- j. This section shall not apply to lots in platted subdivisions.
- k. Parcels not served by public potable water and sanitary sewer must contain a minimum of one (1) acre of usable land appropriate for siting of a

residential structure, private well and septic system. Parcels served by public potable water but not sanitary sewer must contain a minimum of one half acre of usable land appropriate for siting a residential structure and septic system.

- I. The deed of conveyance shall include the following on the face of the deed and no re-zoning of the parcel to implement the provisions of this section shall be processed without a copy of the recorded deed being provided to the county, to-wit: "This conveyance creates a family exemption parcel which is subject to all regulations and restrictions as set forth in section 13-412(a)(1) of the Sumter County Code."

Direct any questions regarding the lineal transfer regulations to:

Sumter County Development Services
(352) 689-4460