

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
January 4, 2021**

**BOARD OF COUNTY COMMISSIONERS
January 12, 2021**

CASE NO.: R2020-0028

LAND OWNER: Colby and Carmen Herold

REQUESTED ACTION: Rezone five acres MOL from A10C (Agriculture) to RR5C (Rural Residential).

PARCEL NUMBER: A portion of J36-003

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: A10C

EXISTING USE: Pasture

FUTURE LAND USE: Agriculture

PARCEL SIZE: 5 acres MOL

LOCATION: Sumterville area – West of SR 471, one half mile south of SE 29th Blvd. (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in an agricultural area with a mixture of small and large farms. It is inside the Urban Development Area within the Agricultural Future Land Use District. The subject property is surrounded by parcels zoned A10C (east, north, and south) and RR5C (west) (Map 2). The new parcel is part of a family compound with homes owned by extended family members and friends.

CASE SUMMARY

The landowner is requesting this rezoning to allow development of a new parcel. The parcel was lawfully created as a lot split. The applicant purchased the property recently and desires to build a home on it.

The requested rezoning is consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. The requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

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.
There have been no recent changes in the property.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to develop a lawfully created parcel.
- 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 and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 10 (Support/no comment) 3 (Oppose) 0

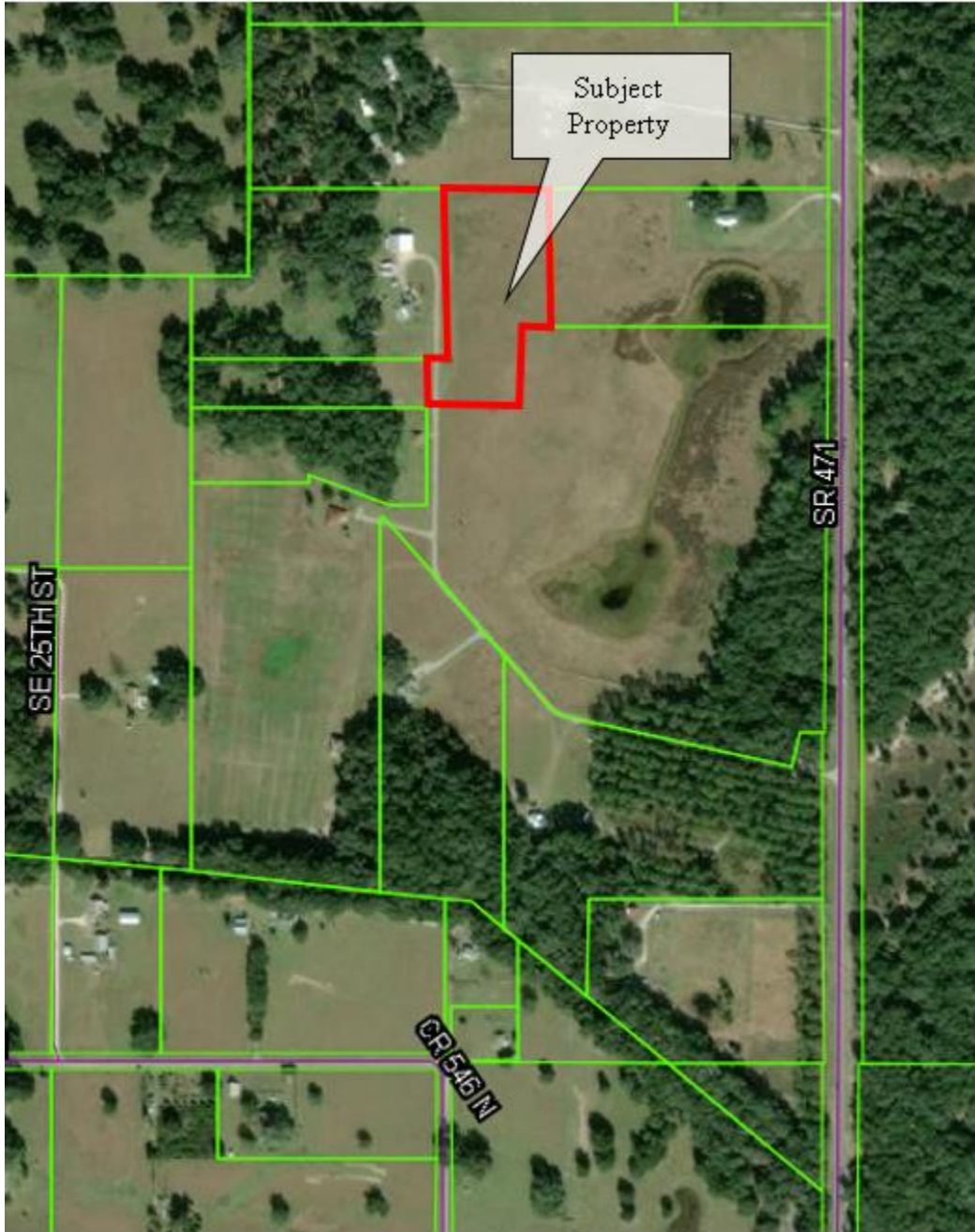
ATTACHMENT

LEGAL DESCRIPTION

That portion of Sec 36, Twp 20 S, Rng 22 E, Sumter County, Florida, described as follows:

Commence at the NE comer of said Sec 36, thence run South 00 degrees 14' 56" West along the East line of the NE ¼ of said Sec 36, a distance of 2331.67 ft; thence South 89 degrees 59' 23" West parallel with the North line of the NE ¼ of said Sec 36, a distance of 49.63 feet to the West ROW line of State Road 471; thence departing said ROW line, continue South 89 degrees 59' 23" West along said parallel line a distance of 933.40 ft to the POB of this description; thence run South 00 degrees 02' 02" West 466.70 ft; thence South 89 degrees 59' 23' West 149.00 ft; thence South 00 degrees 15' 06" West 282.68 ft; thence North 89 degrees 58' 34' West 219.51 ft to the East line of described ingress, egress and utilities easement; thence North 00 degrees 15' 06" East along said line 163.34 ft to the Northeast corner of said easement; thence departing said easement, run South 89 degrees 58' 34" East 27.00 ft; thence North 00 degrees 15' 06" East 585.94 ft to the South line of the North 2331.67 feet of the NE ¼ of said Sec 36; thence North 89 degrees 59' 23" East along said line a distance of 339.74 feet to the POB.

Map 1
General Location of R2020-0028



Map 2
Surrounding Area with Zoning Designations
R2020-0028

