

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.	R2020-0028
APPLICANT:	Colby and Carmen Herold
REQUESTED ACTION:	Rezone five acres MOL from A10C (Agriculture) to RR5C (Rural Residential).

RECOMMENDATION OF SPECIAL MASTER

On January 4, 2021, Applicant Colby and Carmen Herold was present at the hearing before the Special Master requesting to rezone five acres MOL from A10C (Agriculture) to RR5C (Rural Residential). 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 RRR5C (west). The new parcel is part of a family compound with homes owned by extended family members and friends.

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.

Pursuant to Sec. Section 13-313 (d) of the Sumter County Land Development Code, the following are the review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
- b) Community need, or lack of community need.
- c) Benefits to the community.
- d) The rights of private property owners.

The only evidence presented at the hearing was the staff report, in which staff deemed the application sufficient and consisted with the Sumter County Comprehensive Plan and recommended approval. There was no public input. The Applicant provided no further information.

There have been no recent changes in the property. The rezoning will meet an individual property owner need rather than a community need. The rezoning will allow a landowner to develop a lawfully created parcel. The rezoning will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2020-0028 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for January 12, 2021.

ORDERED this 6th day of January, 2021.



ZACHARY T. BROOME, ESQ.
Special Master
Florida Bar No. 91331