

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
February 1, 2021**

**BOARD OF COUNTY COMMISSIONERS
February 9, 2021**

CASE NO.: R2021-0001

REPRESENTATIVE: Richard Batista

LAND OWNERS: Carmen J Crespo Nieves and Modesto Montes

REQUESTED ACTION: Rezone 9.6 acres from A10C to RR5C (South 5 acres) and RR2.5C (North 4.6 acres).

PARCEL NUMBER: Q20-004

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: A10C

EXISTING USE: Vacant

FUTURE LAND USE: Agriculture

PARCEL SIZE: 9.62 acres MOL

LOCATION: Center Hill area – South side of E C-48 .5 miles east of CR 567. (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in a rural area outside the City of Center Hill. The surrounding area has a mixture of farms, rural home sites, and mining. It is inside the Urban Development Area within the Agricultural Future Land Use District. The subject property is surrounded by parcels zoned A10C (north and south) and RR5C (east and west) (Map 2).

CASE SUMMARY

The landowner is requesting this rezoning to allow development of a new parcel. The proposed lot split is lawful and meets the Comprehensive Plan and Land Development

code standards. Rezoning will allow residential permits be issued for both the new parcel and the remainder parcel.

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 two parcels after a lawful lot split..
- 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: 7 (Support/no comment) 1 (Oppose) 0

ATTACHMENT

LEGAL DESCRIPTION

PARCEL A TO BE REZONED FROM A10C TO RR2.5C:

THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA.

LESS EXISTING RIGHT-OF-WAY FOR C-48.

AND

PARCEL B TO BE REZONED FROM A10C TO RR5C:

THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA.

LESS EXISTING RIGHT-OF-WAY FOR C-48.

Map 1
General Location of R2021-0001



Map 2
Surrounding Area with Zoning Designations
R2021-0001

