

**SUMTER COUNTY  
SPECIAL MASTER PROCEEDING**

<b>CASE NO.</b>	R2021-0001
<b>REPRESENTATIVE:</b>	Richard Batista
<b>LAND OWNERS:</b>	Carmen J Crespo Nieves and Modesto Montes
<b>REQUESTED ACTION:</b>	Rezone 9.6 acres from A10C to RR5C (South 5 acres) and RR2.5C (North 4.6 acres).

**RECOMMENDATION OF SPECIAL MASTER**

On February 1, 2021, Owners Carmen J Crespo Nieves and Modesto Montes, through representative Richard Batista, was present at the hearing before the Special Master requesting to rezone 9.6 acres from A10C to RR5C (South 5 acres) and RR2.5C (North 4.6 acres). 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).

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.

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 two parcels after a lawful lot split. The rezoning will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2021-0001 for APPROVAL to the Board of County Commissioners at the commission meeting currently scheduled for February 9, 2021.

**ORDERED** this 3rd day of February, 2021.



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