

**SUMTER COUNTY  
REZONING APPLICATION**

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

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

**CASE NO.:** R2021-0004

**REPRESENTATIVE:** Marty Dzuro

**LAND OWNERS:** Jason Goedken and Whitney Morse

**REQUESTED ACTION:** Rezone 5.47 acres from RR1 to A10C

**PARCEL NUMBER:** Portion of D15-030

**LEGAL DESCRIPTION:** See Attachment

**EXISTING ZONING:** RR1

**EXISTING USE:** Pasture

**FUTURE LAND USE:** Agricultural

**PARCEL SIZE:** 5.47 acres of a ten-acre parcel

**LOCATION:** The Villages – North side of C-466, 508 foot east of Oak Hammock Path (Map 1).

**SURROUNDING LAND USE AND ZONING**

The application site is located in the Agricultural Future Land Use District within a rural enclave in The Villages. Properties within the enclave are large acreage estate homes. The subject parcel has split zoning - RR1C and A10C. It is surrounded by parcels zoned A10C (north), RR5C (west), RPUD (south), and RR1C (east)(Map 2).

**CASE SUMMARY**

The subject property was lawfully created by reconfiguring two existing parcels with the resulting parcels conforming to the A10C size and dimensional standards. The subject parcel has mixed zoning. This rezoning request will resolve any zoning conflicts created by the lot reconfiguration and unify the parcel into one zoning district.

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.  
*The parcel was recently reconfigure resulting in a parcel with split zoning..*
- 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 their parcel after a lawful lot reconfiguration.*
- 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: 21 (Support/no comment) 3 (Oppose) 0**

**Attachment  
Legal Description**

A PARCEL OF LAND LYING WITHIN THE EAST ¼ OF SECTION 15, TOWNSHIP 18 SOUTH. RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF AFORESAID SECTION 15; (SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15); THENCE ALONG THE WEST LINE OF AFORESAID NORTHEAST ¼ OF THE SOUTHEAST ¼ RUN S00 DEG 14' 16"W A DISTANCE OF 364.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00 DEG 14' 16"W A DISTANCE OF 247.65 FEET; THENCE DEPARTING SAID WEST LINE RUN S77 DEG 43'40"E A DISTANCE OF 401.12 FEET; THENCE S02DEG 47' 12"W. 509.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (BEING 50 FEET FROM CENTERLINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 1851-151); SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,860.08 FEET AND A CHORD BEARING AND DISTANCE OF S82DEG 51'42"E, 415.99 FEET TO WHICH A RADIAL LINE BEARS S13 DEG 33' 31"W; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12DEG 50' 26", A DISTANCE OF 416.86 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT LINE RUN N02DEG 47' 12"E, 789.84 FEET; THENCE N82DEG 41' 40"W, 824.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING-DESCRIBED PARCEL:

A PARCEL OF LAND LYING WITHIN THE EAST ¼ OF SECTION 15, TOWNSHIP 18 SOUTH. RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF AFORESAID SECTION 15; (SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15); THENCE ALONG THE WEST LINE OF AFORESAID NORTHEAST ¼ OF THE SOUTHEAST ¼ RUN S00 DEG 14' 16"W A DISTANCE OF 364.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00DEG 14' 16"W A DISTANCE OF 159.68 FEET TO THE SOUTHERLY BOUNDARY OF PROPERTY DESCRIBED IN O.R. BOOK 3010, PAGE 170, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY WITH THE FOLLOWING FOUR (4) COURSES: RUN S75DEG 52' 46"E A DISTANCE OF 293.66 FEET; THENCE S10DEG 52' 48"W A DISTANCE OF 69.04 FEET; THENCE S75DEG 09' 59"E A DISTANCE OF 103.86 FEET; THENCE S81DEG 31' 40"E A DISTANCE OF 436.70 FEET; THENCE DEPARTING SAID BOUNDARY RUN N02DEG 47' 12"E A DISTANCE OF 285.60 FEET; THENCE N82DEG 41' 46"W A DISTANCE OF 824.00 FEET TO THE POINT OF BEGINNING.

**Map 1**  
**General Location of R2021-0004**



**Map 2**  
**Surrounding Area with Zoning Designations**  
**R2021-0004**

