

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING**

CASE NO.	R2021-0004
REPRESENTATIVE:	Marty Dzuro
LAND OWNERS:	Jason Goedken and Whitney Morse
REQUESTED ACTION:	Rezone 5.47 acres from RR1 to A10C

RECOMMENDATION OF SPECIAL MASTER

On February 1, 2021, Owners Jason Goedken and Whitney Morse, through representative Marty Dzuro, was present at the hearing before the Special Master requesting to rezone 5.47 acres from RR1 to A10C. 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).

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.

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.

The parcel was recently reconfigured resulting in a parcel with split zoning. The rezoning will meet an individual property owner need rather than a community need. The rezoning will allow a landowner to develop the parcel after a lawful lot reconfiguration. The rezoning will not impinge on the rights of adjacent property owners.

Therefore, the Special Master recommends Application R2021-0004 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