

**SUMTER COUNTY  
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER  
April 3, 2023**

**BOARD OF COUNTY COMMISSIONERS  
April 25, 2023**

**CASE NO.:** R-23-003863

**LANDOWNER:** Todd and Diane Grindrod

**REQUESTED ACTION:** Rezone five acres+/- from A10C (Agricultural-10 acre minimum lot size) to RR5C (Rural Residential 5-acre minimum lot size).

**PARCEL NUMBER:** Portion of Q20-015

**LEGAL DESCRIPTION:** See Attachment.

**EXISTING ZONING(S):** A10C

**EXISTING USE:** Residential and Agricultural

**FUTURE LAND USE:** Agricultural

**PARCEL SIZE(S):** 5 acres

**LOCATION:** Center Hill Area – East side of SE 41<sup>st</sup> Ter at the terminus end (Map 1).

**SURROUNDING LAND USE AND ZONING**

The application site is located west of Center Hill in the unincorporated County. It is located inside the Urban Development Area (UDA) in an agricultural area with homes on acreage. The proposed five acre lot will be divided from a 28-acre parcel. Five-acre parcels are permissible within the UDA in the Agricultural Future Land Use District. There is an existing house on the property. Surrounding land uses include agricultural operations and rural residential homesites. Surrounding properties are zoned A10C, (north, east, and south) and RR5C (west) (Map 2).

**CASE SUMMARY**

The landowner is seeking to divide their 28-acre parcel into a five-acre rural homesite and a 23-acre pasture. The requested rezoning will allow the continued use and improvement of the homesite independent of the pasture/acreage.

The requested rezoning category is consistent with the parcel size and use of the existing site built home. RR5C zoning is compatible with the surrounding development pattern.

Staff has reviewed the property record to affirm ownership.

**CASE ANALYSIS:**

Section 13-313 (d), *General Administration of Amendment and Permit Applications- Review and Approval Process*, provides for the following review criteria for consideration of LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.  
*The subject parcel has not changed in recent years.*
- b) Community need, or lack of community need.  
*The rezoning is necessary to assign a zoning district that is consistent with the parcel size created by the landowners after dividing their property.*
- c) Benefits to the community.  
*There is no specific benefit to the community.*
- 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 for review. Staff finds the application in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan. Staff recommends **APPROVAL**.

**Notices Sent: 15**

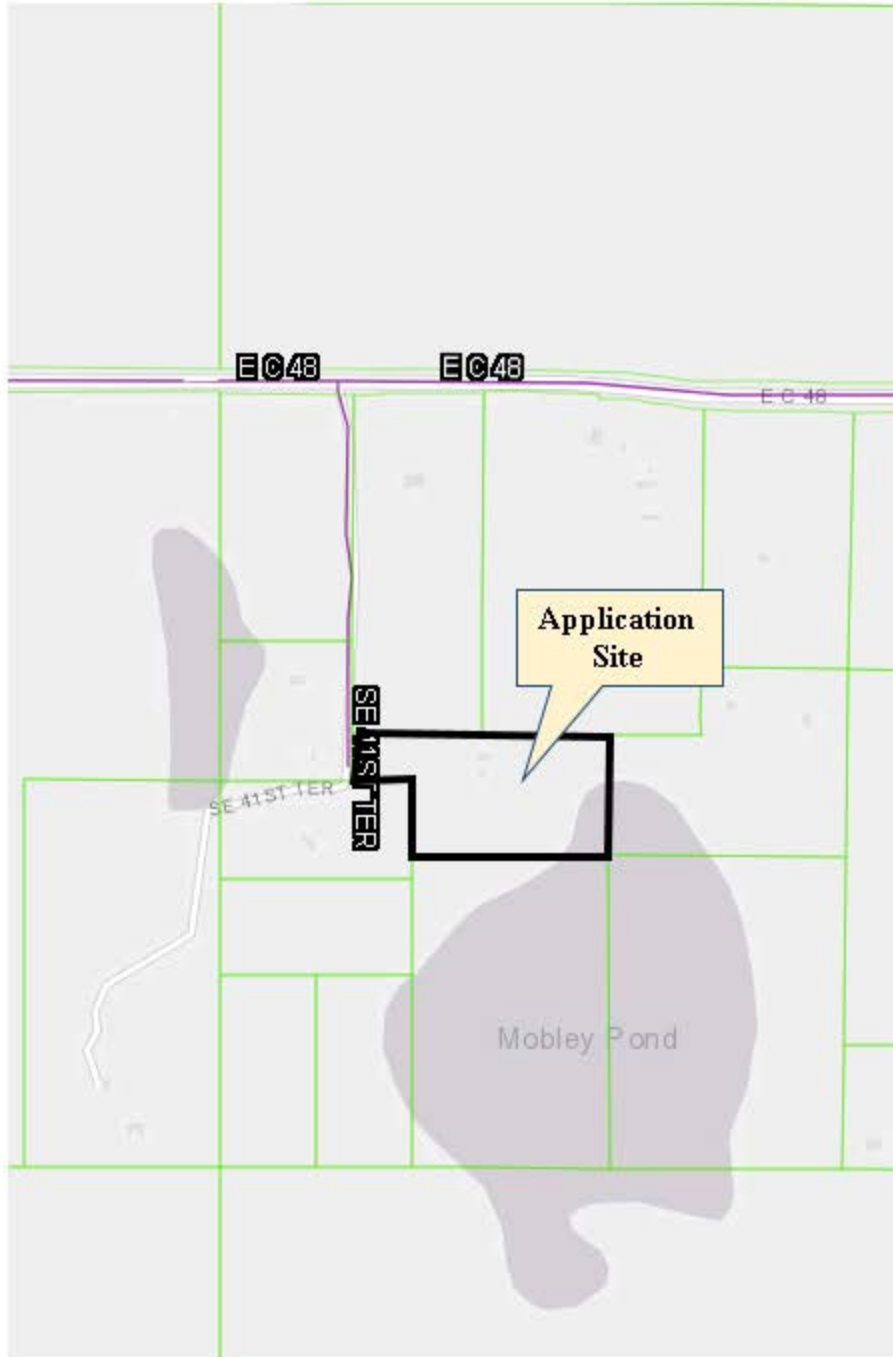
**Attachment  
Legal Description**

**NEW LEGAL DESCRIPTION PARCEL 1:**

That portion of the East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, AND that portion of the South ½ of the West ½ of the Northwest ¼ of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48 being described as follows:

COMMENCE at the intersection of the Southerly right of way line said County Road No. 48 and the West line of Northwest ¾ of said Section 20; thence S 89°20'50" E along said Southerly right of way line a distance of 563.41 feet; thence N 00°39'10" E along said right of way line a distance of 10.00 feet; thence S 89°20'50" E along said right of way line a distance of 351.40 feet; thence departing said Southerly right of way line S 00°34'45" W parallel with the West line of the said Northwest ¾ of said Section 20 a distance of 1166.19 feet to the POINT OF BEGINNING; thence S 89°20'50" E parallel with the said Southerly right of way line of County Road 48 a distance of 417.85 feet to a point on the East line of the said West ½ of the Northwest ¼ of said Section 20; thence S 00°40'22" W along the said East line of the West ½ of the Northwest ¼ of said Section 20 a distance of 161.43 feet to the South line of the said South ½ of the West ½ of the Northwest ¼ of said Section 20 and the Northeast corner of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20; thence S 00°37'23" W along the East Line of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20 a distance of 115.05 feet; thence N 89°19'53" W parallel with the North line of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20 a distance of 666.08 feet to the West line of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20; thence N 00°32'58" E along the West Line of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20 a distance of 115.05 feet to the Northwest corner of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20 and the South line of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20; thence N 89°19'53" W along the South line of the said East ½ of the West ½ of the North ½ of the Southwest ¼ of Section 20 a distance of 208.76 feet to a point that is 457.41 feet East of the West line of the Northwest ¼ of said Section 20; thence N 00°34'45" E parallel with the said West line of the Northwest ¼ of said section 20 a distance of 161.18 feet; thence S 89°20'50" E parallel with the said Southerly right of way line County Road 48 a distance of 457.41 feet to the POINT OF BEGINNING.  
SUBJECT TO AND TOGETHER WITH easements "A" and "B" shown hereon, for ingress, egress and utilities:

**Map 1  
General Location**



**Map 2**  
**Surrounding Area with Zoning Designations**

