

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2011-0020 - Rezoning on 5.14 acres MOL from non-compliant A5 and non-compliant RR5 to RR5C - Francisco & Jose Vaca (TIC) - CR 209/Wildwood

REQUESTED ACTION: **Approve Rezoning R2011-0020**

Work Session (Report Only) **DATE OF MEETING:** 8/9/2011
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____
 Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant is requesting a rezoning on 5.14 acres MOL from non-compliant A5 and non-compliant RR5 to RR5C.

The Zoning & Adjustment Board held a public hearing on August 1, 2011, and recommended approval (5-0).

ZAB cases:

- 1) Francisco & Jose Vaca (TIC)
-

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
August 1, 2011

BOARD OF SUMTER COUNTY COMMISSIONERS
August 9, 2011

CASE NO.	R2011-0020
APPLICANT:	Francisco & Jose C. Vaca, TIC
REPRESENTATIVE:	Ruth Lopez
REQUESTED ACTION:	Rezone 5 14 acres MOL from non-compliant A5 & non-compliant RR5 to RR5C.
LEGAL DESCRIPTION:	Sec. 36, Twp 18, Rng. 22 The E 400' of SE ¼ of NE ¼ of NE ¼ less rd r/w less S 170' of E 138'
EXISTING ZONING:	RR
FUTURE LAND USE:	Agricultural
EXISTING USE:	Non-compliant A5 & non-compliant RR5
PARCEL SIZE:	5 14 acres MOL
GENERAL LOCATION:	Wildwood
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: City of Wildwood	NORTH: City of Wildwood
SOUTH: Agricultural	SOUTH: A5 - residence
EAST: City of Wildwood	EAST: City of Wildwood & A5 - residence
WEST: City of Wildwood	WEST: City of Wildwood
COMMISSIONER'S DISTRICT:	District 2

CASE SUMMARY:

The subject property is located on the west side of CR 209 approximately 1/10 mile south of C-462

The subject property is approximately 5 14 acres with a width of approximately 474 feet and depth of approximately 385 feet.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is agricultural and residential. The subject parcel is a vested parcel of record. The property currently is non-compliant due to the zoning classifications. Rezoning the parcel to RR5C will correct the non-compliant zonings and allow for the issuance of building permits.

DIVISION OF PLANNING & DEVELOPMENT 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: 4 (In objection) 2 (In favor) 0

Zoning & Adjustment Board Recommendation: Approval

Board of County Commissioners:



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2011-0020

Application: 7/15/2011 SCO

910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION Rezone 5.14 acres MOL	
OWNER VACA, FRANCISCO & JOSE C (TIC)		ADDRESS 8772 CR 209 WILDWOOD, FL 34785		PHONE	
AGENT/APPLICANT Ruth Lopez		ADDRESS		PHONE (352) 307-5882	
PARCEL # C36=081	SEC/TWP/RNG 361822	GENERAL LOCATION Wildwood	DIRECTIONS TO PROPERTY <i>the property is located on CR 209 on the west side of the road approx 1/10 mile S of C-462.</i>		
Property Address 8792 CR 209, Wildwood, FL 34785					
PARCEL SIZE 5.14 acres MOL		F.L.U. AGR	LEGAL DESCRIPTION THE E 400 FT OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS RD R/W LESS S 170 FT OF E 138 FT THEREOF		
PRESENT ZONING Non-compliant A5 & non-comp		PRESENT USE Vacant			
REQUESTED REZONING Rezone 5.14 acres MOL from a non-compliant A5 & Non-compliant RR5 to RR5C		REZONED ACREAGE 5.14 acres MOL		REZONED LEGAL DESCRIPTION Same as above	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE F.L.U.	City of Wildwood City of Wildwood	City of Wildwood, A5/Res & C City of Wildwood	A5/Res Ag	City of Wildwood City of Wildwood	
As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.					
UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.					
<i>Jose C Vaca</i>				July 15, 2011	
Signature(s)				Date	
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below					
Zoning and Adjustment Board		8/1/2011 6:30 PM	Room:	Action: _____	
			Colony Cottage Rec. Center		
County Commission Meeting		8/9/2011 5:30 PM	Room: 142	Action: _____	
NOTICES SENT	4	RECEIVED IN FAVOR	0	RECEIVED OBJECTING	2

Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

A5

A5

Wildwood

A5

CR 209

C-462-E

RR5
3-95-10

A5

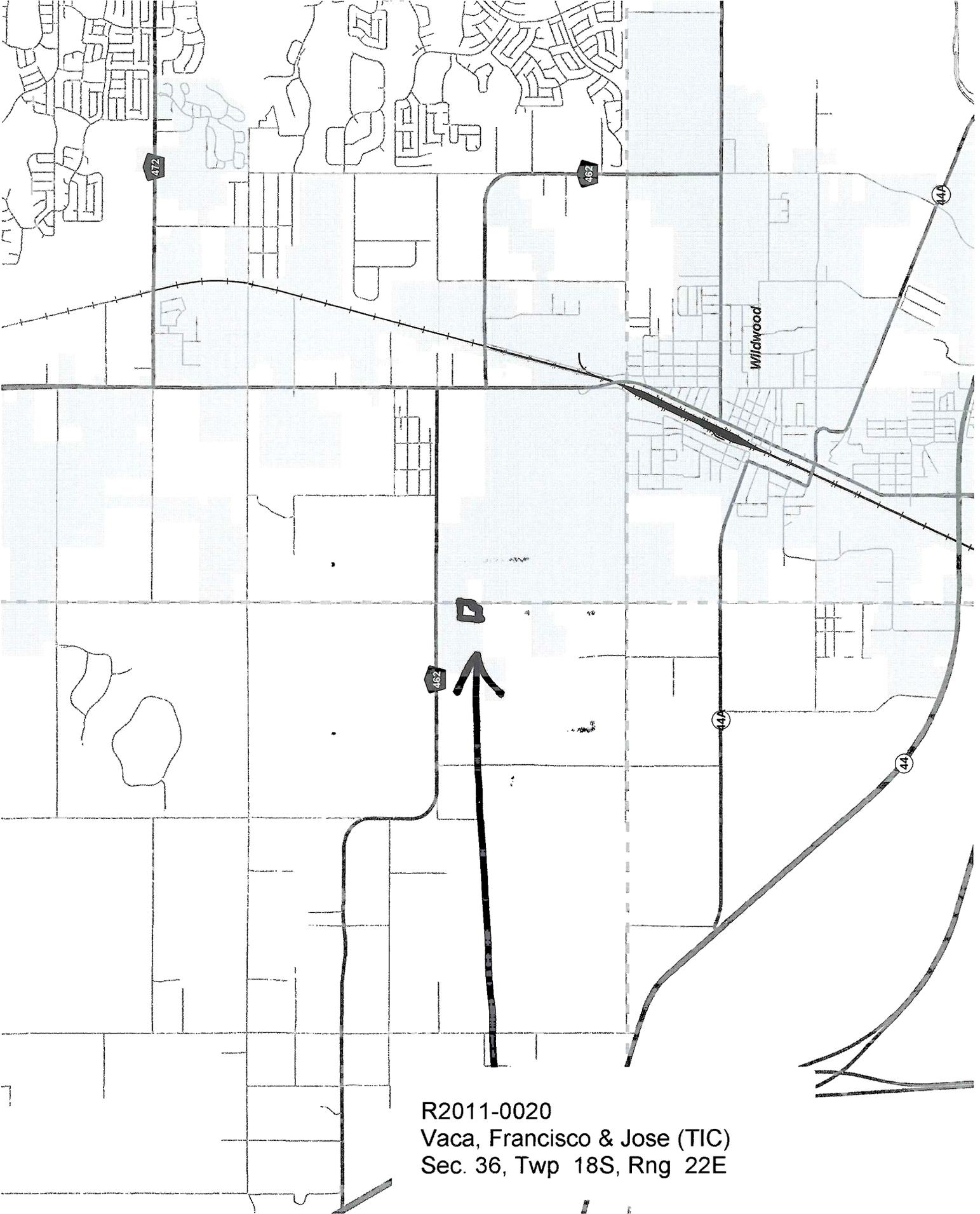
MUNC



A5

R2011-0020
Vaca, Francisco & Jose (TIC)
Sec. 36, Twp. 18S, Rng. 22E

A5



R2011-0020
Vaca, Francisco & Jose (TIC)
Sec. 36, Twp 18S, Rng 22E

Board of Sumter County Commissioners

Division of Planning & Development

Planning Department

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov>

NOTICE OF PUBLIC HEARING

July 15, 2011

BENNETT ODIS WAYNE & CAROLE W
8684 CR 209
WILDWOOD, FL 34785



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Francisco & Jose Vaca. This property is being considered for **rezoning** at a public hearing.

CASE# R2011-0020 To rezone 5.14 acres MOL from a non-compliant A5 & non-compliant RR5 to **RR5C (Low Density Rural Residential) Zone** which provides a low density rural residential atmosphere for one (1) conventional or Class A mobile home dwelling unit.

A public hearing before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, Parlor Room, 510 Colony Blvd, The Villages, Florida** on Monday, August 1, 2011, at 6:30 p.m.

The property is located as follows: Wildwood area. The property is located on the west side of CR 209, approximately 1/10 mile south of C-462.

The recommendations of the Zoning and Adjustment Board will be presented to the Sumter Board of County Commissioners at a public hearing to be held at 910 N Main Street, Room 142, Bushnell, FL 33513 on Tuesday, August 9, 2011, at 5:30 p.m.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: PLANNING DEPARTMENT, 7375 Powell Road, Suite 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352)793-0270.

 I approve of the above.

I do not approve of the above for the following reason(s): There's 8 or 9 People living in the existing dwelling. Another house could double that total. If I wanted to move a trailer on my 40 acres, I would have to use 10 acres to do so. We need a rural area. That's

Please return no later than July 29, 2011.

RE. CASE# R2011-0020

The reason we bought here. Another reason is the damned chicken population could double. There's already over 100 that pay us a visit often.

Please don't allow this to happen. We love our home and rural area

Board of Sumter County Commissioners

Division of Planning & Development

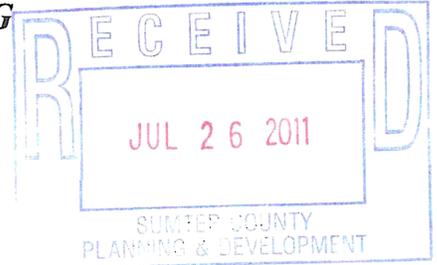
Planning Department

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov>

NOTICE OF PUBLIC HEARING

July 15, 2011

TILLMAN GORDON & LINDA K
2951 E C 462
WILDWOOD, FL 34785



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Francisco & Jose Vaca. This property is being considered for **rezoning** at a public hearing.

CASE# R2011-0020 To rezone 5.14 acres MOL from a non-compliant A5 & non-compliant RR5 to **RR5C (Low Density Rural Residential) Zone** which provides a low density rural residential atmosphere for one (1) conventional or Class A mobile home dwelling unit.

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, Parlor Room, 510 Colony Blvd, The Villages, Florida** on Monday, August 1, 2011, at 6:30 p.m.

The property is located as follows. Wildwood area. The property is located on the west side of CR 209, approximately 1/10 mile south of C-462.

The recommendations of the Zoning and Adjustment Board will be presented to the Sumter Board of County Commissioners at a public hearing to be held at 910 N Main Street, Room 142, Bushnell, FL 33513 on Tuesday, August 9, 2011, at 5:30 p.m.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: PLANNING DEPARTMENT, 7375 Powell Road, Suite 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352)793-0270.

I approve of the above.

I do not approve of the above for the following reason(s): We feel that this will decrease the value of our land. Also, the people that have lived here their entire life can't put houses and animals wherever they choose and it is not fair that others move in to the area and do as they want - Also we understand these people

Please return no later than July 29, 2011

RE. CASE# R2011-0020

Did not want to be incorporated into the city so we feel they should just deal with how it is. LAST TIME I checked this is AMERICA

Linda Tillman