

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2012-0010 - Rezoning on 2.02 acres MOL from a non compliant A5 to RR1C. -
Juana Darce - NE corner of CR 214 & CR 223, Oxford

REQUESTED ACTION: **ZAB & Staff recommend approval**

Work Session (Report Only) **DATE OF MEETING:** 4/24/2012
 Regular Meeting Special Meeting

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

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

HISTORY/FACTS/ISSUES:

The applicant is requesting to rezone 2.02 acres MOL from a non-compliant A5 to RR1C to bring the property into compliance with the Future Land Use Map..

The Zoning & Adjustment Board held a public hearing on April 16, 2012, and recommended approval. (5-0)

ZAB cases:

- 1) R2012-0010 Juana Darce *****
-

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
April 16, 2012

Sumter County Board of County Commissioners
April 24, 2012

CASE NO.	R2012-0010
APPLICANT:	Juana Darce
REPRESENTATIVE:	Javier Hernandez
REQUESTED ACTION:	Rezone 2.02 acres MOL from a non-compliant A5 to RR1C.
EXISTING ZONING:	A5
FUTURE LANDS USE:	Agricultural
EXISTING USE:	Residential
PARCEL SIZE:	2 acres MOL
GENERAL LOCATION:	Oxford Area
LEGAL DESCRIPTION:	Sec. 13, Twp. 18S, Rng. 22E: W 1/2 of W 1/2 of SW 1/4 of SW 1/4 less N 210' of W 224.92' less rd. R/W & less S 824.83' of N 1034.83' thereof less the N 210' of W 1/2 of W 1/2 of SW 1/4 of SW 1/4 less the W 224.92' thereof
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural	NORTH: A5 – Residence
SOUTH: Agricultural	SOUTH: A5 – Vacant
EAST: Agricultural	EAST: A5 – Vacant
WEST: Agricultural	WEST: A 5 – Residence
Commissioners District:	District 2

CASE SUMMARY:

The subject property is located on the NE corner of CR 214 & CR 223 in the Oxford area of unincorporated Sumter County. The request is to rezone property from a non-complaint A5 to RR1C (High Density Rural Residential with Conventional Housing) Zoning to bring the property into compliance with the Future Land Use Map. The RR1C zoning allows for one (1) conventional or Class A mobile home dwelling unit per parcel.

The dimensions of the subject property are consistent with the minimum lot size requirements of Section 13-551, Table 13-551A, for the RR1C zoning district.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is residential and vacant land. The property currently is non-compliant A5; due to zoning classifications, rezoning the parcel to RR1C will correct the non-compliant zoning.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deems 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) 1 (In favor) 0

Zoning & Adjustment Board Recommendation: (5-0)



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2012-0010

Application: 3/19/2012 GCO

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 Re-zone 2 acres MOL from non-compliant A5 to RR1C	
OWNER DARCE, JUANA		ADDRESS 11037 CR 223 OXFORD, FL 34484		PHONE (352) 321-5769	
AGENT/APPLICANT Javier Hernandez		ADDRESS 11037 CR 223 OXFORD, FL 34484		PHONE	
PARCEL # C13=022	SEC/TWP/RNG 131822	GENERAL LOCATION Oxford	DIRECTIONS TO PROPERTY W ON C-466E S ON CR 223. THE PROPERTY IS LOCATED ON THE NE COR OF CR 214 & CR 223.		
Property Address 11037 CR 223, Oxford, FL 34484					
PARCEL SIZE 2.02 Acres MOL		F.L.U. AGR	LEGAL DESCRIPTION W1/2 OF W1/2 OF SW1/4 OF SW1/4 LESS N 210 FT OF W 224.92 FT LESS RD R/W & LESSS 824.83 FT OF N 1034.83 FT THEREOF LESS THE N 210 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 LESS THE W 224.92 FT THEREOF		
PRESENT ZONING Non-Complaint A5		PRESENT USE Residential			
REQUESTED REZONING Rezone 2.02 Acres MOL from a non-compliant A 5 to RR1C Zoning		REZONED ACREAGE 2.02 Acres MOL		REZONED LEGAL DESCRIPTION Same As Above	

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	A5/Residence Agriculture	A5/Vacant Agriculture	A5/Vacant Agriculture	A5/Residence Agriculture

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.

Javier Hernandez

March 19, 2012

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 4/16/2012 6:30 PM Room: Action: _____

Colony
Cottage
Rec. Center

County Commission Meeting 4/24/2012 5:30 PM Room: Action: _____

Colony
Cottage
Rec. Center

NOTICES SENT

4

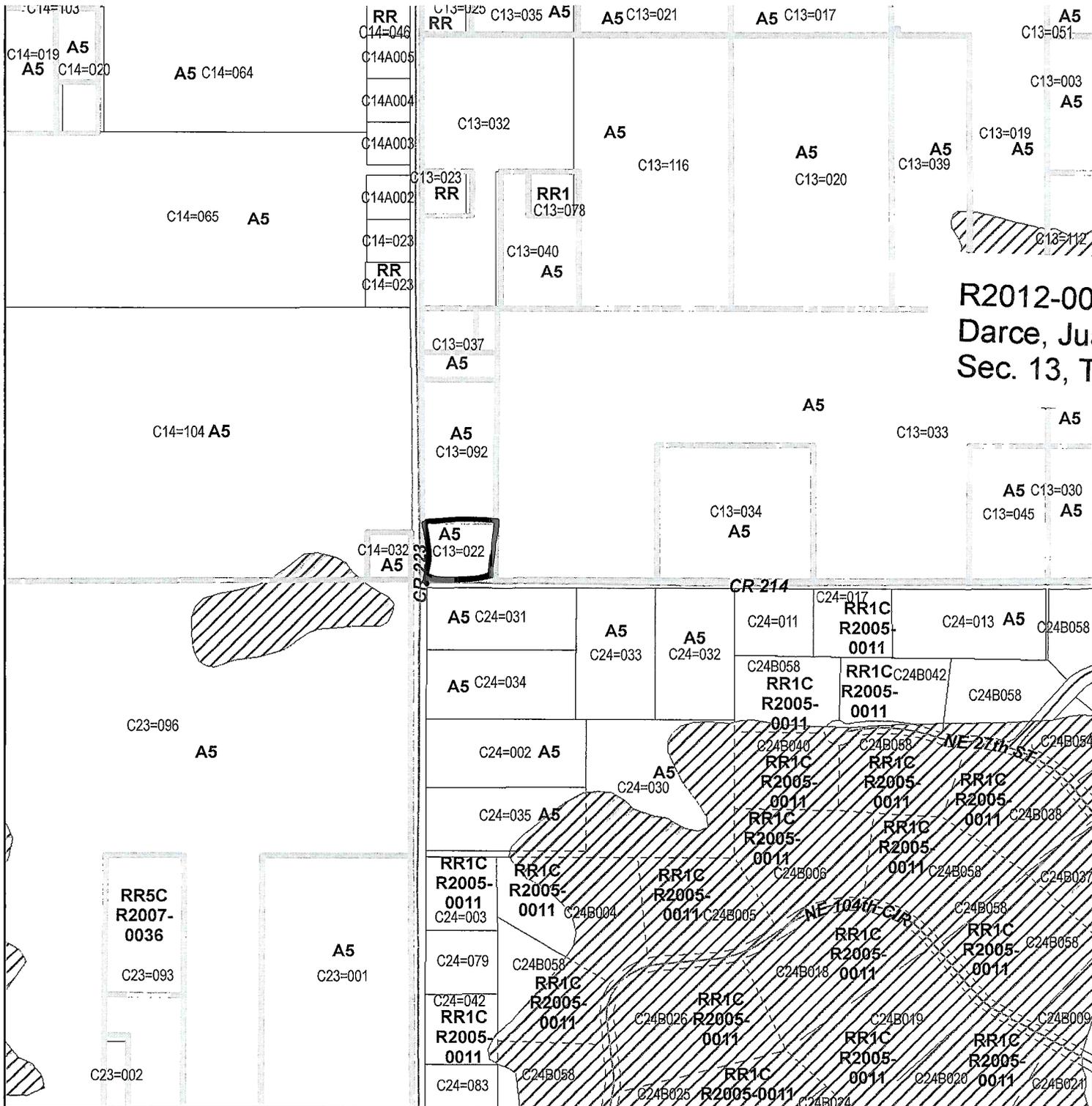
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RECEIVED OBJECTING

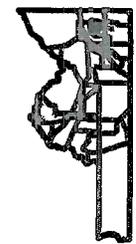
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Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site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



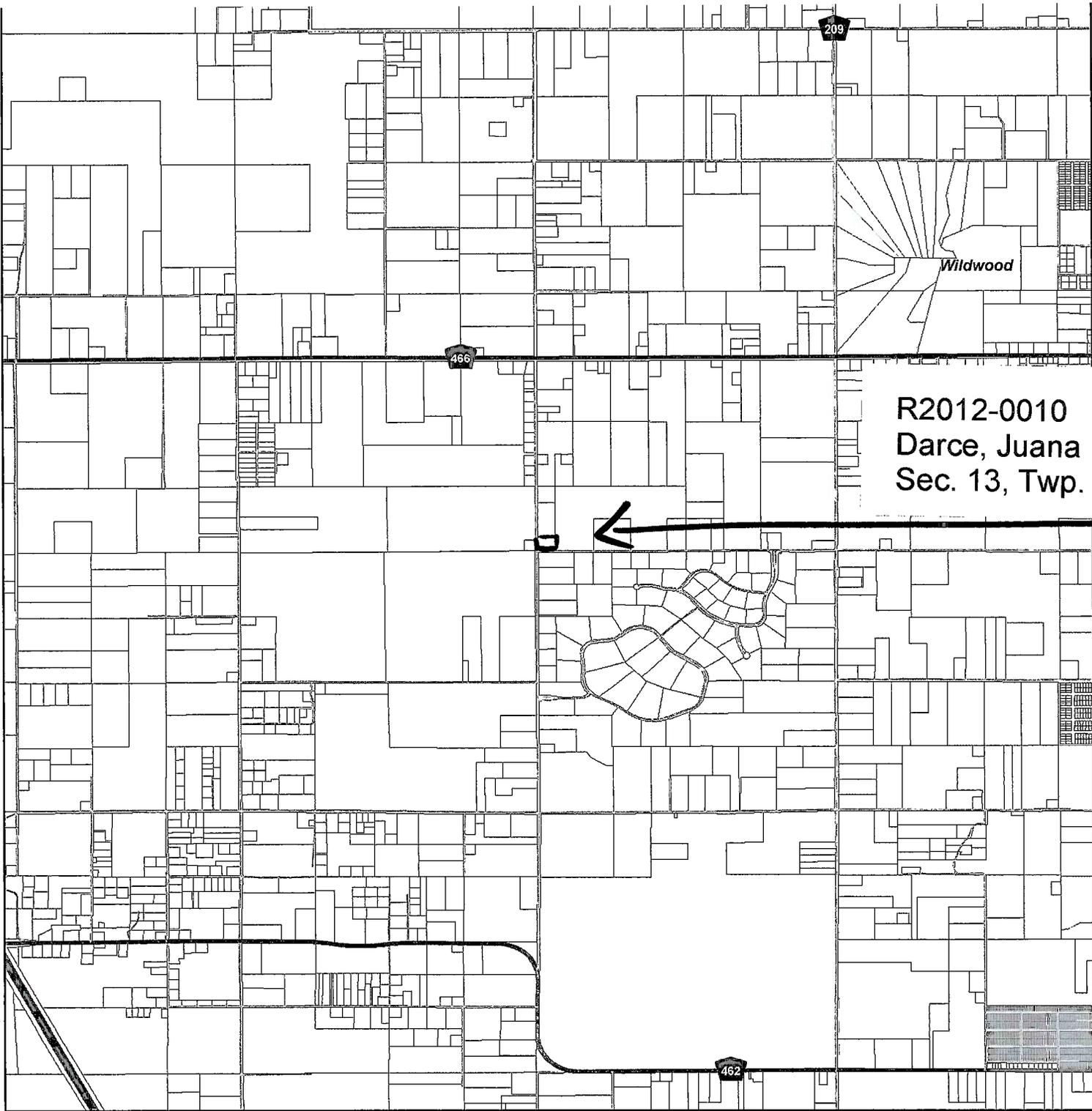
R2012-0010
Darce, Juana
Sec. 13, Twp. 18S, Rng. 22E

- Legend**
- Non-Compliant
 - Compliant
 - FloodZoneDraft
 - Parcels
 - Parcel Pin #'s
 - Florida Counties



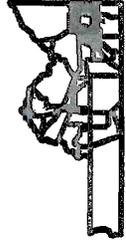
1 inch = 0.13 miles

Date Prepared: March 9, 2012



R2012-0010
Darce, Juana
Sec. 13, Twp. 18S, Rng. 22E

- Legend**
- Parcels
 - Florida Counties



1 inch = 0.54 miles

Date Prepared: March 9, 2012

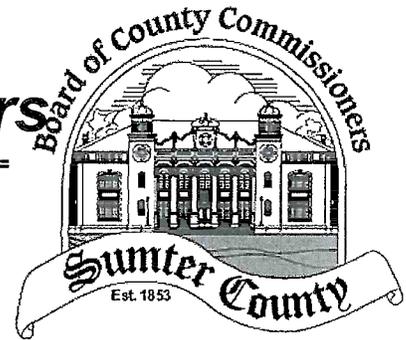
Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461

Website: <http://sumtercountyfl.gov/plandevlop>



Authorization Form for Individuals

State of Florida
County of Sumter

I/we, the undersigned as the () Applicant (X) Owner hereby authorize Javier Hernandez to act as my/our agent in connection with the (X) Rezoning () Comprehensive Plan Amendment () Special Use Permit () Temporary Use Permit () Conditional Use Permit () Operating Permit () Other:

on the following described property located in Sumter County, Florida:

Legal Description:

W1/2 OF W1/2 OF SW1/4 OF SW1/4 LESS N 210 FT OF W 224.92 FT LESS RD R/W & LESSS 824.83 FT OF N 1034.83 FT THEREOF LESS THE N 210 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 LESS THE W 224.92 FT THEREOF

Juana Darce
Signature
Printed Name: Juana Darce

Signature
Printed Name: _____

SWORN TO and subscribed before me this 19 day of MARCH, 2011, by Juana Darce, personally known to me to the person(s) named above or who produced the following identification:

DRIVERS LICENSE

Guyaine T. Coleman
Notary Public, State of Florida
My Commission expires: 5-27-13

(Seal)

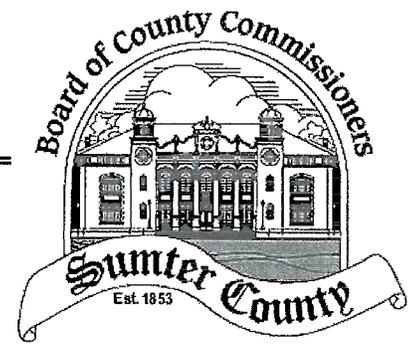


Board of County Commissioners

Division of Planning & Development

Planning Services

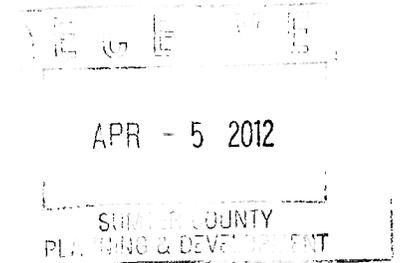
7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

March 23, 2012

WILLIAMS GARY E SR TRUSTEE
PO BOX 365
OXFORD, FL 34484



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

CASE# **R2012-0010** to rezone **2 acres MOL** from **A5** to **RR1C (High Density Rural Residential with Conventional Housing) Zone** which provides a high density rural residential atmosphere for one (1) conventional or Class A mobile home dwelling unit per parcel.

The property is located as follows: **Oxford Area**: The subject property is located on the NE corner of CR 214 & CR 223.

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, April 16, 2012, at 6:30 P.M.**

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 **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Tuesday, April 24, 2012, 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: SUMTER COUNTY PLANNING DEPARTMENT, 7375 Powell Road, Suite 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352) 689-4460.

I approve of the above.

I do not approve of the above for the following reason(s):

Crowded housing devaluates neighboring properties. Surrounding property is sparsely populated. Ample housing is available without crowding rural areas.

Please return no later than April 6, 2012.

RE: CASE# R2012-0010