

**Sumter County Planning and Zoning Special Master
August 3, 2020, 6 P.M.
The Villages Sumter County Service Center
7375 Powell Rd, Room 102, Wildwood, FL 34785**

SS2020-0006 Siegenthaler

Recommendation to BOCC to change the Future Land Use designation on 9.9 acres
MOL from Agriculture (AG) to Rural Residential (RR).

Documents:

[SS2020-0006 Siegenthaler Staff Report.pdf](#)
[SS2020-0006 Siegnethaler Application.pdf](#)

SMALL SCALE FUTURE LAND USE AMENDMENT

SUMTER COUNTY PLANNING AND ZONING SPECIAL MASTER

August 3, 2020

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS

August 11, 2020

CASE NUMBER: SS2020-0006

LANDOWNER: Sheri Siegenthaler

REPRESENTATIVE: Reggie Caruthers

REQUEST: Change the Future Land Use designation on 9.9 acres MOL from Agricultural (AG) to Rural Residential (RR).

PARCEL NUMBER: D07-032

LOCATION: Oxford area –A parcel lying on the north side of CR 204, 1500-ft west of N US HWY 301 (Map 1)

LEGAL DESCRIPTION: Commence South 89°52'58" East 60 feet from the SW corner of the East 1/2 of the SW ¼ of the SW1/4 of the NE ¼ of Sec 7, Twp 18 S, Rng 23 E for a P.O.B. Thence North 0°0'05" East 595.29 feet; Thence South 89°52'58" East 731.46 feet; Thence South 0°01'35" East 595.29 feet; Thence North 89°52'58" West 731.75 feet to the P.O.B. and close.

GENERAL DESCRIPTION AND BACKGROUND

The subject property is a vacant agricultural parcel located adjacent to the City of Wildwood but outside the Urban Development Area (UDA) and Wildwood Joint Planning Area. The property is designated Agricultural on the Future Land Use Map. The Agricultural Future Land Use designation requires a minimum ten-acre lot size when located outside the UDA. This application proposes to change the future land use designation from Agricultural to Rural Residential (Map 2). Approval will allow the landowner to divide the property into two five-acre parcels.

SURROUNDING LAND USE AND ZONING

The subject property is located near the northern limits of Wildwood in unincorporated Oxford. The area is rural residential and agricultural in nature. It is surrounded by a mosaic of agricultural, rural residential, commercial, and institutional uses. Adjacent unincorporated

properties are Agricultural on the Future Land Use Map. Nearby properties in Wildwood are designated Public Facilities (south), Low Density Residential (east), Low-Medium Density Residential (north) and Commercial (north)(Map 3).

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attached).

Environmental Resources

The property is currently vacant and does not contain significant natural resources.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment will not significantly impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The project area is not served by the City of Wildwood's utilities. The proposed land use amendment will not affect the availability of these utilities.

Stormwater Drainage

All development must conform to County and South West Florida Water Management District regulations for stormwater systems.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

This proposed amendment does not affect the text of the Comprehensive Plan.

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

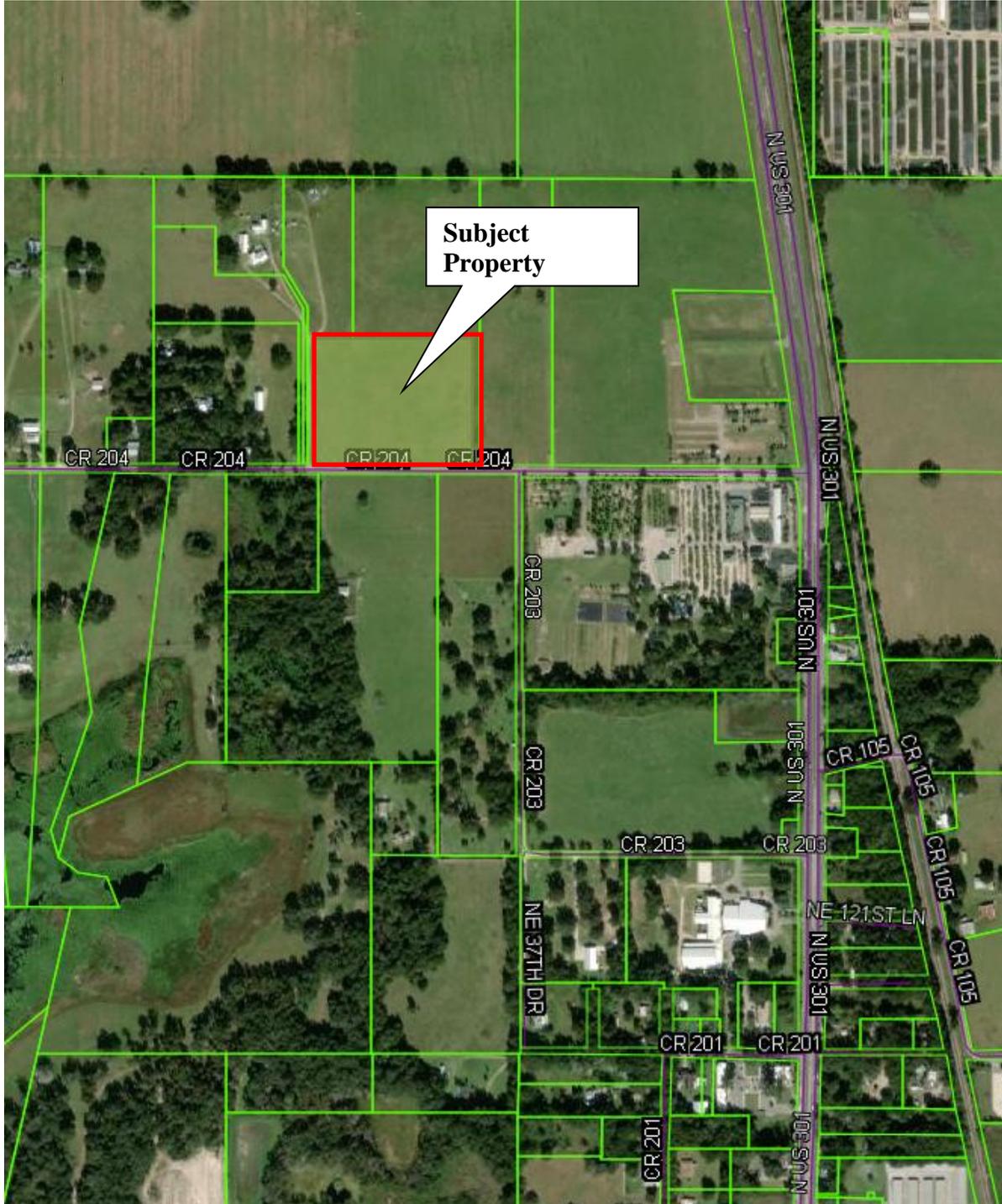
This proposed amendment does not affect the Capital Improvements program as outlined in the Sumter County Comprehensive Plan.

CONCLUSIONS

The proposed amendment is consistent with the applicable policies of the Sumter County Comprehensive Plan. Staff recommends approval.

Notices Sent: 9 (Support/No Objection) 0 (Objection) 0

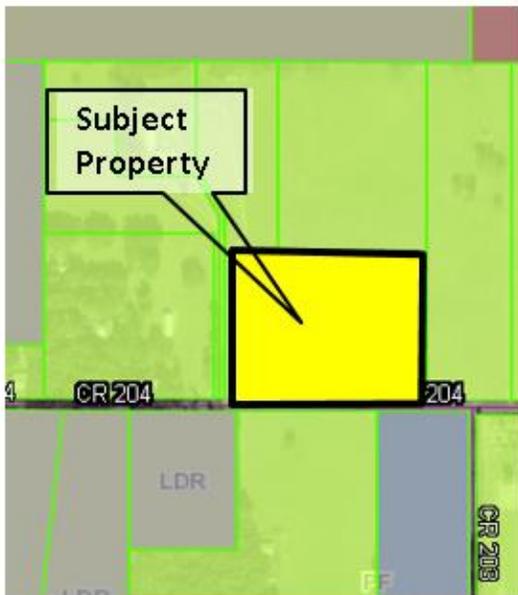
Map 1
General Location of SS2020-0006



Map 2
Current and Proposed Future Land Use Assignments



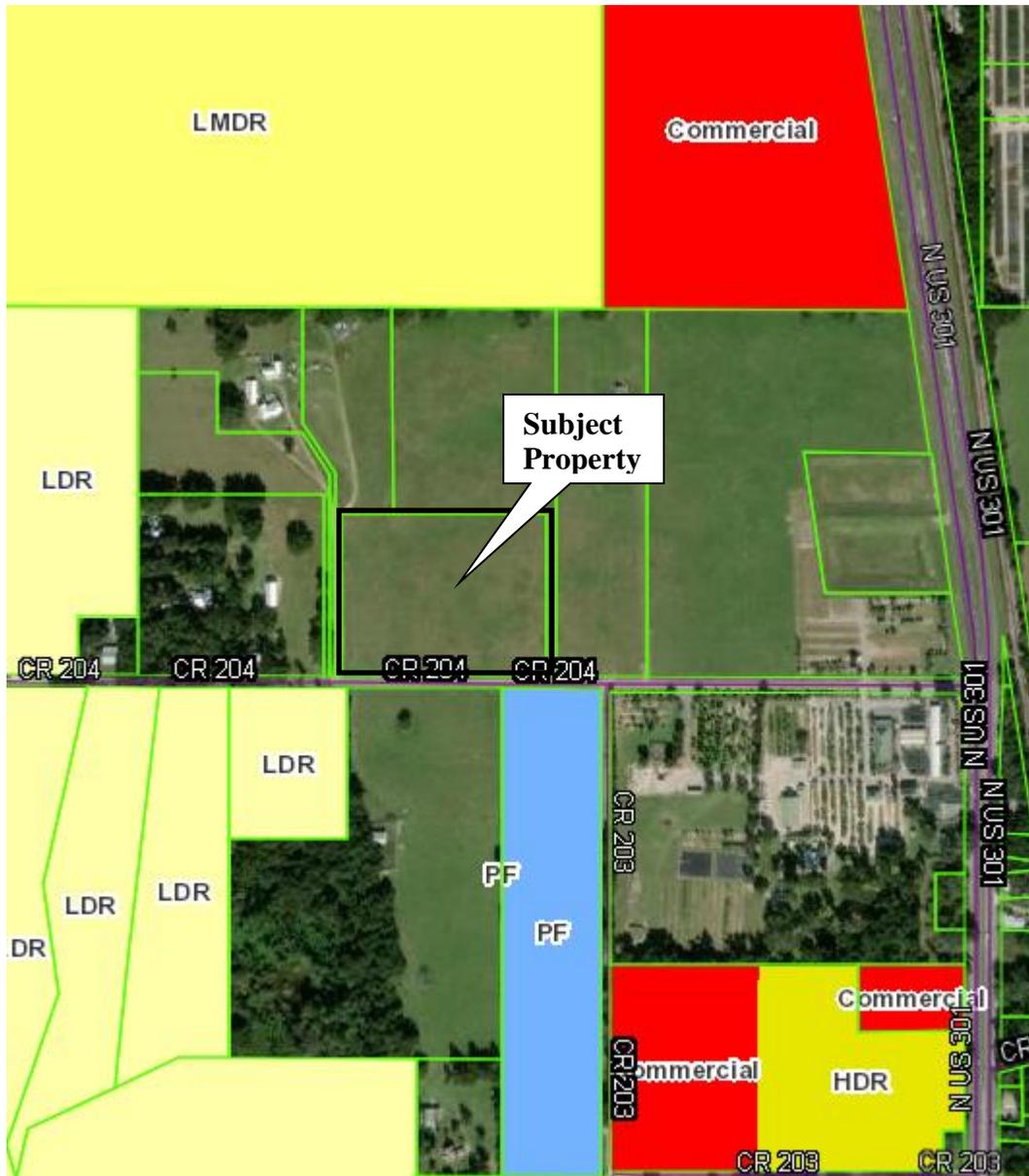
Existing Future Land Use Designations



Proposed Future Land Use Designations

-  Agricultural (County)
-  Rural Residential (County)
-  Public Facility (Wildwood)
-  Residential (Wildwood)
-  Commercial (Wildwood)

Map 3
City of Wildwood Future Land Use Map



Attachment
URBAN SPRAWL ANALYSIS

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed amendment affects 9.9 acres, an insubstantial area of the jurisdiction.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is located within a rapidly urbanizing area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The subject property is not isolated or in an area of strip development.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **There are no wetlands, flood zone or environmentally sensitive areas on the site.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed project will not have an adverse impact on agricultural activities.**
- VI. Fails to maximize use of existing public facilities and services. **The property will be served by private well and septic.**
- VII. Fails to maximize use of future public facilities and services. **The subject property will utilize public facilities when required.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses. **The proposed use of the site will not disproportionately increase the cost of public services in the area.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment does not discourage or inhibit infill activities.**
- X. Fails to encourage a functional mix of uses. **The proposed use at the subject property will contribute to the functional mix of uses.**

- XI. Results in poor accessibility among linked or related land uses. **The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XII. Results in the loss of significant amounts of functional open space. **The subject property does not impact functional open space.**

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property does not contain significant native vegetation or wetlands. This application directs development to an area that does not have an adverse impact on natural resources.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed amendment will not require additional public infrastructure.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit. **The proposed amendment will not affect housing options or transit.**
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The proposed project will not significantly affect the mixture of land uses in the County.**

June 24, 2020

RECEIVED

JUL 09 2020

Sumter County
Development Services

Mr. Reggie Caruthers, CCIM
Accredited Land Consultant
Owner/Broker
Oxford Land Company
11262 N. US 301
Oxford, Florida 34484

RE: Land Use Amendment/Parcels # D07-032 – CR 204, Oxford,
Florida

Good afternoon Reggie,

Please find enclosed the completed Land Use Amendment
Application, Check No. 8814 in the amount of \$1,700.00 and a copy
of the Deed for the property.

Please reach out to my son Sean and myself regarding receipt and
status of the Land Use Amendment.

Thank you for your help.

Regards,



Sheri Siegenthaler
(954) 304-0703
Siegentm@bellsouth.net

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

RECEIVED

Project # _____

PZSM _____

Date Rec'd: _____

JUL 09 2020

Planner: _____

BOCC _____

Sumter County
Development Services

LAND USE AMENDMENT AND/OR REZONING APPLICATION

_____Rezoning_____

X Land Use Amendment (<10 acres)

_____Land Use Amendment (10 acres or more)_____

Applicant Information:

Name of Property Owner(s): Sheri Siegenthaler

Address: 5800 NW 72 Way
Parkland, Florida 33067

Owner Phone: 954 304-0703 Email: Siegentma@Bellsouth.net

Name of Agent: REGGIE CAROTHERS

Address: 11262 N. US 301

OXFORD, FL. 34484

Agent Phone: 352-233-8875 Email: REGGIE@OXFORDLAND.COM

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

BEG 60 FT E OF SW COR OF E 1/2 OF SW 1/4 OF SW 1/4 OF

NE 1/4 RUN 595.29 FT E 731.46 FT S 595.29 FT W 731.75 TO POB LESS

Street Address: CR 204, OXFORD, FLORIDA

CR 204 R/W
ACROSS THE S SIDE
THEREOF

Parcels # D07-032

Current Use: AG

Current Future Land Use: AG

Current Zoning: RR5C

Requested Future Land Use RR Requested Zoning: NA

Acreage requested: 5

Reason for the request:

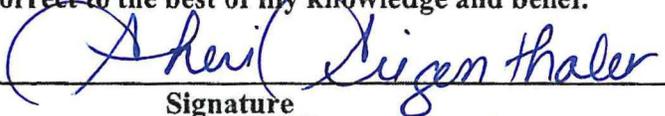
CHANGE THE CURRENT 10 ACRE PARCEL INTO
(2) 5 ACRE PARCELS USABLE FOR SITE BUILT HOMES

The following documents may be required:

1. Deed or other proof of ownership if the property has recently transferred.
2. Signed authorization if applicant is not the land owner
3. A text file of the legal description of the area under application if the legal description is lengthy or complex. NA

All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Sumter County Land Development Code Sec. 13-315(a)(2).

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.

 6/23/2020
Signature Date
Sheri Siegenhaler
Print Name

A public hearing before the Planning and Zoning Special Master (PZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the PZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the PZSM at his/her discretion.