

**Sumter County Planning and Zoning Special Master
October 19, 2020, 6 P.M.
Everglades Recreation Center, 5497 Marsh Bend Trl., The
Villages, FL**

R2020-0015 Antonio and Maria Vargas

Recommendation to the BOCC on rezoning 5.15 acres from A10C (Agriculture) to RR5C (Rural Residential).

Documents:

[R2020-0015 -Vargas - staff report.pdf](#)

[R2020-0015 Application_Public input.pdf](#)

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 19, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 27, 2020**

CASE NO.: R2020-0015

LAND OWNER: Maria Carmen Vaca De Vargas and Antonio Vargas Lara

REQUESTED ACTION: Rezone 5.15 acres MOL from A10C (Agricultural) to RR5C (Rural Residential) in compliance with the Comprehensive Plan.

PARCEL NUMBER: D31-038

LEGAL DESCRIPTION: THE N 644.69 FT OF THE FOLLOWING DESC: BEG AT NW COR OF NW 1/4 OF NE 1/4 RUN S 33 FT TO S R/W OF CR 462 THENCE E 338.74 FT TO POB RUN S 1289.69 FT E 677.64 FT N 1288.88 FT TO S R/W LINE OF CR 462 THENCE W 677.48 FT TO POB LESS THE W 338.63FT; ALL BEING IN SEC 31, TWP 18S, RNG 23E

EXISTING ZONING: A10C

EXISTING USE: vacant

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 5.15 acres MOL

LOCATION: Wildwood area – South side of C 462 E 300-foot west of CR 205B (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in an urbanizing area north of Wildwood. The neighborhood has a mixture of homesites and agricultural uses. Adjacent properties are zoned Agricultural (A10C – south and west), RR5C (east) and R4C/R6C (north) (Map 2).

The RR5C zoning district provides for a rural residential atmosphere where families may reside in one (1) conventional or Class A or B mobile home dwelling unit per parcel and grow food and keep livestock for domestic use (LDC 13-422(a)(1)).

CASE SUMMARY

This rezoning request affects a 5.15-acre parcel that was created as a lot split in compliance with the Comprehensive Plan and Land Development Code provisions. This rezoning will complete the process by assigning an appropriate zoning designation to the new parcel and allow the owner to construct a home on the property.

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.

CASE ANALYSIS:

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

- a) Change of conditions, or absence of changed conditions.
This lot was lawfully created as a lot split. Rezoning will reflect the smaller lot size.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to build a house on property.
- 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 and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 37 (Support/no comment) 2 (Oppose) 1

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>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

_____ Land Use Amendment (<10 acres)

_____ Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): Antonio & Maria Vargas

Address: E CR 462, Wildwood, FL

Owner Phone: 352.461.7206 Email: _____

Name of Agent: TDSE, Inc.

Address: 3321 NE 37th place
Wildwood, FL

Agent Phone: 352.748.6655 Email: tadamrae@tdscreens.com

Property Information:

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

See attached

Street Address: E CR 462, Wildwood, FL

Parcels # D31-038 Current Use: land

Current Future Land Use: SFR Current Zoning: A10C

Requested Future Land Use SFR Requested Zoning: RR5C

Acreage requested: _____

Reason for the request: Would like to build
a single family residence.

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

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.

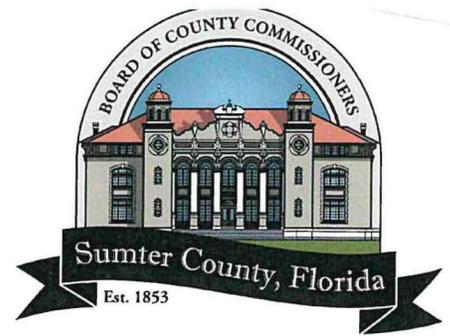
Antonio Vargas _____ 7-22-2020
Signature Date

Antonio Vargas
Print Name

A public hearing before the Zoning Special Master (ZSM) 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 ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



August 24, 2020

DE VARGAS MARIA CARMEN VACA &
8772 CR 209
WILDWOOD, FL 34785

RECEIVED

AUG 31 2020

Sumter County
Development Services

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of Antonio and Maria Vargas (see map on reverse). The property is being considered at a public hearing for rezoning.

CASE# **R2020-0015** - **Rezone 5.15 acres from A10C to RR5C to allow construction of a home.**

A **public hearing** before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785** on **September 21, 2020, at 6:00 p.m.**

The recommendations of the Planning and Zoning Special Master will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **October 13, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400, ext. 4750

- I support the above.
 I have no comment on the above.
 I do not support the above for the following reason(s): _____

Please return no later than **September 14, 2020**

RE: CASE# **R2020-0015**

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

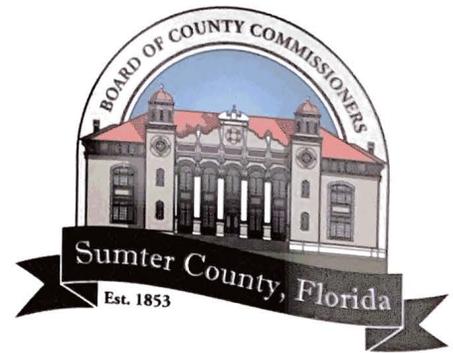
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Board of County Commissioners Sumter County, Florida

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October 5, 2020

462 INVESTMENT PROPERTIES LLC
5080 CR 125 B-1
WILDWOOD, FL 34785

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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): _____

Please return as soon as possible.

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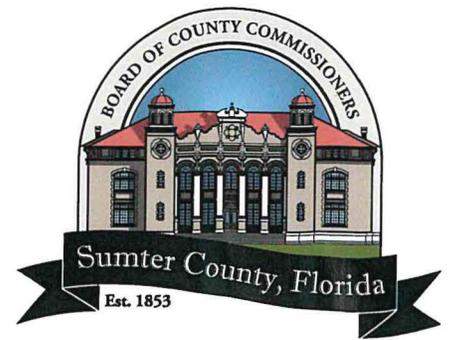
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Website: <http://sumtercountyfl.gov>



RECEIVED

SEP 24 2020

Sumter County
Development Services

September 3, 2020

BAILON EFRAIN & QUEZADA DALIA
12364 NE 48TH LOOP
OXFORD, FL 34484

NEW MEETING DATE * NEW MEETING DATE * NEW MEETING DATE

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I support the above.

I have no comment on the above.

Daisy Baitly do not support the above for the following reason(s): *I do not support the proposed rezoning because I believe that will negatively impact the value of my property located directly behind it at 3653 EC-462, Wildwood, FL 34785.*

Please return no later than **September 28, 2020**

RE: CASE# **R2020-0015**

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(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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(352) 689-4400
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