

**Sumter County Planning and Zoning Special Master
March 02, 2020, 6 P.M.
Everglades Recreation Center, 5497 Marsh Bend Trl., The
Villages, FL**

S2020-0003 Frank Neilson for NR3 Acquisitions LLC

Minor special use permit to allow for a private landing strip.

Documents:

[S2020-0003 application_public input_ADA.pdf](#)
[S2020-0003 Staff report_Neilson_ADA.pdf](#)

R2020-0015 Antonio and Maria Vargas

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

Documents:

[R2020-0015 Application_Public input_ADA.pdf](#)
[R2020-0015 -Vargas - staff report_ADA.pdf](#)
[Public Input Bailon-Dalia.pdf](#)

R2020-0016 Mae Steele

Recommendation to the BOCC on rezoning five acres from A10C (Agricultural) to RR5C (Rural Residential).

Documents:

[R2020-0016 Steele Application_Public Input_ADA.pdf](#)
[R2020-0016 -Steele - staff report_ADA.pdf](#)

R2020-0017 Zaria Shaw

Recommendation to the BOCC on rezoning five acres from A10C (Agricultural) to RR5 (Rural Residential).

Documents:

[R2020-0017 Shaw Application_ADA.pdf](#)
[R2020-0017 -Shaw - staff report_ADA.pdf](#)

R2020-0021 Timothy and Rachal Hardy

Recommendation to the BOCC on rezoning 0.25 acres from R4C (Residential-Conventional Housing) to R4M(Residential – Allowing for mobile homes).

Documents:

[R2020-0021 Hardy Application_ADA.pdf](#)
[R2020-0021 -Hardy - staff report_ADA.pdf](#)

SS2020-0007 Springstead Engineering for Collop Transport Original Village Mover, Inc

Recommendation to the BOCC on changing the future land use assignment on 3.8 acres from Agriculture to Commercial.

Documents:

[SS2020-0007 R2020-0018 Springstead for Village Mover - Application_ADA.pdf](#)
[SS2020-0007- Village Movers staff report - ADA.pdf](#)

R2020-0018 Springstead Engineering for Collop Transport Original Village Mover, Inc

Recommendation to the BOCC on rezoning 3.8 acres from RR1C (Rural Residential) to CP (Planned Commercial) in conjunction with SS2020-0007.

Documents:

[SS2020-0007 R2020-0018 Springstead for Village Mover - Application_ADA.pdf](#)
[R2020-0018- Village Movers staff report_ADA.pdf](#)

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>

Parcels K29-005 and K29-006

Project # S2020-0003
Date Recv'd: 7-27-2020
Planner: SUE Farnsworth

ZAB date 9-21-2020 6 pm, TVSCSC
BOCC date _____ Rm 102 - address above.

SPECIAL USE PERMIT APPLICATION

Residential _____ Commercial

(Minor requests are approved by ZAB-- Major requests approved by BOCC)

Request: (Additional information may be attached)

Private Runway for private use.
I am a private pilot & so is my wife. We have
2 airplanes & would like to build a 4000' x 75' Runway
on our property. In sumter County where we are going to
Retire & Build a home as well.

Applicant Information:

Name of Petitioner(s): Frank & Christina Neilson

(or Company/Corp. Name)

Mailing Address: 10355 Flowers Ave

ORL. FL 32825

Phone: 407-509-4017 Email: neilsonfrank@yahoo.com

Mobile: Same. Fax: N/A.

Property Information:

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

The SE 1/4 of The S 1/2 of The NE 1/4

Street Address: 2521 SE 42nd Dr sumterville FL 33585

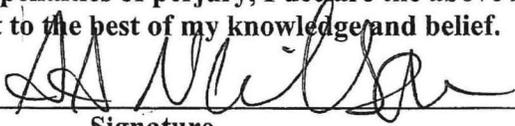
Parcels # 22 55 SE 42nd Dr sumterville FL 33585 Current Use: _____

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Site plan/sketch (showing how property will be used – if applicable)
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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.



 Signature

 7-22-2020
 Date

Frank Neilson

 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.

Building permits may be required following approval before business can be conducted.

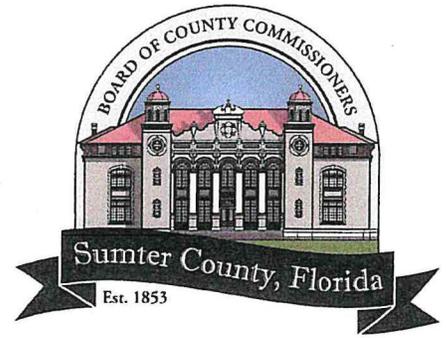


The entire property on top is our property
The runway is indicated by the black straight
line subject to FAA approval however, it may
change by FAA recommendation of prevailing
wind for this area by as much as 30°

"the entire property on top is our property. the runway is indicated by the black straight line subject to FAA approval. However, it may change by FAA recommendation of prevailing wind for this area by as much as 30 degrees."

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

KUSCH LARRY W & ANNETTE
13170 61ST STREET NORTH
WEST PALM BEACH, FL 33412

RECEIVED

SEP 09 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 NR3 Acquisitions, LLC (AKA Frank and Christina Neilson) (see map on reverse). The property is being considered at a public hearing for a minor special use

CASE# **S2020-0003** - Minor Special Use Permit to allow for a private runway.

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 property is generally located at the south terminus of SE 42nd Dr. (see map on reverse)

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): PRIVATE NUISANCE NOISE - DE VALUE OUR PROPERTY - LOCAL BIRD AND WILDLIFE DISRUPTION - POLLUTION LANDING AND TAKING OFF - SAFETY CONCERNS - LOW FLYING

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

RE: CASE# **S2020-0003**

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

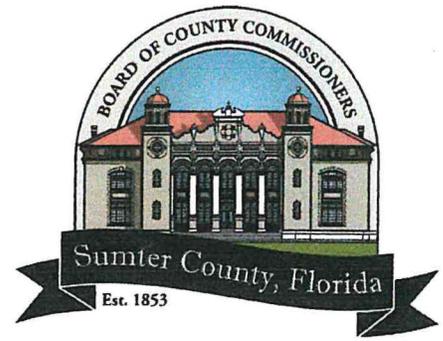
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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

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RECEIVED

SEP 10 2020

Sumter County
Development Services

August 24, 2020

NABERS JOHN M
PO BOX 6
WINDERMERE, FL 34786

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of NR3 Acquisitions, LLC (AKA Frank and Christina Neilson) (see map on reverse). The property is being considered at a public hearing for a minor special use

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

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Vice Chairman
(352) 689-4400
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Wildwood, FL 34785

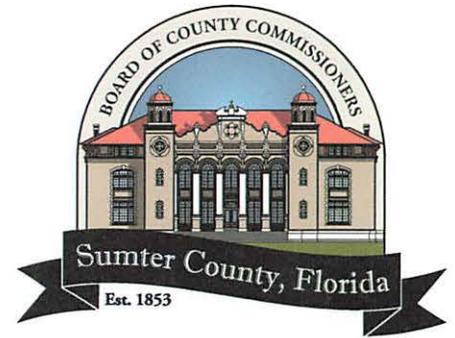
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September 3, 2020

HICKORY HAMMOCK OF SUMTER COUN
616 S ROLAND ST
BUSHNELL, FL 33513

MEETING HAS BEEN RESCHEDULED – NEW DATE

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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):

TO ME THIS IS NOT A MINOR SPECIAL USE. WE DON'T NEED PLANE AND THE NOISE THEY BRING WITH THEM

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

RE: CASE# **S2020-0003**

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
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Garry Breeden, Dist 4
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7375 Powell Road
Wildwood, FL 34785

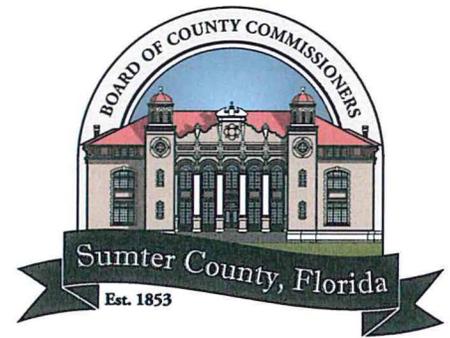
Bradley S. Arnold,
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Website: <http://sumtercountyfl.gov>



September 3, 2020

WOOD RANDALL N & JULIE A
PO BOX 284
CLEWISTON, FL 33440

MEETING HAS BEEN RESCHEDULED – NEW DATE

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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): I am the property owner on the north side of Frank Neilson's property and am opposed to having low flying airplanes either taking off or coming in for a landing over my property. It could negatively effect property values and would be noisy, disruptive and potentially dangerous.

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

RE: CASE# **S2020-0003**

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

Don Burgess, Dist 3
Chairman
(352) 689-4400
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Bushnell, FL 33513

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

SUMTER COUNTY MAJOR SPECIAL USE PERMIT

PLANNING AND ZONING SPECIAL MASTER

October 5, 2020

CASE NO. S2020-0003

APPLICANT: Frank Neilson for NR3 Acquisitions LLC

REQUESTED ACTION: Minor Special Use Permit for a private runway.

PARCEL NUMBER: K29-005 and K29-006

LEGAL DESCRIPTION: THE S 1/2 OF THE NE ¼ AND THE SE ¼ OF SEC 29, TWP 20 S, RNG 23 E.

CURRENT USE: Pasture

FUTURE LAND USE: Agricultural

PARCEL SIZE: 240 acres MOL.

LOCATION: Sumterville area – south of of SE 42nd Dr (Map 1)

CASE SUMMARY:

The applicant is requesting a minor special use permit to allow construction and operation of a private airstrip for personal use. The property owners are private pilots. They own two airplanes that they use for personal use. They plan to retire to the subject property and are requesting to be able to construct a 4000-ft runway for their personal use. The runway is to be located at least 300-ft from the west property line (Attachment). Exact location and orientation of the runway will be adjusted according to FAA recommendations.

The subject property is 240 acres in size and is currently in agricultural use. It is in a rural area with extensive agricultural lands and rural estates on acreage. The closest neighboring residence is approximately 800-ft west of the property. The subject property abuts the City of Wildwood on the east and south. Land within the City of Wildwood is owned by The Villages developer and is currently in agricultural use. Adjacent properties in the unincorporated county are zoned A10C and properties within the City of Wildwood are zoned ARD (Adult Retirement Development) (Map 2)

The application site is located in a rural area surrounded by rural homesites and agricultural uses. Homes in the area are on parcels ranging from ten to eighty acres in size. There are also large agricultural parcels in the area. The area is designated Agricultural on the Future Land Use Map

and individual parcels are zoned Agricultural (A10C) and Rural Residential (RR1, RR1C, RR5 and RR5C) (see Map).

CASE ANALYSIS:

Pursuant to Section 13-332, Sumter County Land Development Code, the proposed special use must meet the following requirements for approval (Staff's review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.
Airports are permitted within the A10C district with a special use approval.
- b. The use must be compatible with surrounding existing and anticipated uses.
The surrounding area is agricultural in nature. The airstrip is 300-ft from the closest neighboring parcel.
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, or parking congestion, generate traffic that exceeds the capability of roads and streets serving the use, or otherwise affect public safety.
The proposed use will not adversely affect the public interest. It will not generate additional traffic or create a hazard on adjacent agricultural properties.
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions which may pose a danger to life, health or property.
The property is physically suitable for the proposed use. The property is very large. It contains a mosaic of floodzone areas. Any development that impacts the floodzones will be required to meet FEMA floodplain requirements.
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.
The proposed facility will not pose an adverse effect on the environmental, public health, safety or public welfare.
- f. Proposed improvements and the level of cooperation by the developer shall be considered.
The applicant has been cooperative.
- g. Unless specifically provided otherwise, the use shall comply with this code.
The proposed project will comply with LDC requirements. A floodplain development permit will be required for any fill added within the regulated floodplain

The following additional requirements must be considered in reviewing special uses (Sec 13-232(2)).

a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.

The proposed track will not infringe on the rights of surrounding landowners. Use of the runway will be limited to the landowners and their guests. There is adequate acreage to minimize impacts on adjacent neighbors.

b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of Transportation, the Florida Highway Patrol and the sheriff's office in making this determination.

The proposed project will be limited to the landowner and their guests. This will not generate significant traffic.

c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

Due to the size of the property no screening or buffers are proposed.

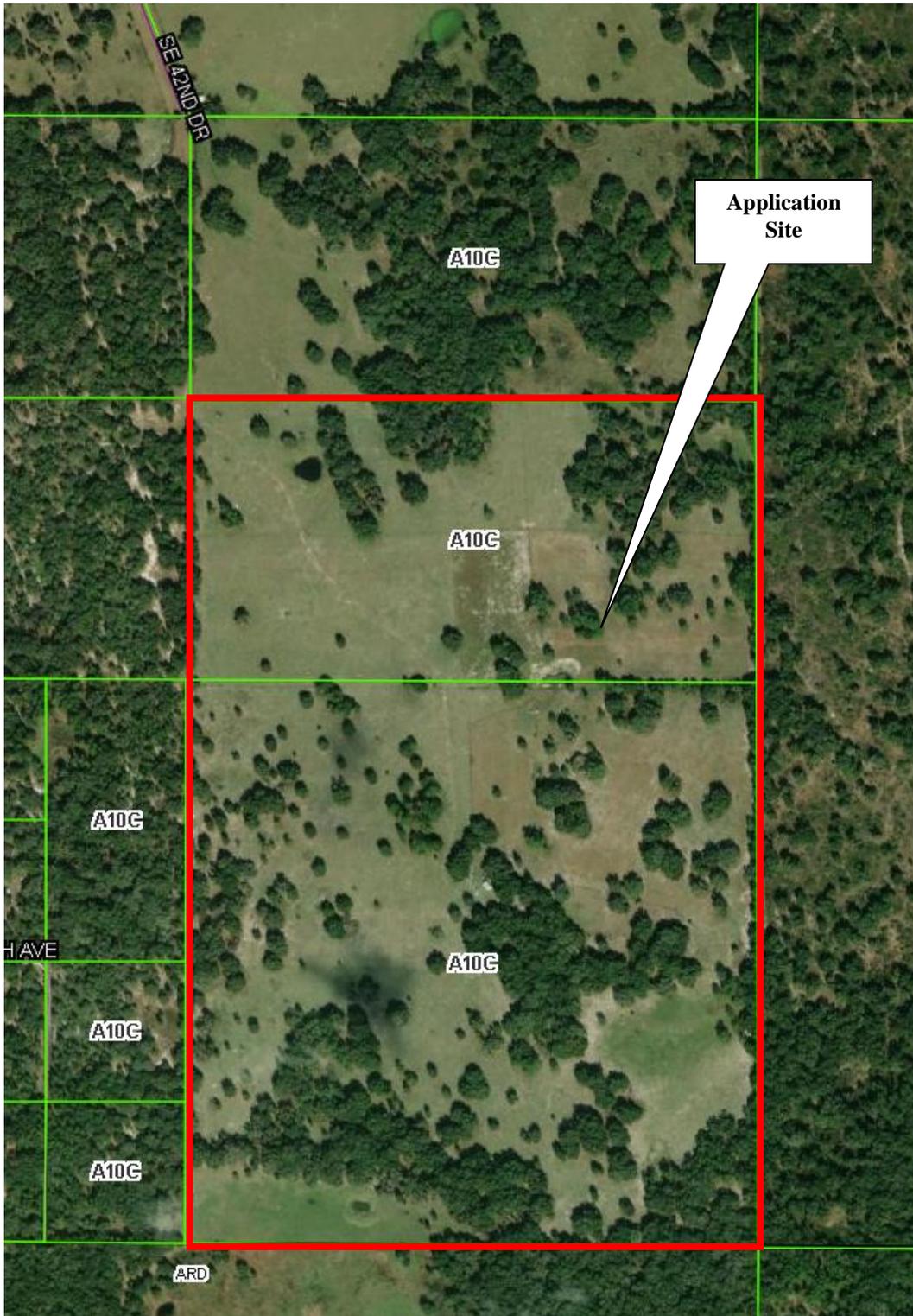
DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff has deemed the requested application in compliance with the minimum application requirements of the Sumter County Land Development Code and recommends approval with the following conditions:

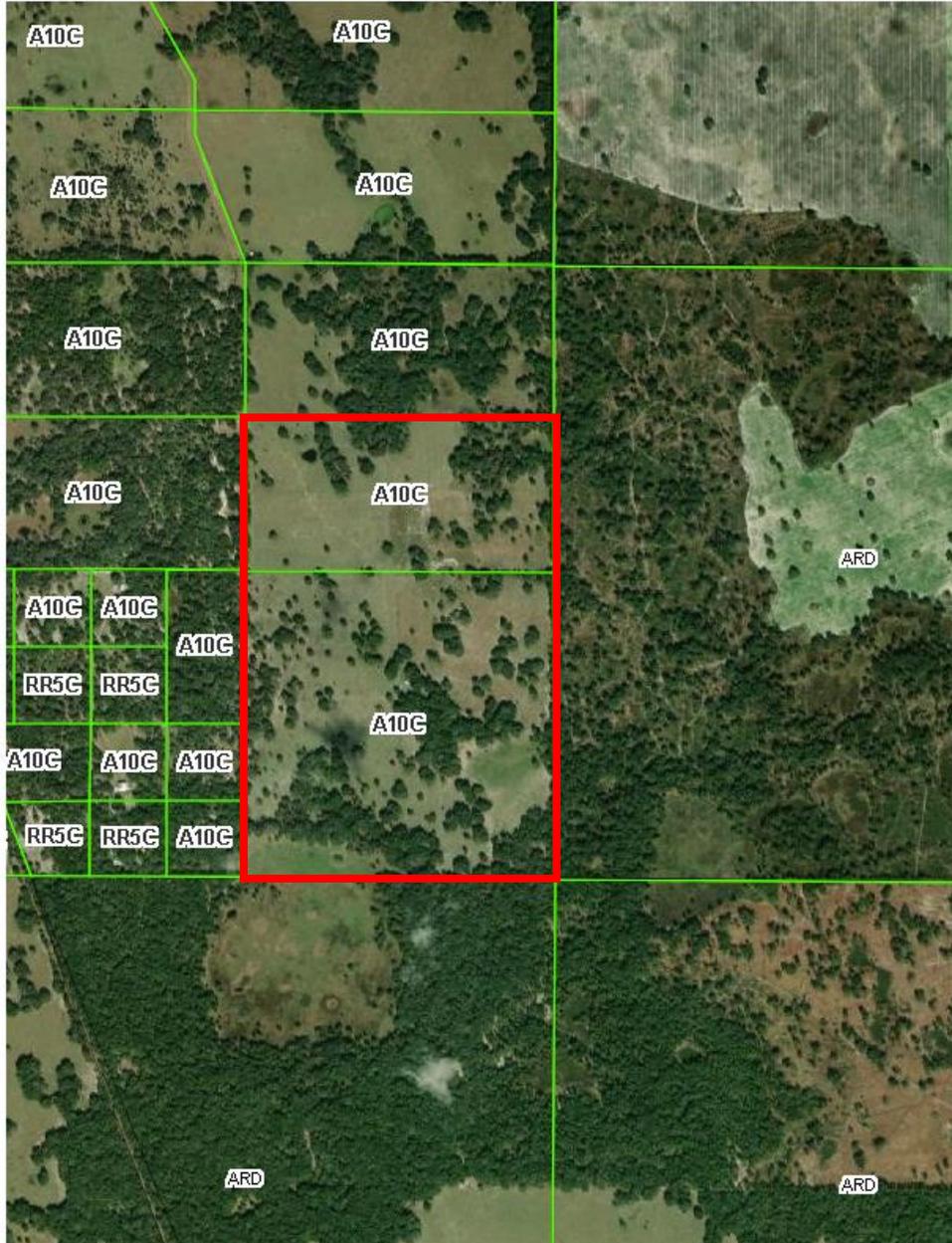
1. This special use approval allows the development and operation of a private runway for use as an accessory to the residential and agricultural use of the property.
2. A minor site plan permit application, with a letter from a licensed engineer verifying compliance with LDC floodplain fill standards, shall be submitted within four years. Site construction shall be complete within five years.
3. Use of the runway is limited to the landowner, family, and friends. Commercial use, public events, and publically advertised events are prohibited. Use of the runway shall not be advertised or made available by reservation.
4. The runway shall maintain at least a 300-foot setback from all property lines with adjacent landowners.
5. The landowner shall comply with all federal and state regulations and registration requirements pertaining to the use of the runway.

Notices Sent: 7 (No Objection) 1 (Objection) 3

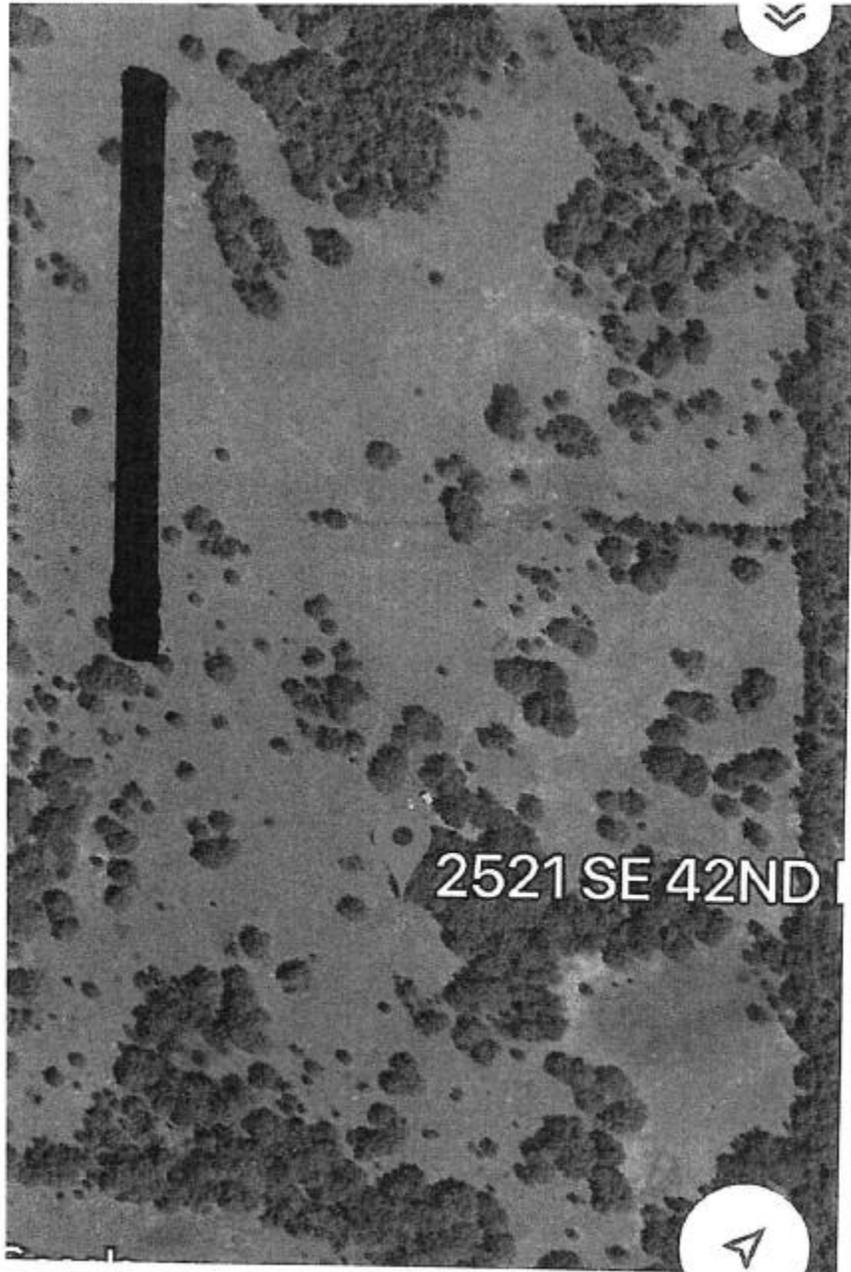
**Map 1
General Location**



Map 2
Surrounding Zoning Assignments



Attachment
Proposed Runway Location



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: tadamrsae@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.

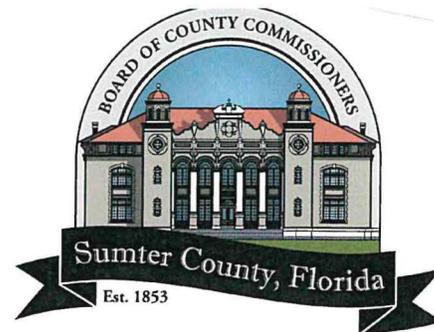
Antonio Vargas _____ 7-22-2020
Signature Date

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

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August 24, 2020

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

RECEIVED

AUG 31 2020

Sumter County
Development Services

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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.**

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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): _____

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Chairman
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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

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 5, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 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:

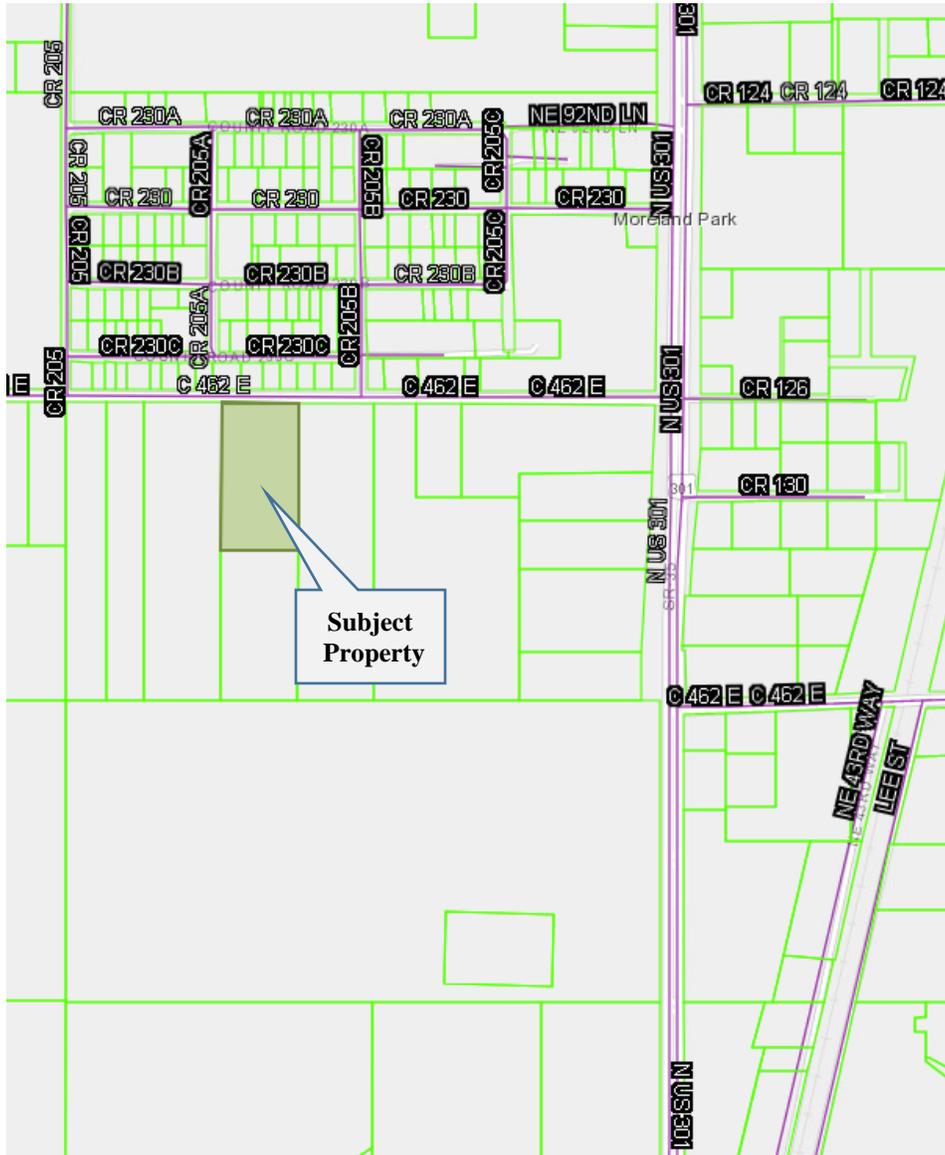
- a) Change of conditions, or absence of changed conditions.
This lot was lawfully created as a lot split. Rezoning will reflect the smaller lot size.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to 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.

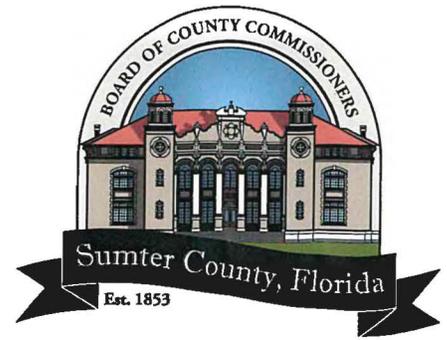
Notices Sent: 37 (Support/no comment) 1 (Oppose) 1

Map 1
General Location of R2020-0015



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>



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

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 **October 5, 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.

Janis Bailey 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

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
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Bushnell, FL 33513

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

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): Mae Willis Steele

Address: 11423 CR 727 Webster, FL

33597

Owner Phone: (352) 793-2208 Email: molandsmae@netzero.net

Name of Agent: N/A

Address: _____

Agent Phone: _____ Email: _____

Property Information:

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

North Parcel

The North 336.00 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South,

Range 23 East, Sumter County, Florida. CR 727 across the west side thereof.

Street Address: 11423 CR 727 Webster, FL 33597

Parcels # T07-007

Current Use: Agriculture

Current Future Land Use: _____

Current Zoning: Improved Pasture/Ag.

Requested Future Land Use _____ Requested Zoning: RR5C

Acreege requested: 5.006 acres

Reason for the request: To build a home and have a small farm.

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.

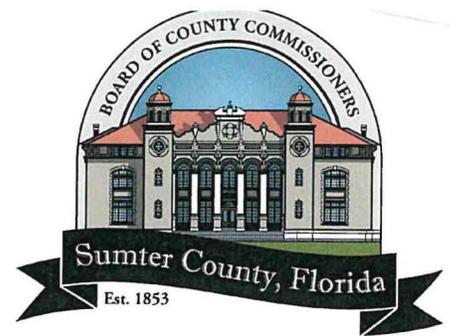
Mae Willis Steele _____ 8/6/2020
Signature Date

Mae Willis Steele
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
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7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
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Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
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215 East McCollum Avenue
Bushnell, FL 33513

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

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 5, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020**

CASE NO.: R2020-0016

LAND OWNER: Mae Willis Steele

REPRESENTATIVE: Danielle Jaffa

REQUESTED ACTION: Rezone 5 acres MOL from A10C (Agricultural) to RR5C (Rural Residential) in compliance with the Comprehensive Plan.

PARCEL NUMBER: A portion of T07-007

LEGAL DESCRIPTION: THE NORTH 336 FEET OF THE W 1/2 OF SW1/4 OF NE1/4 LESS RD R/W; ALL BEING IN SEC 7, TWP 22S, RNG 23E

EXISTING ZONING: A10C

EXISTING USE: vacant

FUTURE LAND USE: Agriculture

PARCEL SIZE: 5 acres MOL

LOCATION: Webster area – East side of CR 727, 1000-foot north of CR 721 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in a rural agricultural area south of Webster. The neighborhood has a mixture of homesites and agricultural uses. Adjacent properties are zoned Agricultural (A10C – south and east), RR1/RR5C (north) and R2M (west) (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 five-acre parcel that was recently 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:

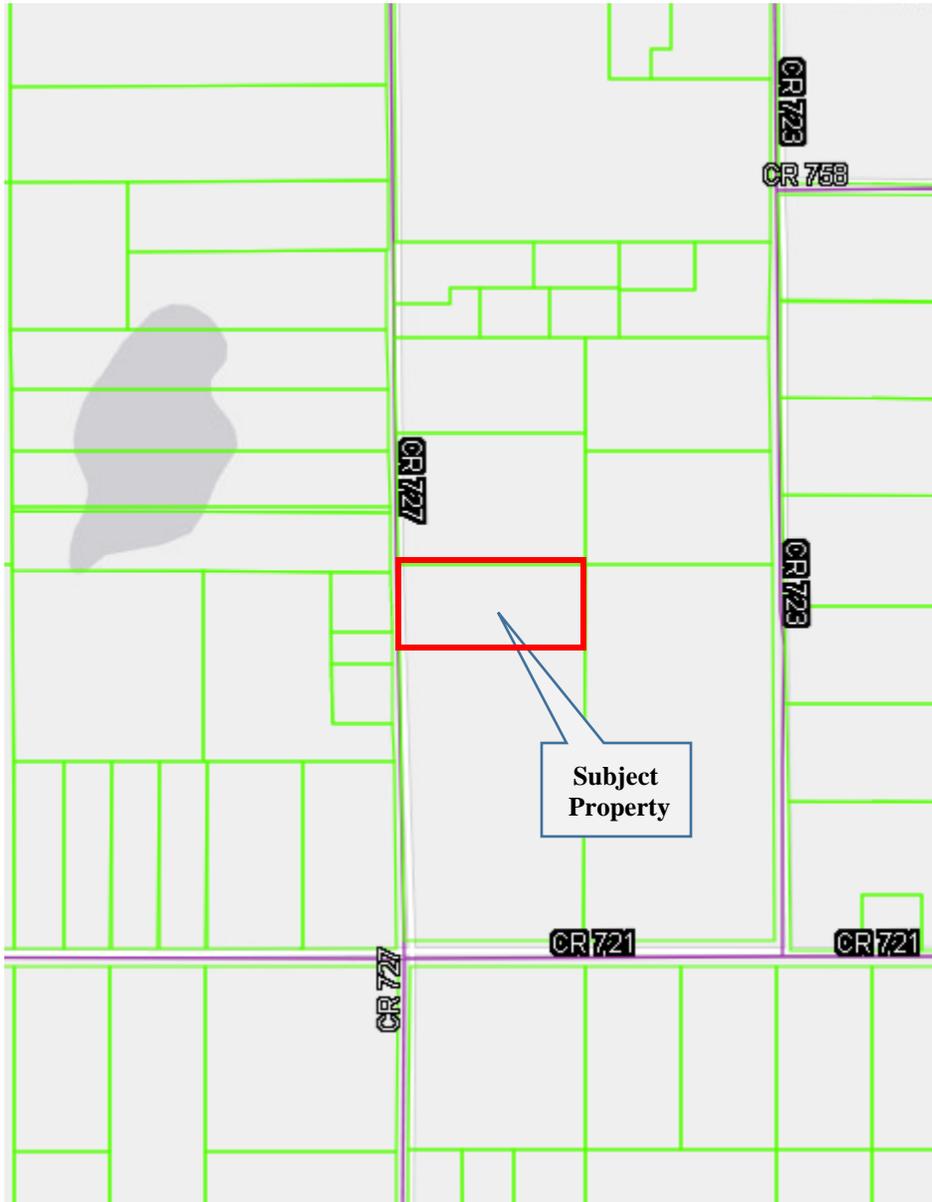
- a) Change of conditions, or absence of changed conditions.
This lot was recently created as a lot split. Rezoning will reflect the smaller lot size.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to 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

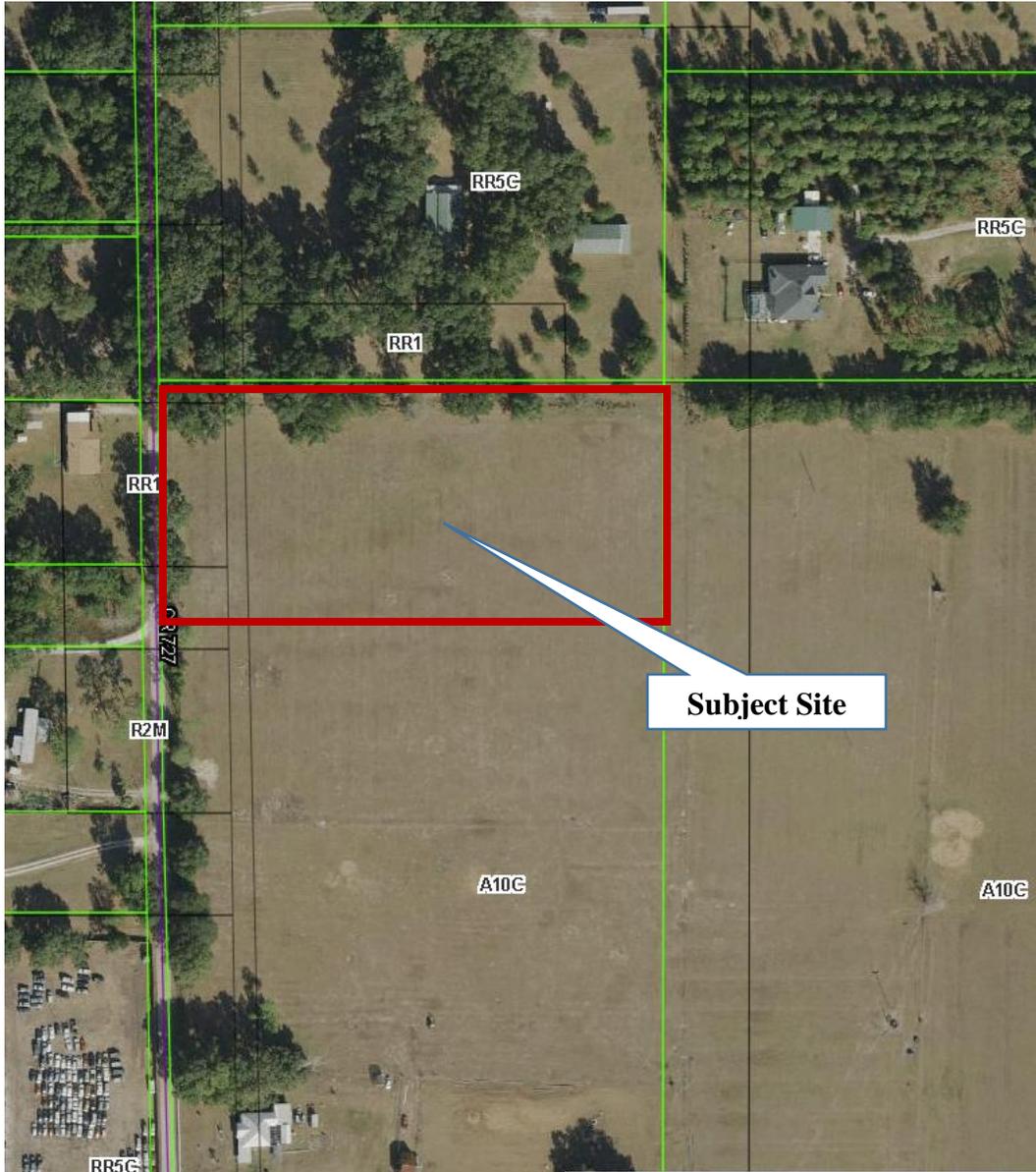
Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 15 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0016



Map 2
Surrounding Area with Zoning Designations
R2020-0016



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): Zaria Shaw

Address: 713 Pelican Ct Kissimmee, Florida, 34759

Owner Phone: 321-614-5509 Email: Wp21736@gmail.com

Name of Agent: Mohamed I. Shaw

Address: 713 Pelican Ct Kissimmee, Florida, 34759

Agent Phone: 321-684-9427 Email: shaw4219@gmail.com

Property Information:

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

See Deed

Street Address: N/A

Parcels # Q23-033 Current Use: Pasture

Current Future Land Use: AG Current Zoning: A10C

Requested Future Land Use N/A Requested Zoning: _____

Acres requested: 5 ac +/-

Reason for the request:

Bring a parcel into zoning conformance and allow the construction of a home on the parcel

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.

Signature _____ Date _____

Zaria Shaw

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.

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 5, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020**

CASE NO.: R2020-0017

LAND OWNER: Zaria Shaw

REPRESENTATIVE: Mohamed Shaw

REQUESTED ACTION: Rezone 5 acres MOL from A10C (Agricultural) to RR5 (Rural Residential) in compliance with the Comprehensive Plan.

PARCEL NUMBER: Q23-033

LEGAL DESCRIPTION: COMM AT SE COR OF SW 1/4 OF SE 1/4 RUN S 89 DEG 25 MIN 09 SEC W 145.93 FT TO E/LYR/W LINE OF CR 469 N 26 DEG 22 MIN 50 SEC W 339.49 FT TO POB CONT N 26 DEG 22 MIN 50 SEC W 125 FT N 62 DEG 26 MIN 13 SEC E 490.30 FT N 26 DEG 22 MIN 50 SEC 444.22 FT N 62 DEG 26 MIN 13 SEC E 274.96 FT S 26 DEG 22 MIN 50 SEC E 569.22 FT S 62 DEG 26 MIN 13 SEC W 765.26 FT TO POBALL BEING IN SEC 23, TWP 21S, RNG 23E

EXISTING ZONING: A10C

EXISTING USE: vacant

FUTURE LAND USE: Agriculture

PARCEL SIZE: 5 acres MOL

LOCATION:

Center Hill area – East side of C-469, 0.4 miles south of CR 710(Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in an agricultural area near Center Hill. The area has a mixture of rural homesites and agricultural uses. Adjacent properties are zoned Agricultural (A10C) (Center Hill A10C on the west and County A10C on the north, south and east) (Map 2). Surrounding uses include pasture and a cell tower. The property is in the Center Hill Joint Planning area but does not have central utilities available.

The RR5 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 five-acre parcel that was created in 2006 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 recently 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: 5 (Support/no comment) 1 (Oppose) 0

Map 1
General Location of R2020-0017



Map 2
Surrounding Area with Zoning Designations
R2020-0017



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 # R2070-0021
Date Rec'd: 9/3/2020
Planner: Sue

ZSM 10/5/2020 6pm
BOCC 10/13/2020 5:30 pm

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): Timothy and Rachal Hardy

Address: PO Box 15074, Brooksville, FL 34604

Owner Phone: 479-633-9362 Email: franhardy1972@yahoo.com

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Property Information:

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

Lot 9 Emert Acres

Street Address: _____

Parcels # F32U009 Current Use: vacant

Current Future Land Use: RR Current Zoning: R4C

Requested Future Land Use NA Requested Zoning: R4M

Acreage requested: 0.25 ac MOL

Reason for the request:

Allow for installation of mobile home

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.

 9/3/2020
Signature Date

Tim Hardy
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.

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 5, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020**

CASE NO.: R2020-0021

LAND OWNER: Timothy and Rachal Hardy

REQUESTED ACTION: Rezone 0.25 acres MOL from R4C (Residential-conventional housing) to R4M (Residential-allowing for mobile homes).

PARCEL NUMBER: F32U009

LEGAL DESCRIPTION: LOT 9 EMERT ACRES

EXISTING ZONING: R4C

EXISTING USE: vacant

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 0.25 acres MOL

LOCATION: Lake Panasoffkee area – East side of CR-436, 350-ft north of NW 15th Ter (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in a vacant lot in a suburban residential area with a mixture of mobile homes and site built homes. The parcel is situated between a mobile home subdivision on the west (Holly Haven) and a neighborhood with site-built homes on the east (Tracy's Point). The landowner is requesting this rezoning to allow for the installation of a Class B mobile home.

The subject property is surrounded by parcels zoned R4C (east, north, and south) and R4M (west) (Map 2). There is a canal between the property and homes in Tracy's Point. The lot orients toward the west which is dominated by mobile home development.

CASE SUMMARY

This rezoning request affects an existing residential lot in Lake Panasoffkee. The applicant recently purchased the property and desires to install a mobile home.

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:

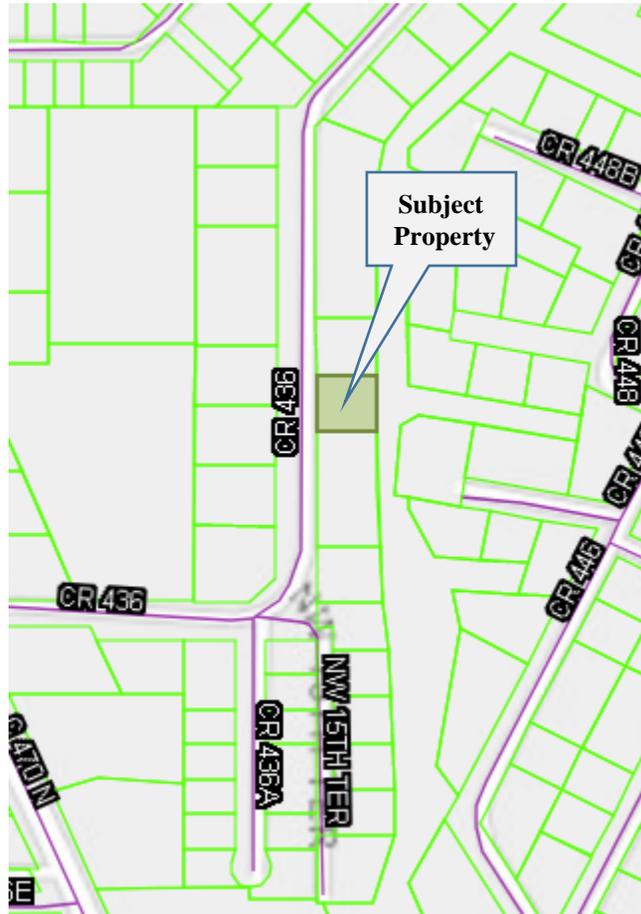
- a) Change of conditions, or absence of changed conditions.
There have been no recent changes in the property.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to build the home of their choice 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: 50 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0021



Map 2
Surrounding Area with Zoning Designations
R2020-0021



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): _____

Address: _____

Owner Phone: _____ Email: _____

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Property Information:

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

Street Address: _____

Parcels # _____ Current Use: _____

Current Future Land Use: _____ Current Zoning: _____

Requested Future Land Use Commercial Requested Zoning: Planned Commercial (CP)

Acreage requested: 3.80 Acres

Reason for the request:

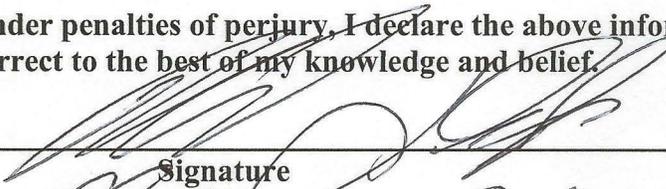
Applicant seeks approval to utilize the property for remote indoor warehousing of temporary moving related storage items.

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- 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)**

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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.



Signature 20 July 20
Date

Michael J Colap

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

Development Services Department

Planning Services Division

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

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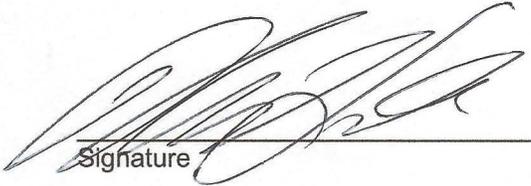
Authorization Form for Corporation

State of Florida
County of Sumter

I/we, the undersigned as the President () Vice President of Collup Transport Original Village Mover, Inc., Inc., and as the () Applicant Owner hereby authorize David Springstead/Springstead Engineering, Inc. to act as my/our agent in connection with the Rezoning () Comprehensive Plan Amendment () Special Use Permit () Temporary Use Permit () Conditional Use Permit () Operating Permit () Variance () Site Development () Other:

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

Legal Description:



Signature

Michael Collop, DPST

Printed Name:

Signature

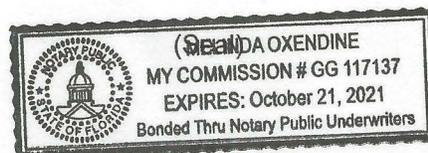
Printed Name:

SWORN TO and subscribed before me this 20th day of July, 2020, by Michael Collop, who is personally

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Notary Public, State of Florida
My Commission expires:



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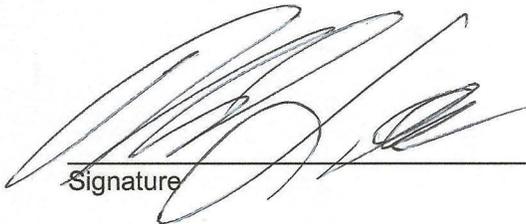
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Printed Name:

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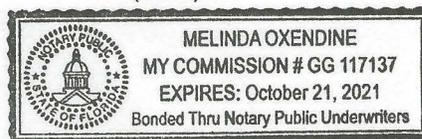
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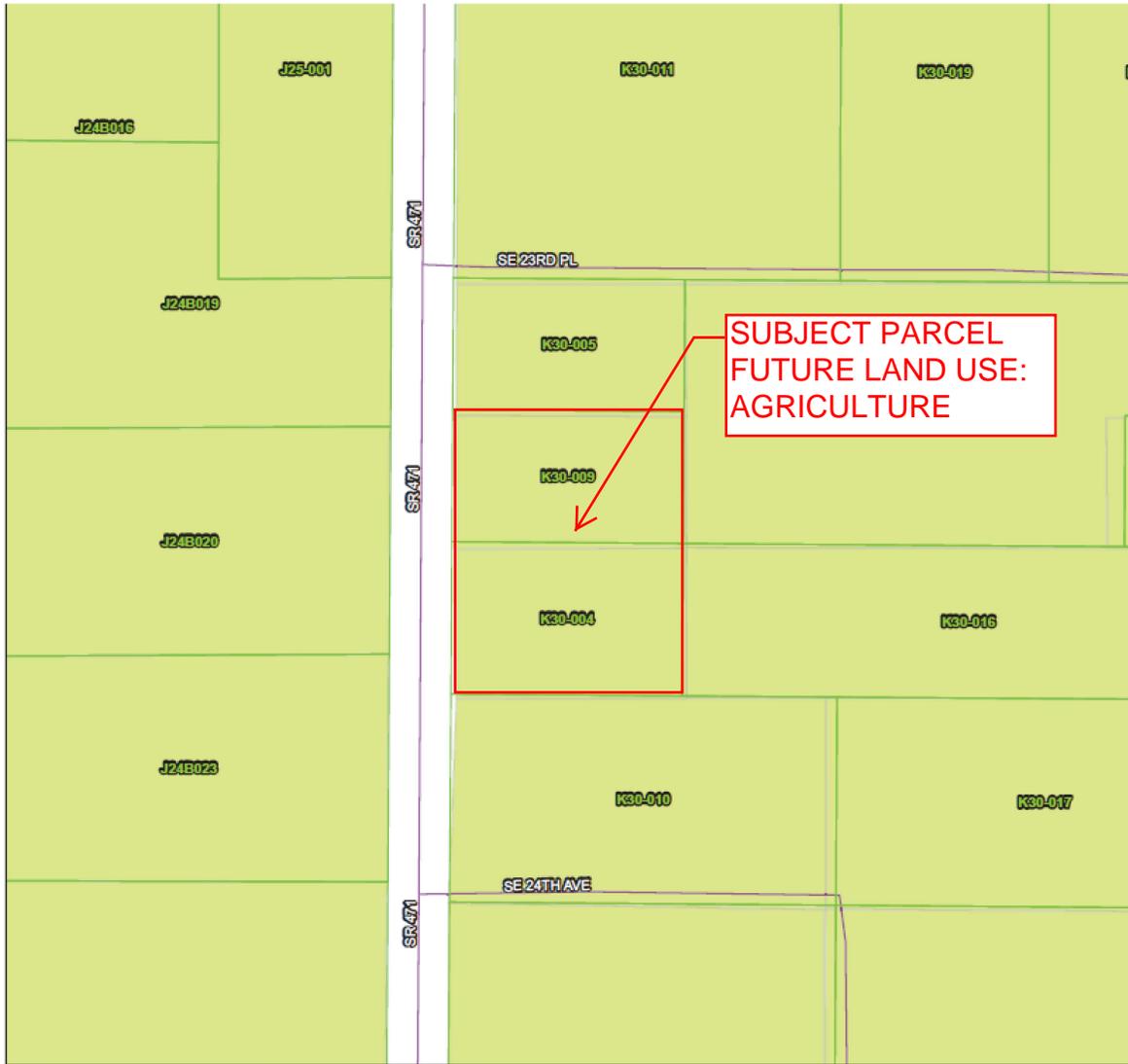
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(Seal)



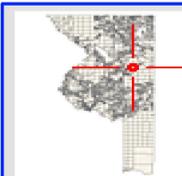
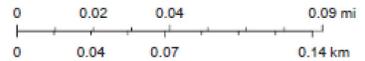


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Unincorporated Future Land Use

- Agriculture
- Parcel Labels
- Parcels
- Road Centerlines

1:2,257



Village Mover, Inc. Warehouse Project

Existing Future Land Use Map



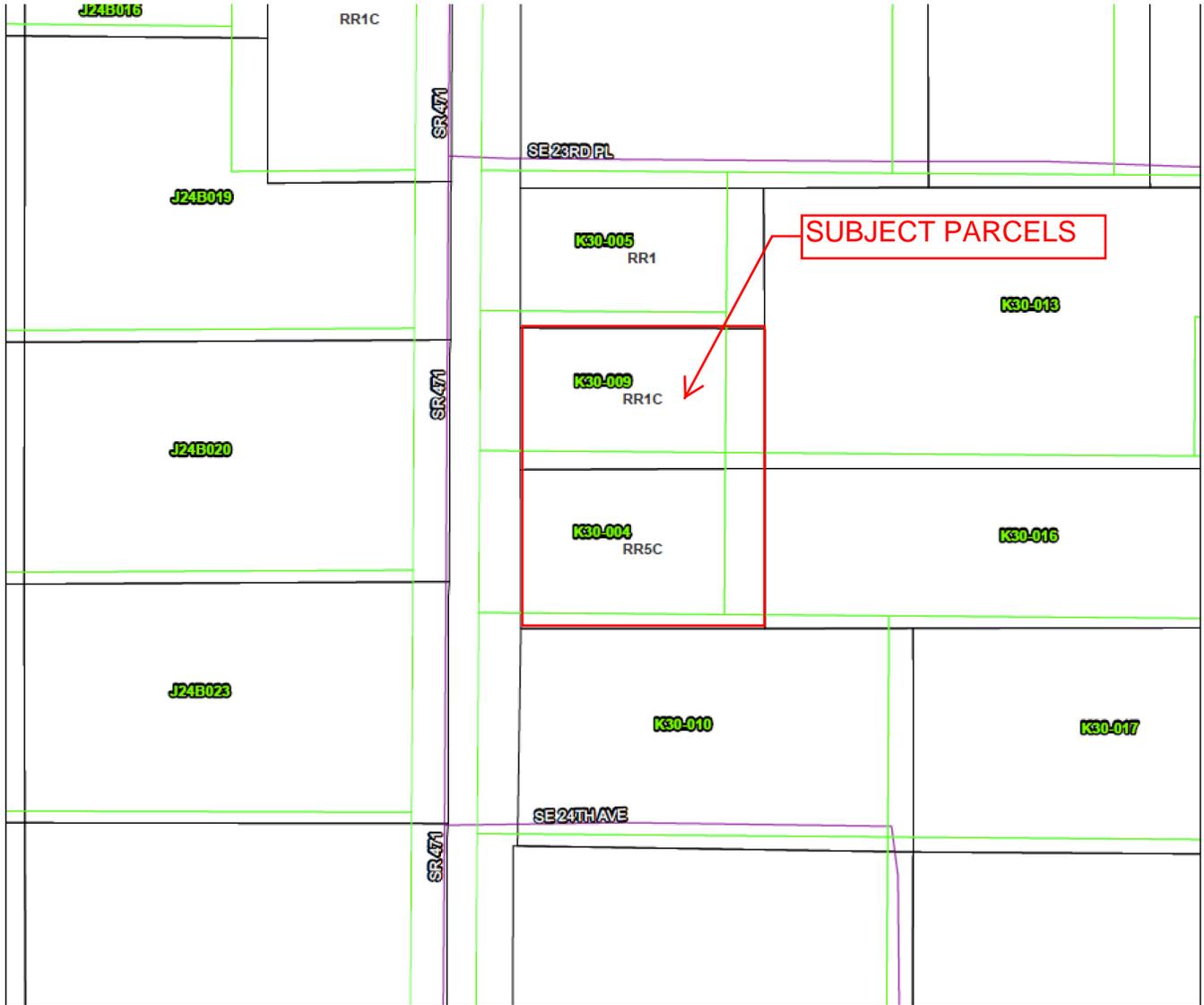
S 30/T 20S/R 23 E

SEI Project: 2010008.000

Date: July 15, 2020



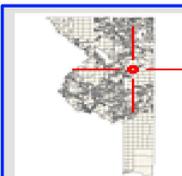
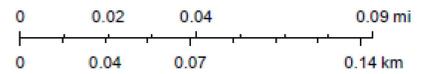
Springstead Engineering, Inc.
 727 South 14th Street
 Leesburg, FL 34748
 (352) 767-1414



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1:2,257

- Parcel Labels
- Parcels
- Road Centerlines
- Unincorporated Zoning



Village Mover, Inc. Warehouse Project

Existing Zoning



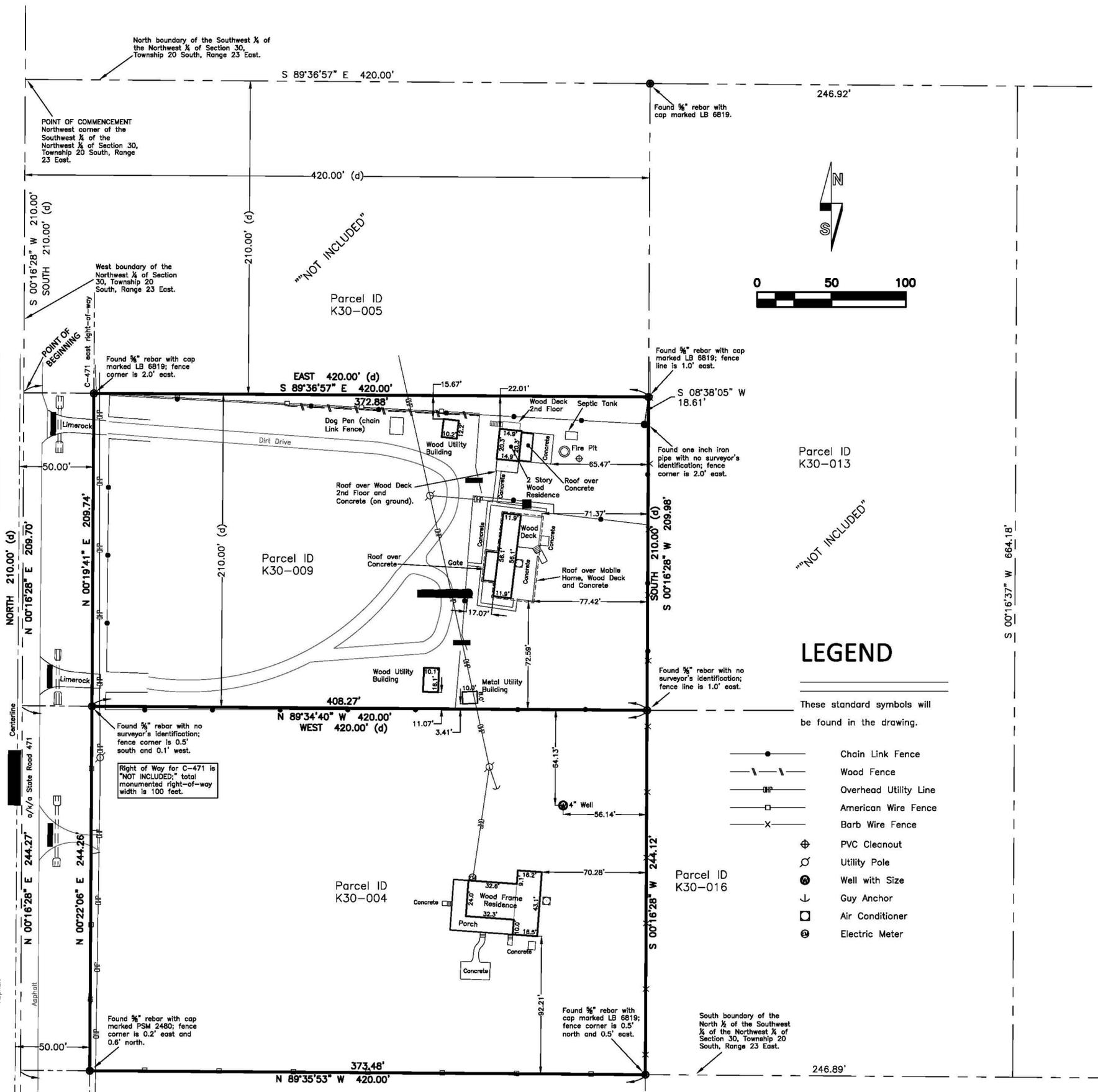
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Springstead Engineering, Inc.
 727 South 14th Street
 Leeburg, IL 62748
 (382) 767-1414



LEGEND

These standard symbols will be found in the drawing.

- Chain Link Fence
- |— Wood Fence
- Overhead Utility Line
- American Wire Fence
- X— Barb Wire Fence
- ⊕ PVC Cleanout
- ⊙ Utility Pole
- ⊗ Well with Size
- ⊥ Guy Anchor
- Air Conditioner
- ⊙ Electric Meter

Easements: Parcel ID K30-010
No easements were furnished.

Notes:
1) Bearings are of an assumed meridian and referenced to the monumented west boundary of the Northwest 1/4 of Section 30, Township 20 South, Range 23 East, as being N 00°16'28" E.
2) All bearings and distances noted (d) are according to description furnished; all others were field measured.

Accuracy Statement:
This survey was performed utilizing a Carlson GNSS Receiver and Robotic Total Station. Corner monuments found and/or set were verified by redundant measurements. Monuments found and/or set exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet.

Certified to:
Michael Joseph Collop; Branch Bank and Trust Co.; America's Title Corp; First American Title Insurance Company.

Surveyor's certification:
I hereby certify this Map and Report of Boundary Survey meets the STANDARDS OF PRACTICE for surveying as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.
Date of Survey: January 30, 2019

Billy Earl Owens, PSM
Florida Certificate No. 3522
VOID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL
doc\ bk 20-23 (2) pg 1 & dc

Descriptions:
Parcel ID: K30-009
Begin 210 feet South of the Northwest corner of the Southwest 1/4 of the Northwest 1/4; run East 420 feet; thence South 210 feet; thence West 420 feet; thence North 210 feet to the POINT OF BEGINNING; LESS Right-of-way for State Road No. 471, being in Section 30, Township 20 South, Range 23 East, Sumter County, Florida.

Parcel ID: K30-004
The West 420.0 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 20 South, Range 23 East, Sumter County, Florida, less the North 420.0 feet thereof, also less right of way for State Road No. 471 across the West thereof.

Map of Boundary Survey:
This survey map and report is not valid without the signature and original seal of the Florida licensed surveyor and mapper which can be found at the end of this report.

Data Sources:
1) Survey request by client.
2) Description furnished by America's Title Corp recorded in Official Records Book 3519, pages 365 and 366, Public Records of Sumter County, Florida.
3) Section lines as established by others.
4) Corner monuments as found in place.

Limitations:
1) This survey was prepared without a Title Search.
2) No research was made in the Public Records of Sumter County, Florida, by the office of Billy Earl Owens, PSM, for easements, reservations, restrictions, or rights-of-way of record, if any.
3) Survey and description are subject to easements, reservations, restrictions, or rights-of-way of record, if any.
4) Underground utilities were not located.
5) Underground foundations, if any, were not located.
6) Subsurface and environmental conditions were not examined nor considered as a part of this survey.
7) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Prepared by:
Billy Earl Owens, PSM
Surveyor and Mapper
Mailing Address: 494 CR 416N
Physical Address: 39 CR 494
Lake Panasoffkee, FL 33538
PH: 352-793-2854
e-mail: beopsm3522@gmail.com

| Boundary Survey | | |
|---------------------|-----------------|--|
| DRAWN beo | DATE 2/18/19 | Prepared for Collop |
| APPROVED beo/leo | DATE 2/19/19 | Section 30-20-23 Sumter County, Florida |
| SCALE 1" = 50' | SHEET 1 of 1 | PROJECT NO. 8216 |

SMALL SCALE FUTURE LAND USE AMENDMENT
SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
October 5, 2020

BOARD OF COUNTY COMMISSIONERS
October 13, 2020

CASE NUMBER: SS2020-0007

REPRESENTATIVE: David Springstead, Springstead Engineering, Inc.

LANDOWNER: Collop Transport Original Village Mover

REQUEST: Change the Future Land Use Designation on 3.8 acres MOL from Agriculture to Commercial

PARCEL NUMBER: K30-004 and K30-009

LOCATION: Sumterville area, approximately .8 miles south from the intersection of CR 528 and SR 471, on the east side of SR 471 (Map 1).

LEGAL DESCRIPTION: K30-004: The west 420.0 feet of the north ½ of the southwest ¼ of the northwest ¼ of Section 30, Township 20 South, Range 23 East, Sumter County, Florida, less the north 420.0 feet thereof, also less right-of-way for State Road 471 across the west thereof.
K30-009: Begin 210 feet south of the northwest corner of the southwest ¼ of the northwest ¼; run east 420 feet; thence south 210 feet; thence west 420 feet; thence north 210 feet to the point of beginning; less right- of-way for State Road No. 471, being in Section 30, Township 20 South, Range 23 East, Sumter County, Florida.

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small Scale Comprehensive Plan Amendment from Agriculture to Commercial on 3.8 acres MOL (Map 2). This application is concurrent with Rezoning Application R2020-0018. The applicant wants to develop 14,600 s.f. warehouses and office.

SURROUNDING LAND USE

The subject property is located in an area designated as Agriculture on the Future Land Use Map. The Future Land Use Agriculture designation extends beyond one mile from the properties' boundaries. Surrounding properties are a mix of 5-acre and 10-acre residential wooded lots. There are Agricultural and Rural Residential zoned properties to the north, east, south and west of the subject properties. The neighborhood is primarily rural residential and secondarily agriculture use. The closest Future Land Use Commercial site is approximately 1 mile northwest of the subject properties in the Sumterville area (Map 2). The subject properties currently have three single family homes (1946, 1970 & 1999).

The properties are not within the Urban Development Area (UDA) or a Joint Planning Area (Map 2).

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets some of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attached).

Environmental Resources

Both properties have AE Flood Zones on the eastern side.

Historic Resources

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

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The project will not be served by any water or sewer service. 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.

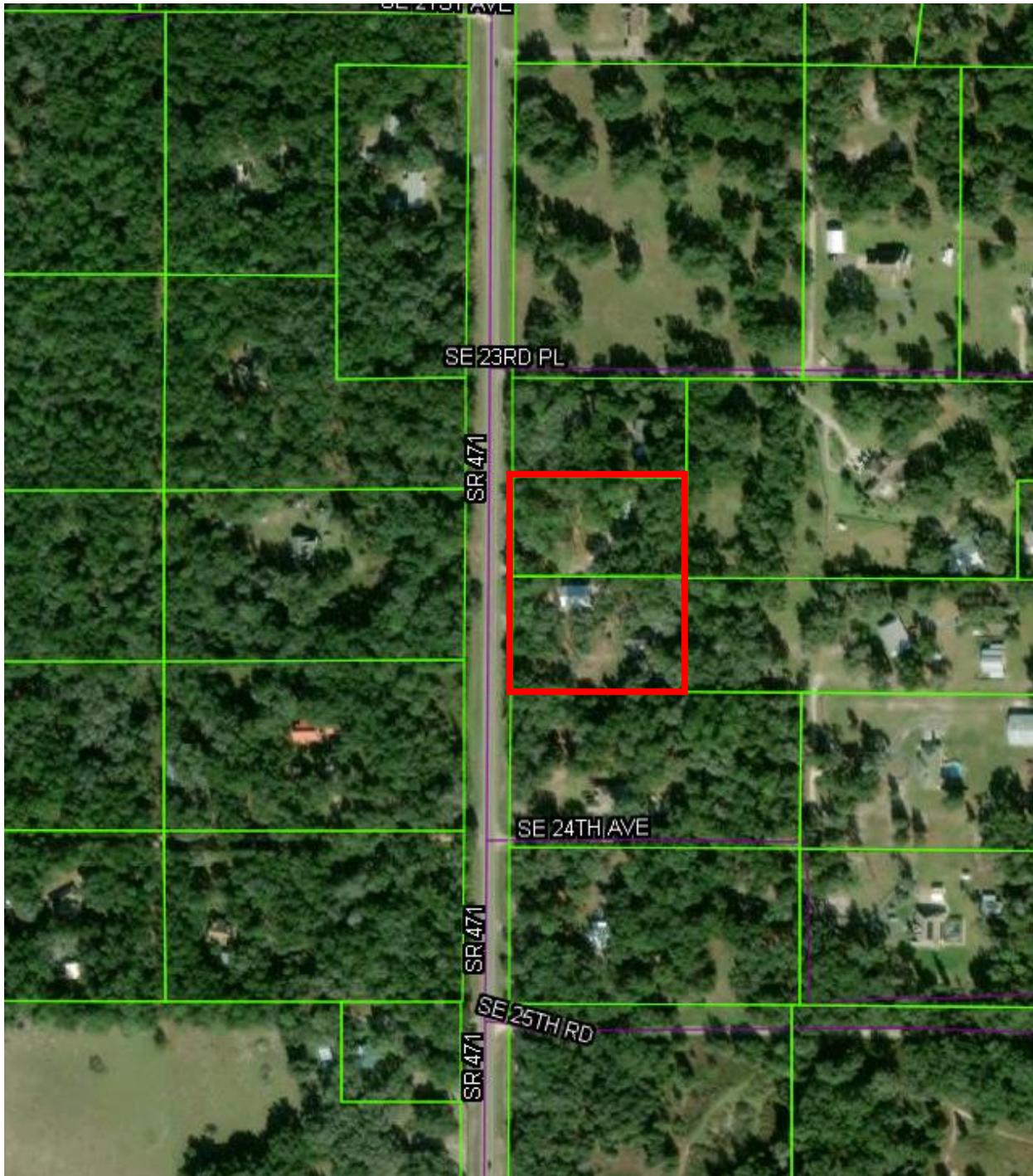
CONCLUSIONS

The proposed amendment is not consistent with the applicable policies of the Sumter County Comprehensive Plan.

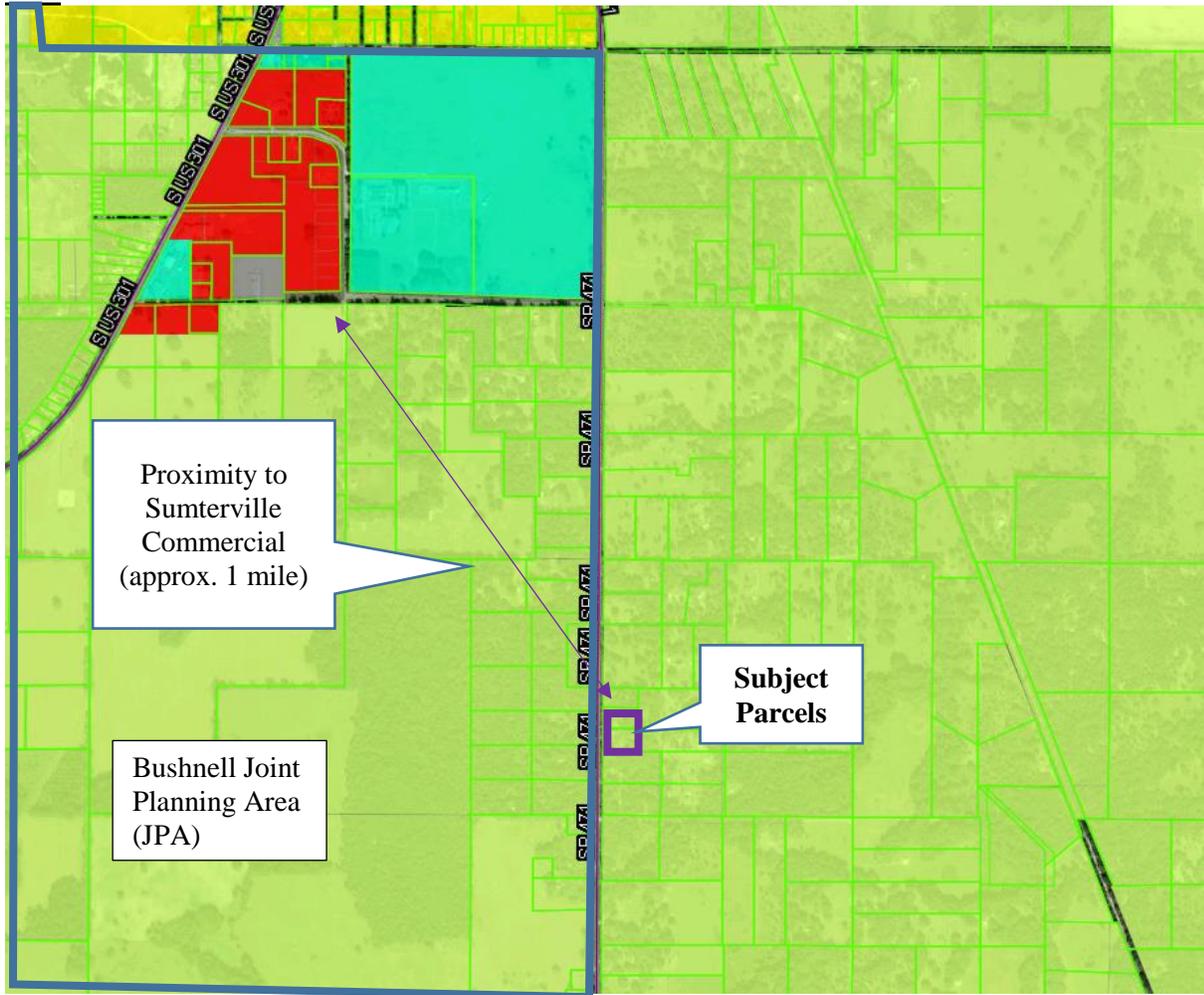
Staff recommends: **Denial**

Notices Sent: 15 (Support/No Objection) 0 (Objection) 0

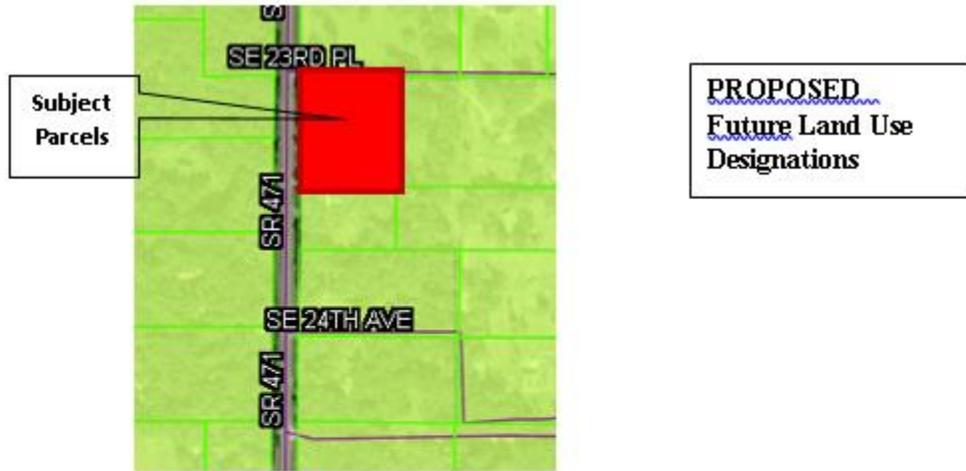
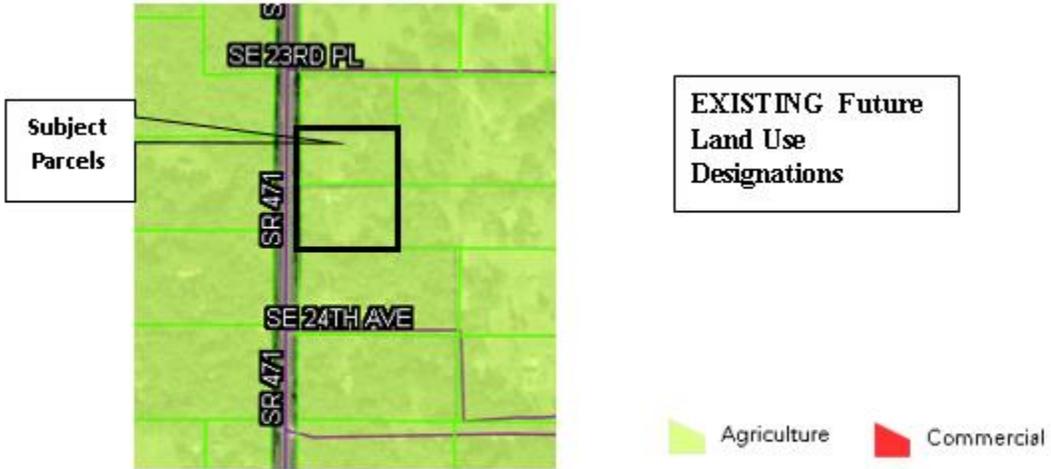
Map 1
General Location of SS2020-0007
(Subject Site outlined in Red)



MAP 2
Showing closest Commercially zoned areas (shaded in red) and
Bushnell Joint Planning Area (outlined in Blue)
SS2020-0007



MAP 3
Existing and Proposed Future Land Use
SS2020-0007



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 3.8 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 in a rural area at substantial distances from existing urban development and not located within the Urban Development Boundary or Joint Planning 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 isolated and is not in an area of strip, radial or ribbon patterned development. The subject property is located outside the Urban Development Boundary Area.**
- 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 AE Flood Zones on the east side of both parcels.**
- 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 subject property will not be served by an existing water or sewer utility.**
- VII. Fails to maximize use of future public facilities and services. **The land use amendment will not maximize the future provision of facilities and services.**
- 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 disproportionately increase the cost of public services in the area and fails to provide a clear separation between rural and urban land uses.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment is not an infill project.**

- X. Fails to encourage a functional mix of uses. **The proposed use at the subject property will not 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 with the increased traffic generated by the trucks and trailers from this property.**
- XII. Results in poor accessibility among linked or related land uses. **The proposed land use amendment does not result in poor accessibility among linked or related land uses.**
- XIII. Results in the loss of significant amounts of functional open space. **The proposed land use amendment will not impact functional open space on this property.**

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 163.3177.9.b. to discourage the proliferation of urban sprawl. The proposed land use amendment does not meet any of the listed criteria below:

- 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 and protects natural resources and ecosystems.
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- 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, if available.
- IV. Promotes conservation of water and energy.
- V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- VI. Preserves open space and natural lands and provides for public open space and recreation needs.
- VII. Creates a balance of land uses based upon demands of the residential population for nonresidential needs of an area.
- VIII. Provides uses, densities and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

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): _____

Address: _____

Owner Phone: _____ Email: _____

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Property Information:

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

Street Address: _____

Parcels # _____ Current Use: _____

Current Future Land Use: _____ Current Zoning: _____

Requested Future Land Use Commercial Requested Zoning: Planned Commercial (CP)

Acreage requested: 3.80 Acres

Reason for the request:

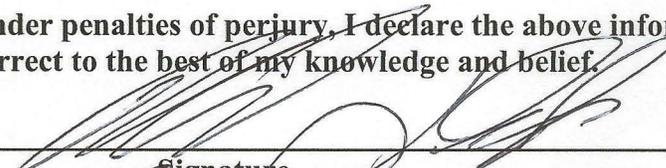
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Signature 20 July 20
Date


Print Name

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Legal Description:



Signature

Michael Collop, DPST

Printed Name:

Signature

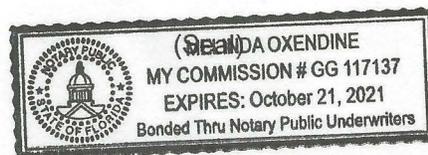
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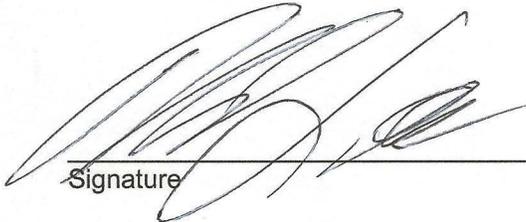
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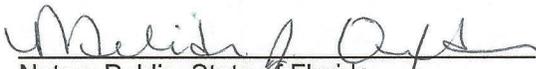
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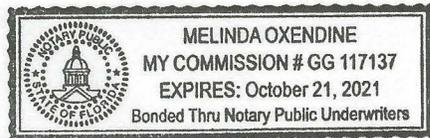
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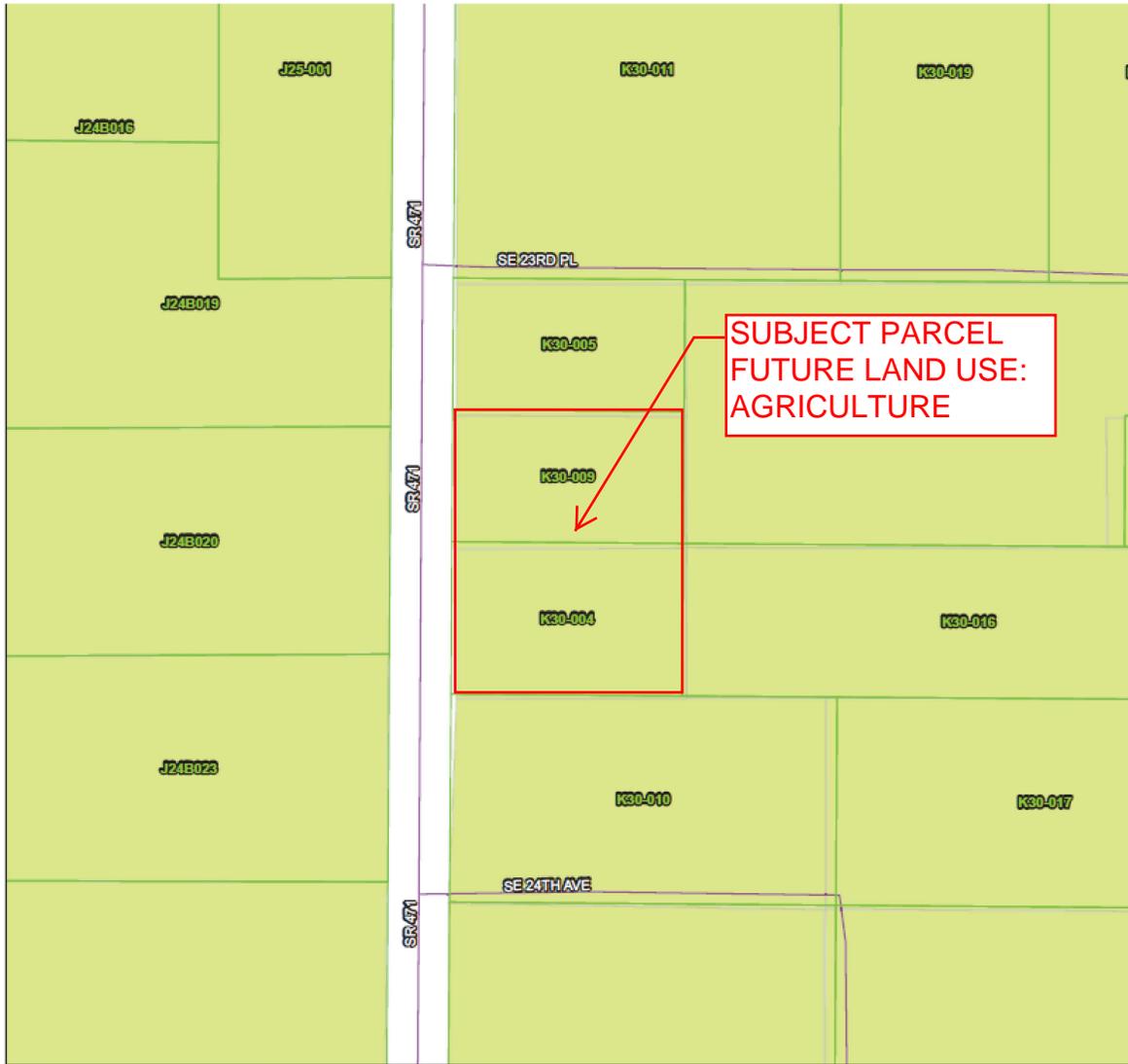
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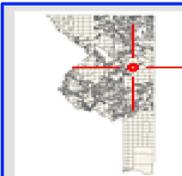


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Village Mover, Inc. Warehouse Project

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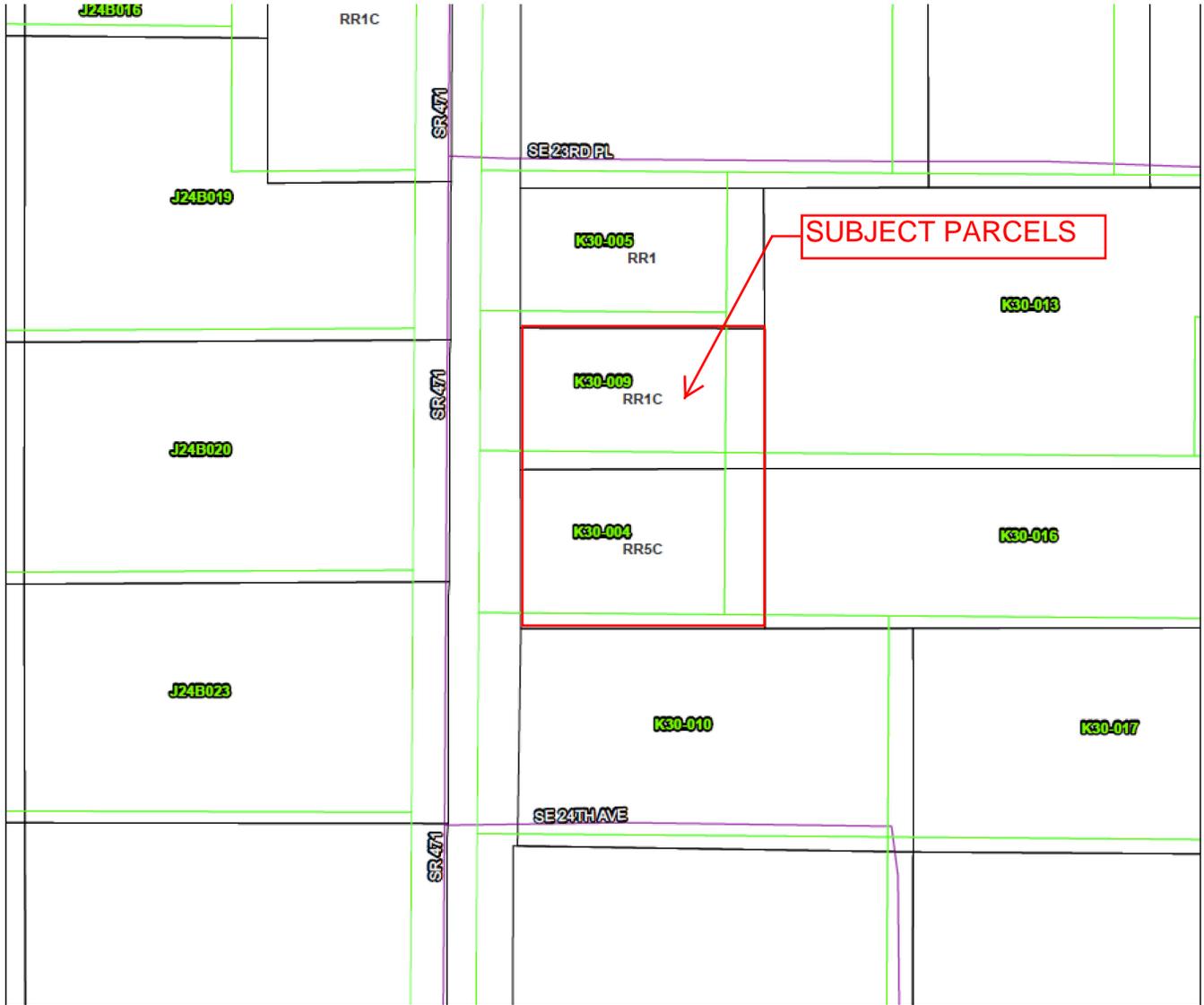
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Date: July 15, 2020



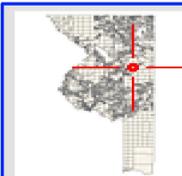
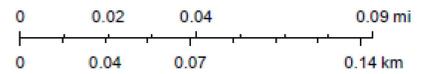
Springstead Engineering, Inc.
 727 South 14th Street
 Leesburg, FL 34748
 (352) 767-1414



7/15/2020 4:23:38 PM

1:2,257

- Parcel Labels
- Parcels
- Road Centerlines
- Unincorporated Zoning



Village Mover, Inc. Warehouse Project

Existing Zoning



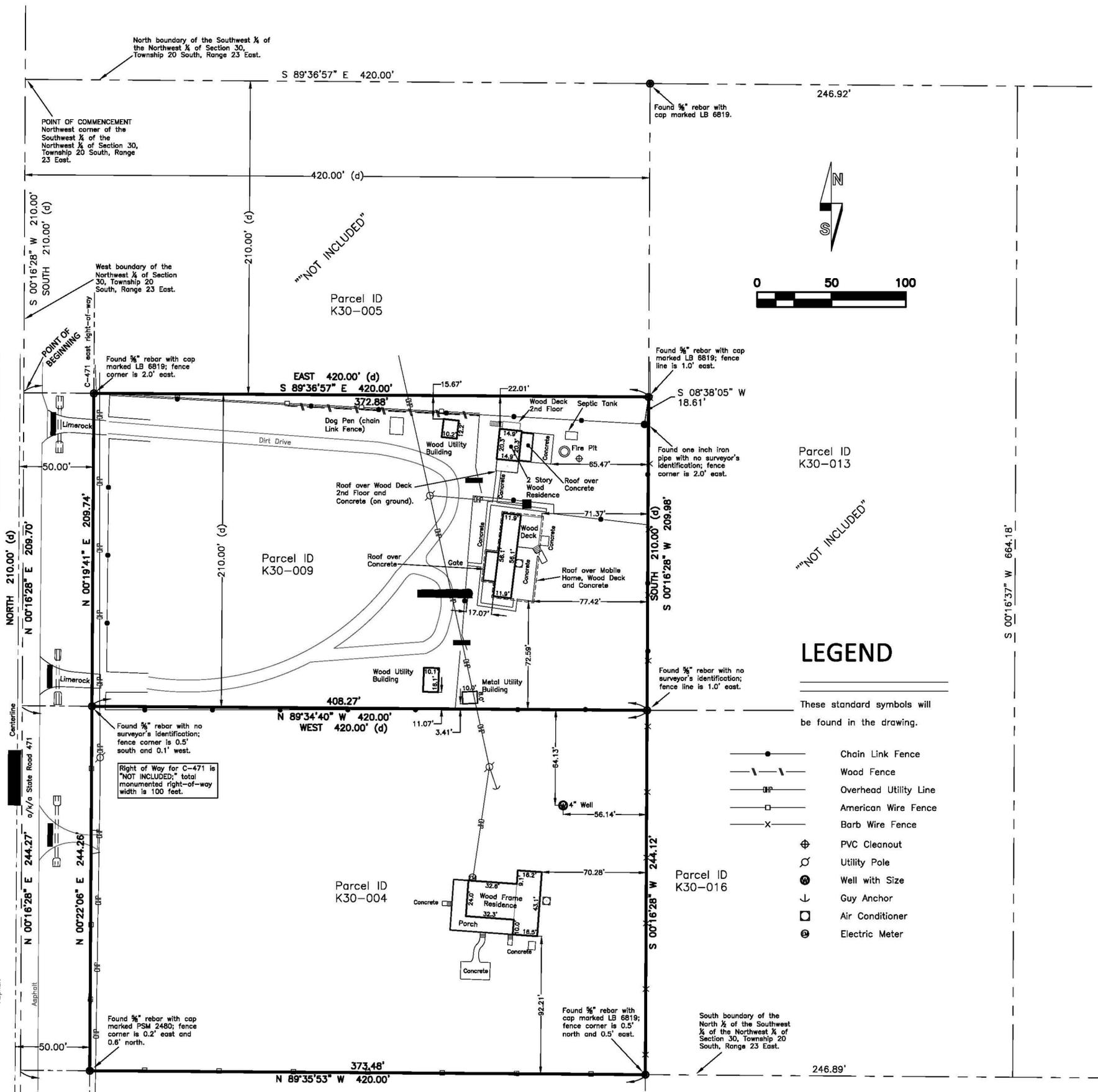
S 30/T 20S/R 23 E

SEI Project: 2010008.000

Date: July 15, 2020



Springstead Engineering, Inc.
 727 South 14th Street
 Leeburg, IL 62740
 (382) 767-1414



LEGEND

These standard symbols will be found in the drawing.

- Chain Link Fence
- |—|— Wood Fence
- Overhead Utility Line
- American Wire Fence
- X— Barb Wire Fence
- ⊕ PVC Cleanout
- ⊙ Utility Pole
- ⊗ Well with Size
- ⊥ Guy Anchor
- Air Conditioner
- ⊙ Electric Meter

Easements: Parcel ID K30-010
No easements were furnished.

Notes:
1) Bearings are of an assumed meridian and referenced to the monumented west boundary of the Northwest ¼ of Section 30, Township 20 South, Range 23 East, as being N 00°16'28" E.
2) All bearings and distances noted (d) are according to description furnished; all others were field measured.

Accuracy Statement:
This survey was performed utilizing a Carlson GNSS Receiver and Robotic Total Station. Corner monuments found and/or set were verified by redundant measurements. Monuments found and/or set exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet.

Certified to:
Michael Joseph Collop; Branch Bank and Trust Co.; America's Title Corp; First American Title Insurance Company.

Surveyor's certification:
I hereby certify this Map and Report of Boundary Survey meets the STANDARDS OF PRACTICE for surveying as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.
Date of Survey: January 30, 2019

Billy Earl Owens, PSM
Florida Certificate No. 3522
VOID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL
doc\ bk 20-23 (2) pg 1 & dc

Descriptions:
Parcel ID: K30-009
Begin 210 feet South of the Northwest corner of the Southwest ¼ of the Northwest ¼; run East 420 feet; thence South 210 feet; thence West 420 feet; thence North 210 feet to the POINT OF BEGINNING; LESS Right-of-way for State Road No. 471, being in Section 30, Township 20 South, Range 23 East, Sumter County, Florida.

Parcel ID: K30-004
The West 420.0 feet of the North ½ of the Southwest ¼ of the Northwest ¼ of Section 30, Township 20 South, Range 23 East, Sumter County, Florida, less the North 420.0 feet thereof, also less right of way for State Road No. 471 across the West thereof.

Map of Boundary Survey:
This survey map and report is not valid without the signature and original seal of the Florida licensed surveyor and mapper which can be found at the end of this report.

Data Sources:
1) Survey request by client.
2) Description furnished by America's Title Corp recorded in Official Records Book 3519, pages 365 and 366, Public Records of Sumter County, Florida.
3) Section lines as established by others.
4) Corner monuments as found in place.

Limitations:
1) This survey was prepared without a Title Search.
2) No research was made in the Public Records of Sumter County, Florida, by the office of Billy Earl Owens, PSM, for easements, reservations, restrictions, or rights-of-way of record, if any.
3) Survey and description are subject to easements, reservations, restrictions, or rights-of-way of record, if any.
4) Underground utilities were not located.
5) Underground foundations, if any, were not located.
6) Subsurface and environmental conditions were not examined nor considered as a part of this survey.
7) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Boundary Survey

| | | |
|----------------------------|------------------------|---|
| DRAWN beo | DATE 2/18/19 | Prepared for Collop |
| APPROVED beo/leo | DATE 2/19/19 | Section 30-20-23 Sumter County, Florida |
| SCALE 1" = 50' | SHEET 1 of 1 | PROJECT NO. 8216 |

Prepared by:
Billy Earl Owens, PSM
Surveyor and Mapper
Mailing Address: 494 CR 416N
Physical Address: 39 CR 494
Lake Panasoffkee, FL 33538
PH: 352-793-2854
e-mail: beopsm3522@gmail.com

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
October 5, 2020**

**BOARD OF COUNTY COMMISSIONERS
October 13, 2020**

CASE NO.: R2020-0018

REPRESENTATIVE: Springstead Engineering, Inc.

LANDOWNER: Collop Transport Original Village Mover

REQUESTED ACTION: Rezone 3.8 acres MOL from RR1C and RR5C (Rural Residential) to CP (Planned Commercial).

PARCEL NUMBER: K30-004, K30-009

LEGAL DESCRIPTION:
K30-004: The west 420.0 feet of the north ½ of the southwest ¼ of the northwest ¼ of Section 30, Township 20 South, Range 23 East, Sumter County, Florida, less the north 420.0 feet thereof, also less right-of-way for State Road 471 across the west thereof.
K30-009: Begin 210 feet south of the northwest corner of the southwest ¼ of the northwest ¼; run east 420 feet; thence south 210 feet; thence west 420 feet; thence north 210 feet to the point of beginning; less right-of-way for State Road No. 471, being in Section 30, Township 20 South, Range 23 East, Sumter County, Florida.

EXISTING ZONING: RR1C & RR5C

EXISTING USE: Residential structures found on both parcels consisting totaling 3 single family homes (1946, 1970, 1999).

FUTURE LAND USE: Agriculture

PARCEL SIZE: 3.8 acres MOL

LOCATION: Sumterville area, approximately .8 miles south from the intersection of CR 528 and SR 471, on the east side of SR 471 (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is located in the rural Sumterville area with a mixture of agricultural and rural properties approximately 1-2 miles in every direction from the applicant's property. The applicant's properties are 1.5 miles south of Lake-Sumter Community College and 1.5 miles southwest of the closest commercial sites in Sumterville. Properties that are contiguous to the applicant's property are zoned RR5 to the west, RR1 to the north and RR5C to the south and east (Map 2). The subject property consists of two parcels with older residential units (1946, 1970, 1999). The subject property is surrounded by rural residentially-zoned properties (Map 2) on the two-lane CR 471.

The RR (Rural Residential) zoning district allows for primary residential uses and residential accessory uses. Uses in this zoning district typically have lower trip generation rates and lower potential for nuisance impacts on adjacent properties due to noise, light and glare.

CASE SUMMARY

This 3.8-acre property is located outside the Urban Development Area (UDA) and was assigned a rural residential zoning, which is currently in harmony with adjacent properties. The property is also outside any Joint Planning Area (Map3). This section of State Road 471 does not have any commercially developed properties, nor does it have any water and/or sewer service.

The landowner is requesting rezoning to allow the property to be utilized to construct a 14,600 square foot warehouse/office building for "indoor warehousing of temporary moving related storage items." The proposed facility would have pickup trucks and trailers housed at the property, as well as from 6-9 employees operating from the site. This commercial site may potentially generate between 24 – 48 trips daily. This application is concurrent with small-scale land use amendment SS2020-0007.

The requested rezoning of Commercial is inconsistent with the assigned future land use designation of Agriculture and the policies of the Unified Comprehensive Plan. Staff finds this request inconsistent for the following reasons:

- According to Policy 1.3.4 – Urban Development Area – "The UDA shall encompass those lands that are or expected to become urban through 2035." *These parcels are outside the Urban Development Area (UDA) and the Joint Planning Area.*

- According to Policy 1.3.6 - Protection of Rural Areas – “Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encourage outside the UDA. Areas shall be provided where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.” *These parcels are currently located within the Future Land Use Agriculture and Zoned RR1C and RR5C surrounded by rural and agricultural properties almost a mile in each direction*
- According to Policy 1.2.4 – Agricultural – secondary uses shall include “commercial and industrial uses that directly support agricultural uses...” *The proposed use of this property to construct a warehouse storing “temporary moving related storage items” does not directly support agricultural uses nor will it provide neighborhood services.*

Staff would like to reiterate that the requested rezoning from Agriculture to Planned Commercial would not be consistent or harmonious with the surrounding development pattern at this time, the rezoning would be premature at this time and would increase the allowable density and intensity of the property as per Table 1.1 of the Unified Comprehensive Plan.

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.
Conditions have not changed since the owner acquired the property. The closest commercial parcel is 1.43 miles away and that property is located within the Bushnell Joint Planning Area. Whereas the applicant’s property is outside the Urban Development Area, outside the Bushnell Joint Planning Area, approximately a mile from the nearest Future Land Use Commercial within Sumterville and more than ½ mile from the city limits of Wildwood. Rezoning the property will not be consistent or harmonious with the surrounding area.
- b) Community need, or lack of community need.
This portion of SR 471 is rural in nature. This rezoning will allow a commercial site that does not support agricultural uses to be placed in a rural residential and agricultural area. At this time there is not a community need specified for storage of moving related items.
- c) Benefits to the community.
Benefits are minimal by allowing this rezoning to Planned Commercial along this portion of SR 471.
- d) The rights of private property owners.
The rezoning will impact the rights of adjacent property owners by increasing trip generation and increasing the potential for nuisance from increased noise, light and glare from the security lighting..

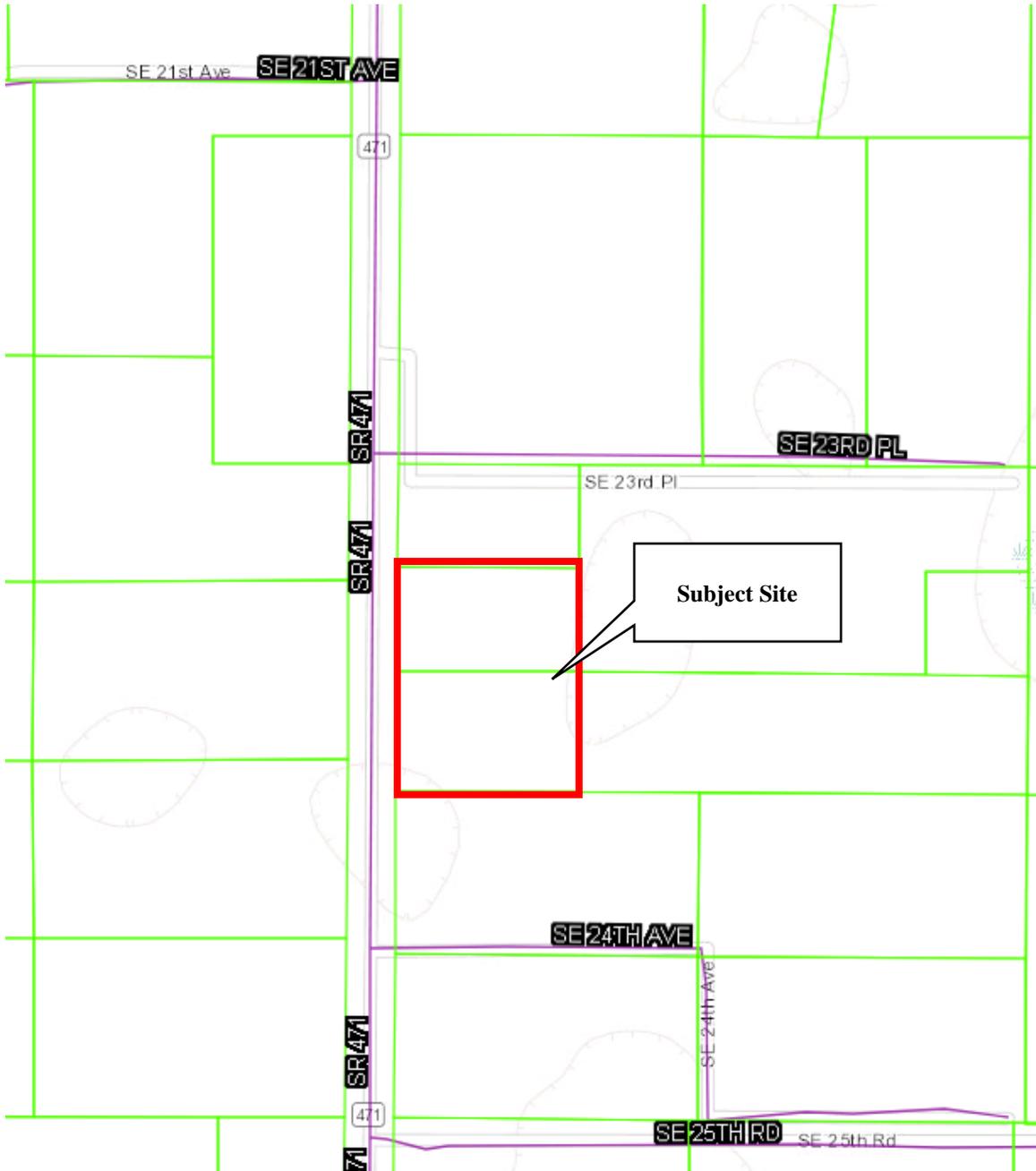
DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

The applicant has provided a deed as proof of ownership.

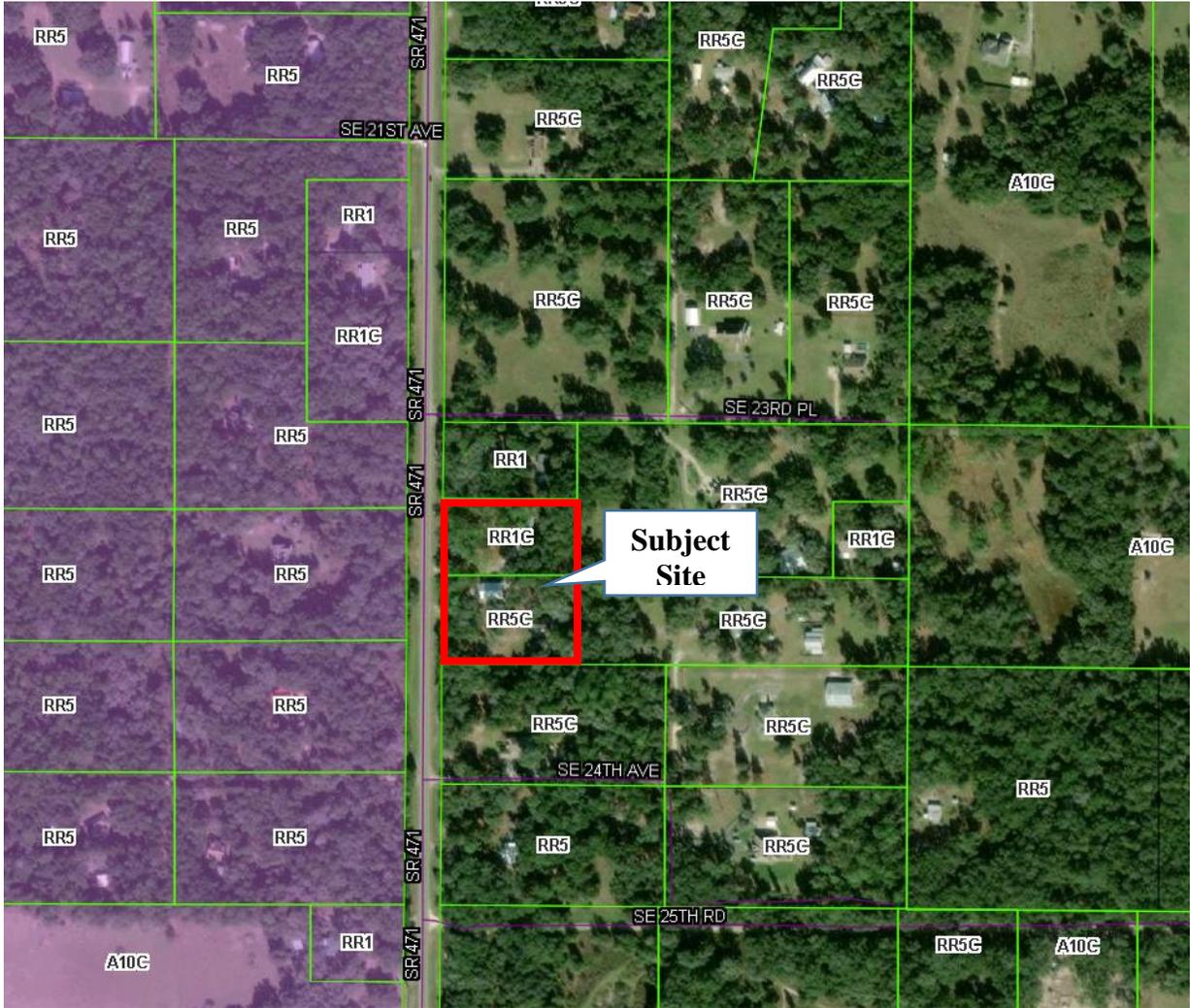
Staff deemed the application sufficient and not in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan.
Staff Recommends: **Denial.**

Notices Sent: 15 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0018



Map 2
Surrounding Area with Zoning Designations and
Bushnell Joint Planning Area (shaded in Pink)
R2020-0018



Map 3
Showing closest Commercially zoned areas (shaded in red) and
Bushnell Joint Planning Area (outlined in Blue)
R2020-0018

