

**REZONING APPLICATION**

**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**

**June 3, 2019**

**BOARD OF COUNTY COMMISSIONERS**

**June 11, 2019**

**CASE NO.:** R2019-0015

**LAND OWNER:** Isreal and Lucinda Daves

**REQUESTED ACTION:** Rezone 2 acres MOL from A10C to RR1C

**PARCEL NUMBER:** D30-016

**LEGAL DESCRIPTION:** BEGINNING AT THE NE COR OF THE W ½ OF THE NW ¼ OF THE NE ¼ OF SEC 30, TWP 18S, RNG 23e; THENCE S00DEG 40' 10"W ALONG THE EAST LINE OF THE SAID W ½, A DISTANCE OF 104 FT TO THE POB; THENCE SONTINUE S00DEG 40' 10:W ALONG THE EAST LINE OF THE SAID WEST ½, A DISTANCE OF 304.0 FT; THENCE N89DEG 08' 15"W PARALLEL WITH THE NORTH LINE OF THE SAID WEST ½, A DISTANCE OF 215 FT, THENCE N00DEG 40' 10"E PARALLEL WITH THE EAST LINE OF SAID WEST ½, A DISTANCE OF 304.0 FT,; THENCE S89DEG 08' 15"E PARALLEL WITH THE NORTH LINE OF SAID WEST ½, A DISTANCE OF 215.0 FT TO THE POB.

**EXISTING ZONING:** A10C

**EXISTING USE:** House

**FUTURE LAND USE:** Rural Residential

**PARCEL SIZE:** 2 acres MOL

**GENERAL LOCATION:** Wildwood area

**SURROUNDING LAND USE AND ZONING**

The subject property is located on the South side of CR 222, 200-ft west of Pepper Tree Trl. (Map 1). The surrounding properties are zoned Rural Residential (RR5C-North), Residential (Wildwood R-1 to the east) and Agricultural (A10C west and south) (Map 2). The surrounding area contains a mixture of rural and suburban homesites and agricultural uses.

**CASE SUMMARY**

The subject parcel was created in 2010 as a half-acre non-conforming lot. The owner has added additional land to the parcel, which now meets Comprehensive Plan requirements for the Rural Residential district. This rezoning request will bring the property into compliance with the Land Development Code zoning requirements and allow the owner to obtain building permits.

**CASE ANALYSIS:**

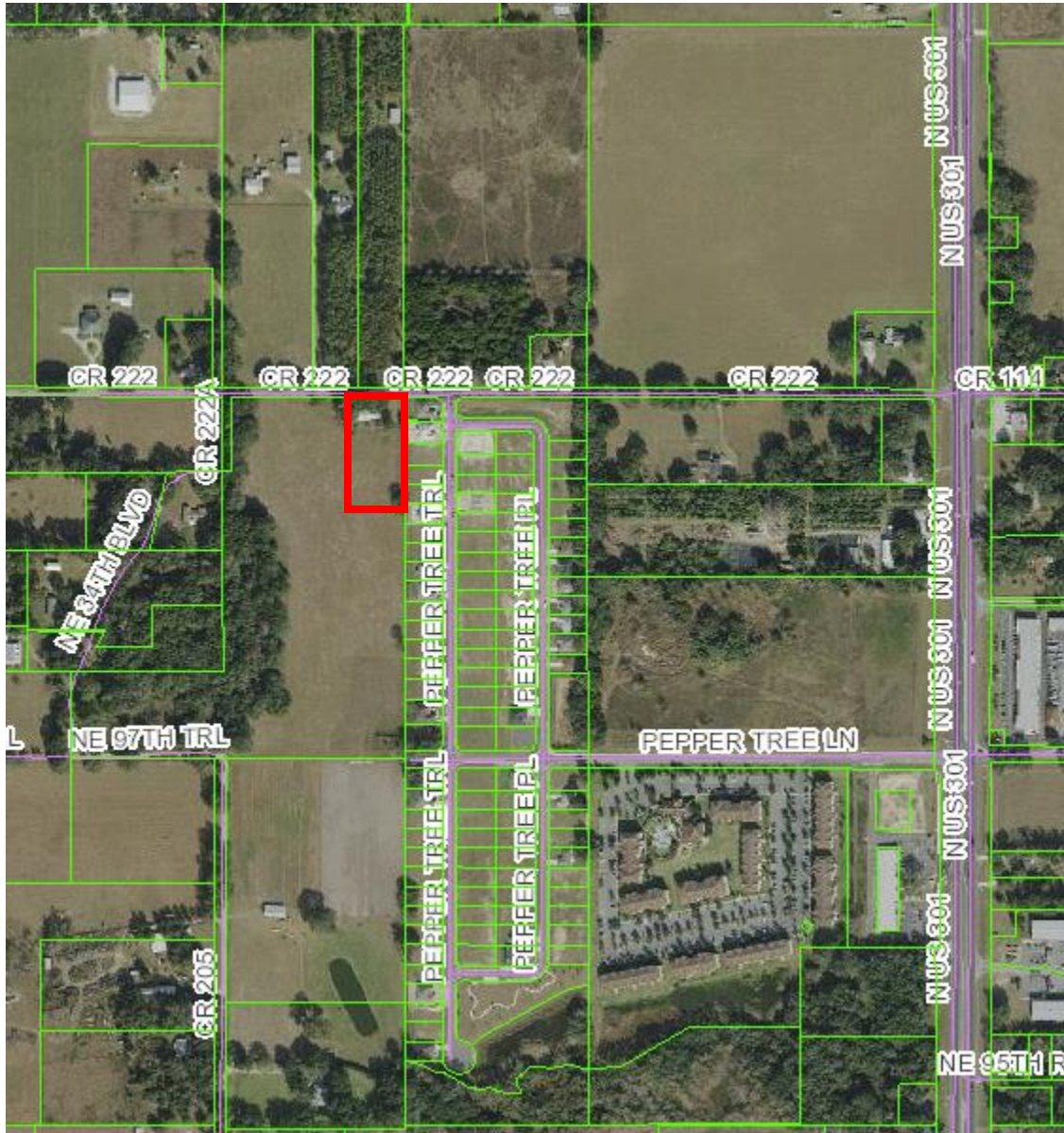
The subject property is in a rapidly urbanizing area of the County and is surrounded by a mixture of rural residential and suburban residential uses. The RR1C is consistent with surrounding development and will allow the owner to replace the existing house.

**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: 32                    (Support) 0                    (Oppose) 0**

**Map 1**  
**General Location of R2019-0015**  
**(Subject Area shown in Red)**



Map 2  
Surrounding Area with Zoning Designations  
R2019-0015  
(Subject Site shown in Red)



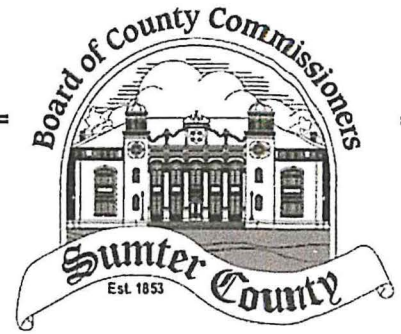


# Board of County Commissioners

## Development Services Department

### Planning Services Division

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



Project # K2019-0015  
Date Rec'd: 5/10/19  
Planner: \_\_\_\_\_

ZAB \_\_\_\_\_  
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): Israel Daves, Lucinda Daves

Address: 7795 CR 217  
Wildwood, FL 34785

Owner Phone: 352-303-0485 Email: cheyenne.adams@gmail.com

Name of Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Agent Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### Property Information:

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

see deeds

Street Address: 3597 CR 222

Parcels # D.30-016 Current Use: House

Current Future Land Use: RR Current Zoning: AIOC

Requested Future Land Use — Requested Zoning: RRIC

Acreage requested: 2 mol

Reason for the request: Replacing current name

**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)

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.

*Israe Daves* \_\_\_\_\_  
Signature Date

Israe Daves  
Print Name

A public hearing before the Zoning & Adjustment Board (ZAB) 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. The ZAB's recommendation on this application will be presented to the Board of County Commissioners at a public hearing for final decision. Hearings may be postponed by the ZAB or BOCC at their discretion.