

REZONING APPLICATION

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

June 17, 2019

BOARD OF COUNTY COMMISSIONERS

June 25, 2019

CASE NO.: R2019-0017

LAND OWNER: Antonio and Suliana Hernandez

REQUESTED ACTION: Rezone 4.91 acres MOL from RR5C to RR1C

PARCEL NUMBER: G05-015 and G05-260

LEGAL DESCRIPTION: BEG 233 1/3 YDS W OF NE COR OF NW1/4 RUN S 233 1/3 YDS E 103 2/3 YDS N 233 1/3 YDS W 103 2/3 YDS TO BEG, ALL BEING IN Sec 5, Rng 19E, Twp 23N

EXISTING ZONING: RR5C

EXISTING USE: xcecpv

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 2.5 acres MOL (two parcels)

GENERAL LOCATION: Wildwood area

SURROUNDING LAND USE AND ZONING

The subject property is located between CR 134 and NE 78th Pl. 175-ft east of CR 129 (Map 1). The surrounding properties are zoned Suburban Residential (R4C-North, R6C and R2M-East, and R2M-South) and Rural Residential (RR1-East and RR5C-south) (Map 2). The surrounding area contains a mixture of rural and suburban homesites and vacant land.

CASE SUMMARY

The subject parcels were recently created from a five-acre parcel. The resulting lots are consistent with the Rural Residential Future Land Use assignment. This rezoning request will bring the properties into compliance with the Land Development Code zoning requirements and allow the owners to obtain building permits.

CASE ANALYSIS:

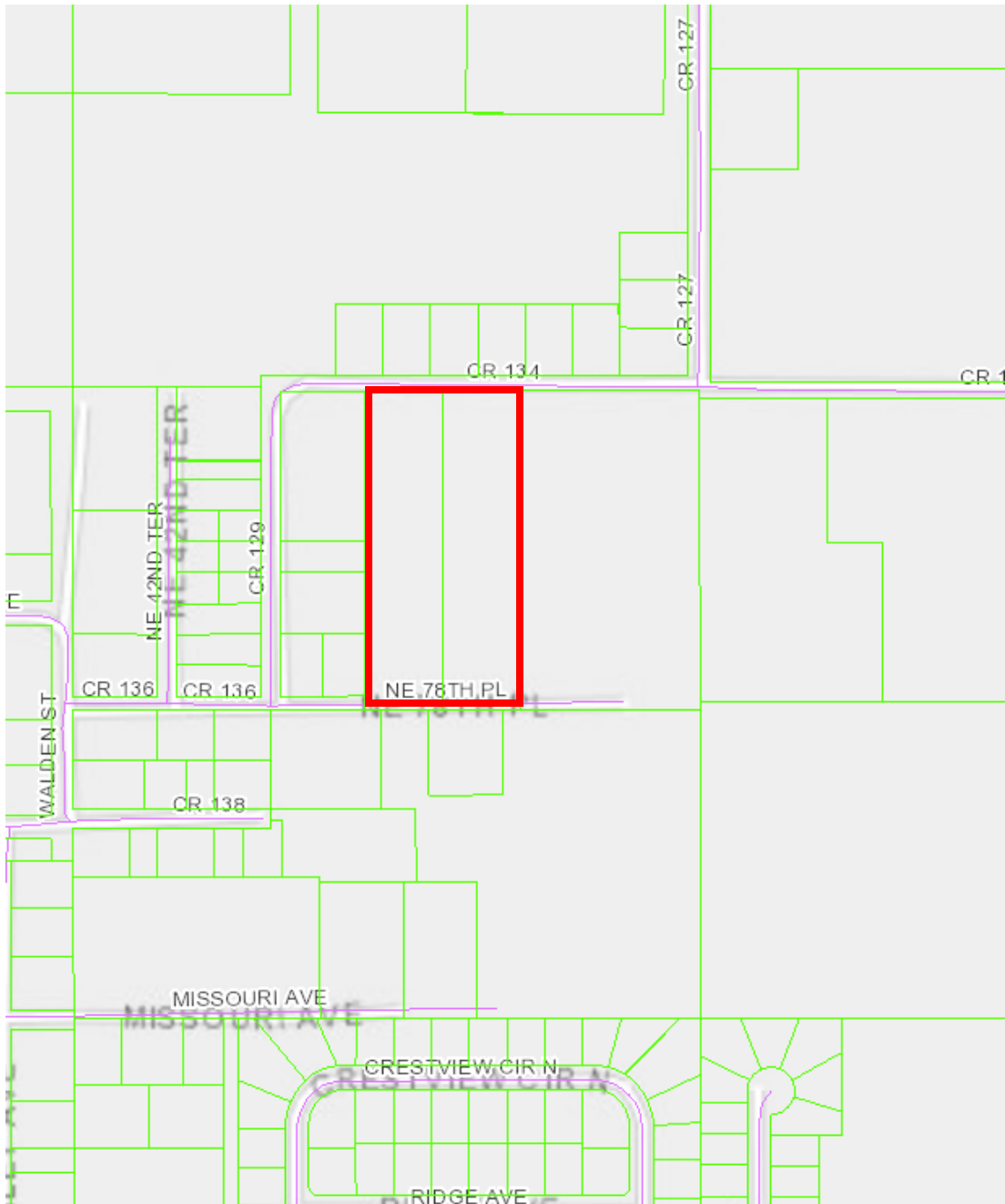
The subject property is located within the City of Wildwood Joint Planning Area and is identified for rural residential use. The City does not have public water or sewer available to the property. The owners would like to develop the parcels with single family residences. The RR1C zoning is consistent with surrounding development and will allow the owners to obtain house permits.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

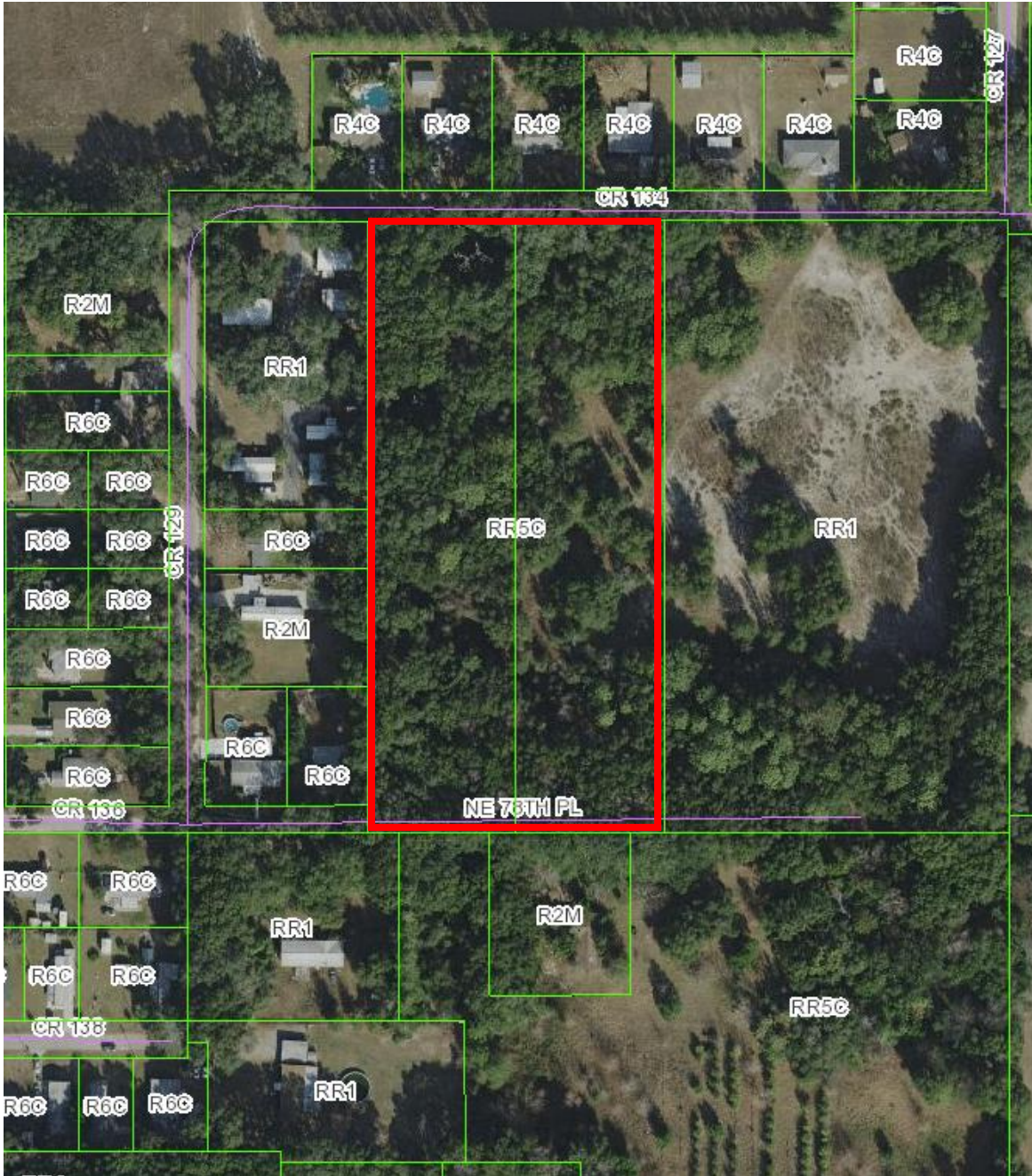
Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 44 (Support/no comment) 1 (Oppose) 0

Map 1
General Location of R2019-0017
(Subject Area shown in Red)



Map 2
Surrounding Area with Zoning Designations
R2019-0017(Subject Site shown in Red)

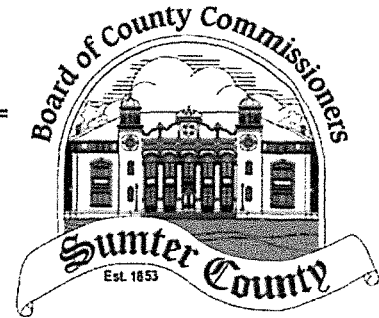


Board of County Commissioners

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 # T2019-0017
Date Rec'd: 5/21/19
Planner: Sue

ZAB 6/17/19 @ 6 pm
BOCC 6/25/19 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): Antonio & Suliana Hernandez

Address: 615 Stanley Ave

Wildwood, FL 34785

Owner Phone: 918-691-6776 Email: anthersand@yahoo.com

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Property Information:

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

See deed

Street Address: _____

Parcels # G05-015 Current Use: vacant

Current Future Land Use: RR Current Zoning: RR5C

Requested Future Land Use NA Requested Zoning: RR1C

Acreage requested: _____

Reason for the request:

Rezone in compliance with the Comprehensive Plan

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.

Antonio Hernandez 5-21-19
Signature Date

Antonio Hernandez
Print Name

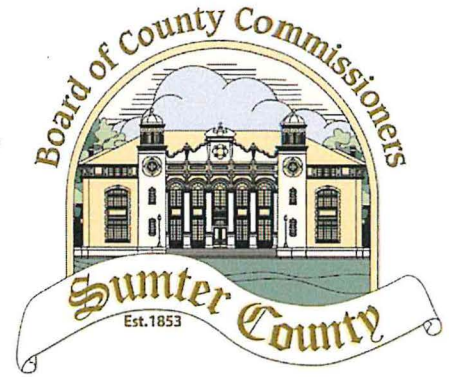
A public hearing before the Zoning & Adjustment Board (ZAB) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., the Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized 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.

Board of County Commissioners

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May 29, 2019

HARRIS ROSALYN R TTEE
10727 NE 27TH ST
OXFORD, FL 34484

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of property in the name of **Suliana and Antonio Hernandez**. This property is being considered for rezoning at a public hearing.

CASE# **R2019-0017** To rezone 4.94 acres MOL from RR5C to RR1C (Rural Residential-1 acre lots).

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida** on **June 17, 2019**, at **6:00 p.m.**

The property is generally located between NE 78th Pl and CR 134, east of CR 129 (see map)

The recommendation of the Zoning and Adjustment Board will be presented to the Sumter Board of County Commissioners at a public hearing on **June 25, 2019 at 5:30 PM** at the **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida**.

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 **June 11, 2019**

RE: CASE# **R2019-0017**

RECEIVED

JUN 10 2019

Sumter County
Development Services