

# Rapid Infiltration Basin Infrastructure & Transmission, LLC

February 8<sup>th</sup>, 2023

Bradley Arnold  
County Administrator and Acting Development Services Director  
Sumter County Board of County Commissioners  
7375 Powell Road  
Wildwood, FL 34785

Re: RIBIT Berry Site Rezoning, Land Use Amendment and Special Use Permit Applications

Mr. Arnold,

Please accept this letter in coordination with the Land Use Amendment Application, Rezoning Application and Special Use Permit Application for the subject properties outlined below that are owned by Buffalo Hide & Cattle Company, LLC to be used as an effluent disposal site.

The Land Use Amendment Application is a request for a land use amendment for parcel J14-033 to change its future land use from Commercial to Agriculture.

The Rezoning Application is to request a rezoning for parcels J14-001, J14-005 and J14-033 from multiple zoning designations (A10C, RR5 and CH) within the associated legal descriptions, to all parcels having solely A10C.

- For parcels J14-001 and J14-005, the request is a change from their current zoning, which is a combination of A10C and RR5C within each parcel, to both parcels having only an A10C zoning.
- For parcel J14-033, the request is to rezone from its current zoning of CH to A10C.

The Special Use Permit Application is a request for a Special Use Permit that will run with the property to coincide with The Villages of Southern Oaks Chapter 163 Development Agreements and remaining in place as long as the permitted use is on the property. The subject property for the Special Use Permit includes parcels J14-001, J14-005, J11-005, J11-008 and J14-033.

Parcels J14-001, J14-005, J11-005, J11-008 and J14-033 are being worked on with the Sumter County Property Appraiser's Office to be combined into a single larger property with its own unique parcel ID.

Along with this letter, an email containing the additional documents necessary to fulfill all application requirements has been sent and are outlined below (listed by application category below with associated document names in quotations underneath):

- Deed or other proof of ownership:
  - See document titled "Berry.BHCC Warranty Deed" - Warranty Deed for Buffalo Hide and Cattle Company, LLC purchase from Jonalyn Berry

**3619 Kiessel Road  
The Villages, Florida 32163**

# Rapid Infiltration Basin Infrastructure & Transmission, LLC

- See document titled "SECO.BHCC Special Warranty Deed" - Special Warranty Deed for Buffalo Hide and Cattle Company, LLC from Sumter Electric Cooperative, Inc.
- Signed authorization if applicant is not the land owner:
  - See document titled "Consent and Designation of Agent - BHCC to RIBIT – Executed"
- Site plan/sketch (showing how property will be used – if applicable):
  - See document titled "Site Plan – RIBIT"
- Legal description of the area under application:
  - See the legal description of parcels J14-001, J14-005, J11-005 and J11-008 (Berry Property) within the document titled "Berry.BHCC Warranty Deed"
  - See the legal description of parcel J14-033 (SECO Property) within the document titled "SECO.BHCC Special Warranty Deed"

We request that the Land Use Amendment and Rezoning Application as well as the Special Use Permit Application be heard by the Planning and Zoning Special Master on 3/6/23, and we request that the Sumter County Board of County Commissioners act on the recommendation of the Special Master at their 3/28/23 regularly scheduled meeting.

Thank you for your consideration.

Sincerely,

**RAPID INFILTRATION BASIN INFRASTRUCTURE &  
TRANSMISSION, LLC**, a Delaware limited liability  
company

BY: VDC Manager, LLC,  
a Florida limited liability company,  
its Manager

BY:   
\_\_\_\_\_  
Martin L. Dzuro, Manager

3619 Kiessel Road  
The Villages, Florida 32163

**Farnsworth, Sue**

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**From:** noreply@civicplus.com  
**Sent:** Thursday, February 09, 2023 4:04 PM  
**To:** @Planning  
**Subject:** Online Form Submittal: Land Use Amendment and/or Rezoning Application

Land Use Amendment and/or Rezoning Application

Please select all that apply: Land Use Amendment (<50>

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Applicant Information:

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Name of Property Owner(s): Buffalo Hide and Cattle Company, LLC

Address: 3619 Kiessel Road, The Villages 32163

Owner Phone: 352-753-6262

Email: brandon.matulka@thevillages.com

Name of Agent: Rapid Infiltration Basin Infrastructure & Transmission, LLC

Address: 3619 Kiessel Road, The Villages 32163

Agent Phone: 352-753-6262

Email: brandon.matulka@thevillages.com

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Property Information:

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Legal Description of the property (lengthy descriptions may be attached): Please see the email sent in conjunction with this application that contains the attached document titled "SECO.BHCC Special Warranty Deed" for the legal description associated with parcel J14-033.

Street Address: Unassigned location near 1280 E C-470, Lake Panasoffkee FL 33585

Parcel #: J14-033

Current Use: Agriculture

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|                            |   |
|----------------------------|---|
| Current Future Land Use:   | Commercial  |
| Current Zoning:            | CH  |
| Requested Future Land Use: | Agriculture   |
| Requested Zoning:          | A10C  |
| Acreage requested:         | 5 Acres   |
| Reason for the request:    | <p>This application and request is to change the Future Land Use of parcel J14-033 from Commercial to Agriculture.</p> <p>For the "Deed or other proof of ownership" for parcel J14-033, please see the document in the associated email titled "SECO.BHCC Special Warranty Deed"</p> <p>For the "Signed authorization if applicant is not the land owner" please see the document in the associated email titled "Consent and Designation of Agent - BHCC to RIBIT – Executed"</p> |

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)

Please combine your document into one file before uploading them. *Field not completed.*

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).

By typing my name below under penalties of perjury, I declare the above information that I have given to be true and  
 Brandon Matulka

correct to the best of my  
knowledge and belief.

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A public hearing before the Planning Zoning Special Master (PZSM) will be scheduled once the application is found to be complete.

- We will let you know the location and time of the hearing.
  - Your appearance or authorized representative is required at this hearing.
  - Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code.
  - Minor Special Use Permits are decided by the PZSM.
  - Conditions of approval may be assigned to assure compatibility with the neighborhood.
  - Hearings may be postponed by the PZSM at his/her discretion.
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Email not displaying correctly? [View it in your browser.](#)