

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT:

*R2012-0015 - Rezone 0.82 acres MOL from RR to CL. - Bryan & Jacqueline Summers - E SR 44/Wildwood (ZAB recommends approval)

REQUESTED ACTION: **Approve rezoning R2012-0015**

Work Session (Report Only) **DATE OF MEETING:** 6/26/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept.: Planning

BUDGET IMPACT:

Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant is requesting to rezone 0.82 acres MOL from RR to CL.

The Zoning & Adjustment Board held a public hearing on June 18, 2012, and recommended approval.
(5-0)

ZAB cases:

- 1) SS2012-0001 Bryan & Jacqueline Summers
 - 2) R2012-0015 Bryan & Jacqueline Summers ****
-

provided consistent with the Sumter County Land Development Code. At a minimum, at Type “B” screening will be required between the subject and adjacent residential uses.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan (if the Small Scale Future Land Use Amendment (SS2012-0001) is approved.

Notices Sent: 8 _____ **(In objection) 1** _____ **(In favor)** _____

Zoning & Adjustment Board Recommendation: Approval (5-0) _____



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2012-0015

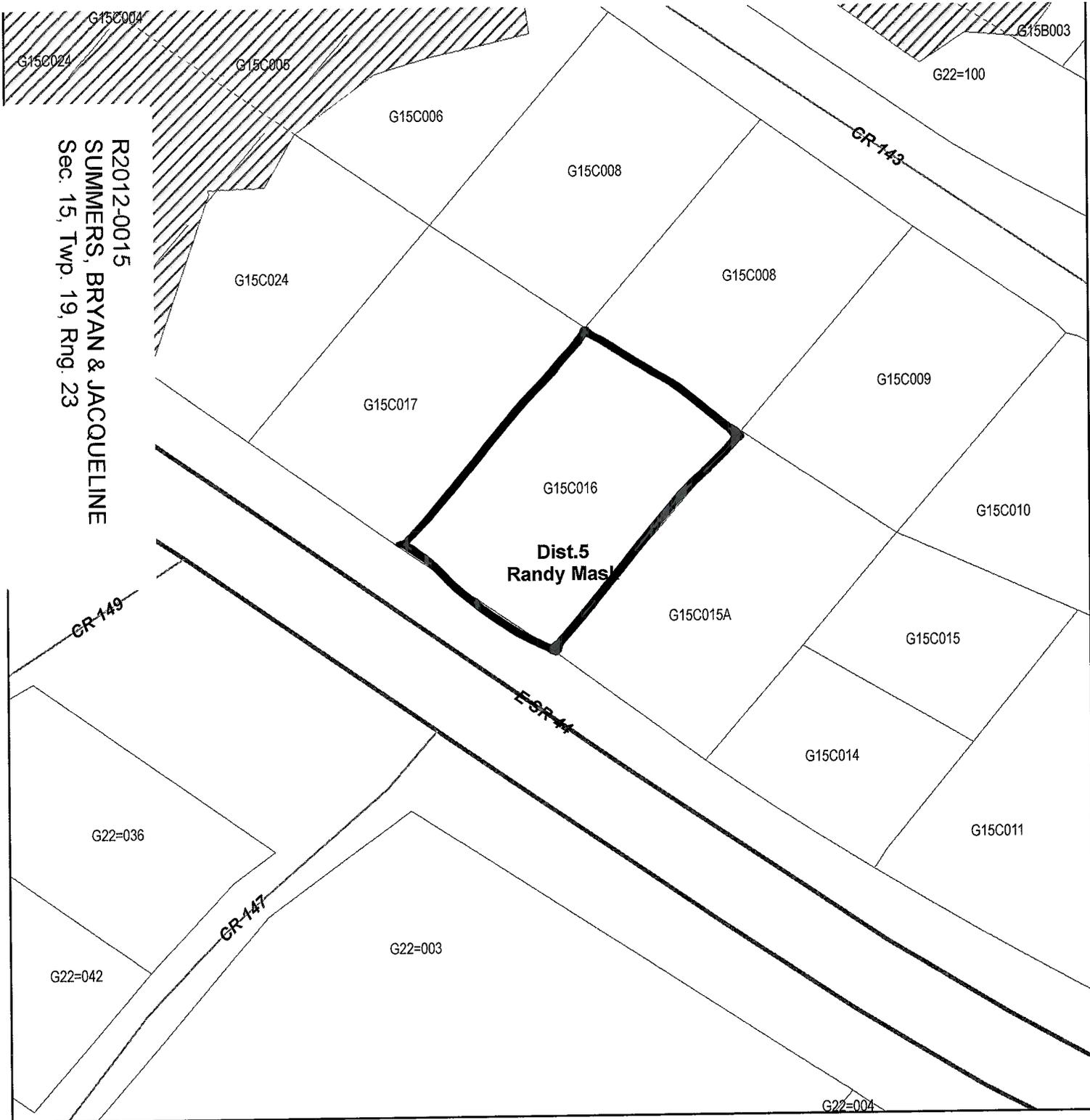
Application: 5/2/2012 MOO

910 N. Main Street, Suite 301, Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE COMMERCIAL		PROJECT DESCRIPTION Rezone from RR to CL	
OWNER SUMMERS, BRYAN & JACQUELINE		ADDRESS 6200 KENTUCKY AVE LEESBURG, FL 34748		PHONE	
AGENT/APPLICANT Greg Beliveau		ADDRESS		PHONE	
PARCEL # G15C016	SEC/TWP/RNG 151923	GENERAL LOCATION Wildwood		DIRECTIONS TO PROPERTY Property located N side of SR 44 across from CR 147.	
Property Address 6866 E SR 44, Wildwood, FL 34785					
PARCEL SIZE 0.82 acres MOL		F.L.U. LDR		LEGAL DESCRIPTION LOT 16 1ST ADD LAKE DEATON SHORES PB 2 PG 25 1/2	
PRESENT ZONING RR		PRESENT USE Residence			
REQUESTED REZONING Rezone 0.82 acres MOL from RR to Commercial CL		REZONED ACREAGE 0.82 acres MOL		REZONED LEGAL DESCRIPTION Lot 16 1st Add Lake Deaton Shores PB 2 Pg 25 1/2	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE F.L.U.	RR-Mobile Home Low Density Residential	RR1-Residence Low Density Residential	Non Vested M1-Mobile Home Low Density Residential	RR-Vacant Low Density Residential	
<p>As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.</p>					
<p>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.</p>					
 _____ Signature(s)				_____ May 2, 2012 Date	
<p>A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.</p>					
Zoning and Adjustment Board		6/4/2012 6:30 PM	Room: Colony Cottage Rec. Center	Action: <u>Approval 5-0</u>	
County Commission Meeting		6/12/2012 5:30 PM	Room: 142	Action: _____	
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	

Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. General staff will take photographs from the roadway or easement, and will not come on site unless access requires it.



R2012-0015
 SUMMERS, BRYAN & JACQUELINE
 Sec. 15, Twp. 19, Rng. 23

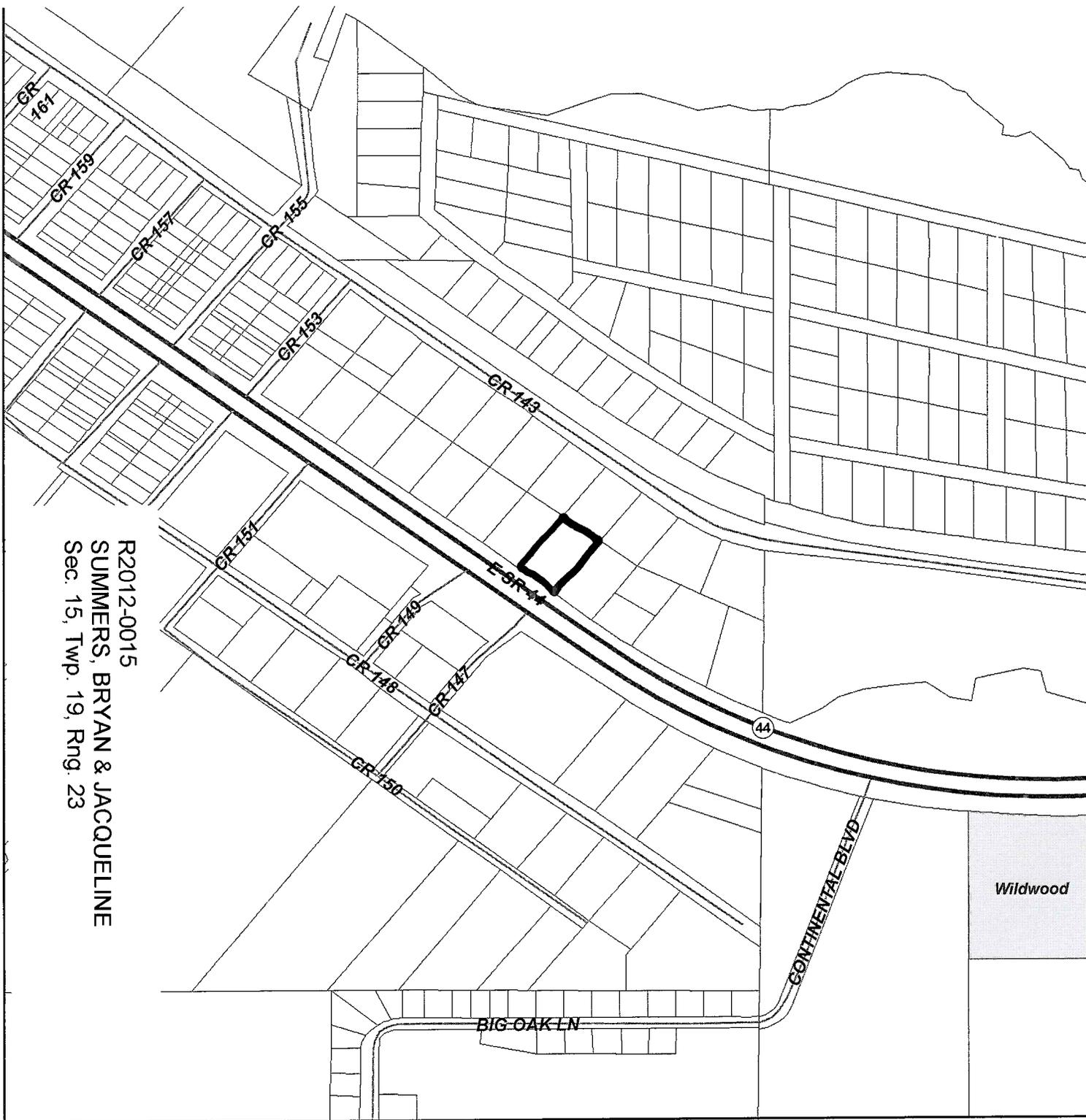
Legend

-  100 Year Flood Zones
-  FloodZoneDraft
-  Parcels
-  Parcel Pin #'s
-  Florida Counties



1 inch = 0.02 miles

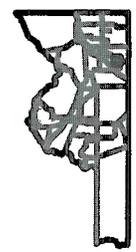
Date Prepared: May 2, 2012



R2012-0015
 SUMMERS, BRYAN & JACQUELINE
 Sec. 15, Twp. 19, Rng. 23

Legend

-  Parcels
-  Florida Counties



1 inch = 0.1 miles

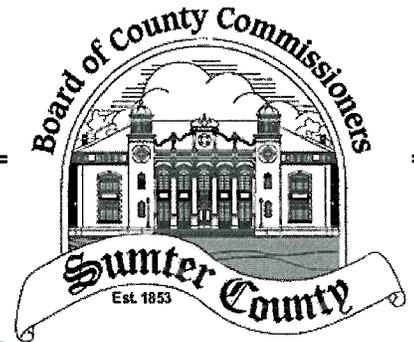
Date Prepared: May 2, 2012

Board of County Commissioners

Division of Planning & Development

Planning Services

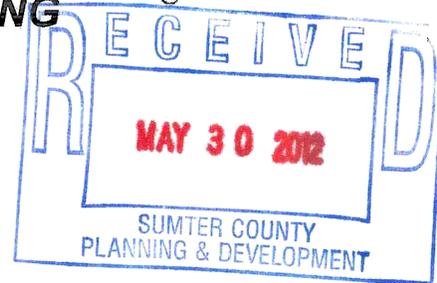
7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

May 11, 2012

FEARS MICHAEL A
2511 S 54TH ST
TACOMA, WA 98409



To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of the property in the name of **Bryan & Jacqueline Summers**. This property is being considered for a **small scale land use amendment and rezoning** at a public hearing for a Small Scale Comprehensive Plan Amendment & Rezoning.

CASE# SS2012-0001 REQUESTED ACTION: Small Scale Comp Plan Amendment to change **0.82 acres MOL** on the Future Land Use Map from **Low Density Residential to Commercial**.

CASE# R2012-0015 REQUESTED ACTION: Rezone **0.82 acres MOL** from RR (Rural Residential) to CL (Light Commercial).

The property is located as follows: **Wildwood area:** The subject property is located on the north side of SR 44 north of CR 147.

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, June 4, 2012, at 6:30 p.m.**

The recommendations of the Zoning and Adjustment Board will be presented to the Sumter Board of County Commissioners at a public hearing to be held at Sumter County Government Office, **910 N Main Street, Room 142, Bushnell, FL 33513** on **Tuesday, June 12, 2012, at 5:30 P.M.**

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 DEPARTMENT, 7375 Powell Road, Suite 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352) 689-4460.

I approve of the above.

I do not approve of the above for the following reason(s):

THE DEVELOPMENT OF ADJACENT LAND UNDER COMMERCIAL OR LIGHT COMMERCIAL WILL IMPACT RESIDENTIAL DEVELOPMENT WITH NOISE AND TRAFFIC, SURFACE WATER FLOW CHANGES, 24 HR LIGHTS = FUTURE RESIDENT

Please return no later than **May 25, 2012**.

RE: CASE# **SS2012-0001**
R2012-0015