

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2013-0002 Rezone 18.79 acres MOL from A5/RR5 and non-compliant A5 to A10C - Howard O. & Nancy L. Stuckman - CR326/Bushnell (ZAB recommends approval).

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**REQUESTED ACTION:** **Approve rezoning R2013-0002**

Work Session (Report Only)    **DATE OF MEETING:** 2/12/2013  
 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

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**HISTORY/FACTS/ISSUES:**

The applicant is requesting to rezone 18.79 acres MOL from A5/RR5 and non-compliant A5 to A10C to bring the property into compliance with the Future Land Use Map.

The Zoning & Adjustment Board held a public hearing on February 4, 2013, and recommended approval (5-0).

- ZAB cases:  
1)SS2013-0001 - Sumter County  
2) R2013-0001 - Sumter County  
3) R2012-0046 - Howard O. & Nancy L. Stuckman\*\*\*\*
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**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**February 4, 2013**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**February 12, 2013**

<b>CASE NO.:</b>	R2013-0002
<b>APPLICANT:</b>	Howard O. & Nancy L. Stuckman
<b>REPRESENTATIVE:</b>	N/A
<b>REQUESTED ACTION:</b>	Rezone 18.79 acres MOL from A5, non-compliant A5 & RR5 to A10C to bring the property into compliance with the Future Land Use Map.
<b>LEGAL DESCRIPTION:</b>	<b>To be rezoned:</b> Sec. 3, Twp. 21S, Rng. 21E: W ½ OF NE ¼ OF SE ¼ LESS S 210' OF E 210' and less road r/w on N side thereof
<b>EXISTING ZONING:</b>	A5 non-compliant A5/RR5
<b>EXISTING USE:</b>	Mobile Home
<b>FUTURE LAND USE:</b>	AG
<b>PARCEL SIZE:</b>	19.79 acres MOL
<b>GENERAL LOCATION:</b>	Wahoo area
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Agricultural	<b>NORTH:</b> A5 – Mobile Home
<b>SOUTH:</b> Agricultural	<b>SOUTH:</b> A5 - vacant
<b>EAST:</b> Agricultural	<b>EAST:</b> A5 - vacant
<b>WEST:</b> Agricultural	<b>WEST:</b> A5 - vacant





# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2013-0002**

Application: 1/3/2013 SMC

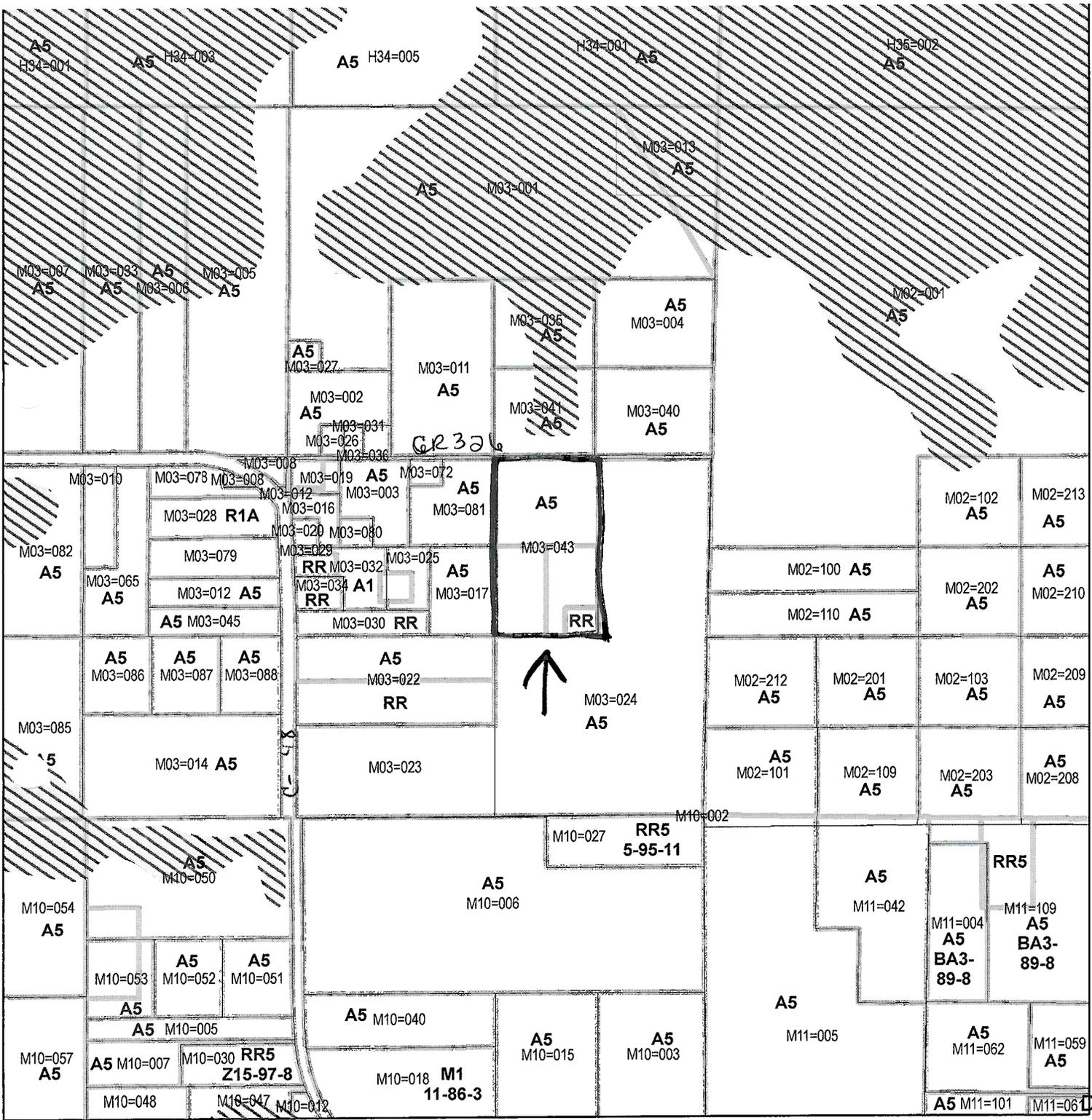
910 N. Main Street, Suite 301, Bushnell, FL 33513  
Tel. (352) 793-0270 Fax (352) 793-0274

## REZONING

<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> RESIDENTIAL		<b>PROJECT DESCRIPTION</b> Rezone 19.79 acres MOL from A5, RR5, non-compliant A5/RR	
<b>OWNER</b> STUCKMAN, HOWARD O & NANCY L			<b>ADDRESS</b> 5171 CR 326 BUSHNELL, FL 33513		<b>PHONE</b> (352) 793-6202
<b>PARCEL #</b> M03=043	<b>SEC/TWP/RNG</b> 032121	<b>GENERAL LOCATION</b> BUSHNELL/WAHOO		<b>DIRECTIONS TO PROPERTY</b> W ON C-48 TO WAHOO BAPTIST CHURCH. N ON CR 326. PROPERTY APPROX. 1/4 MILE ON S SIDE OF THE ROAD.	
<b>Property Address</b> 5171 CR 326, Bushnell, FL 33513					
<b>PARCEL SIZE</b> 19.79 acres MOL		<b>F.L.U.</b> AGR		<b>LEGAL DESCRIPTION</b> W1/2 OF NE1/4 OF SE1/4 LESS ROAD R/W ON N SIDE THEREOF	
<b>PRESENT ZONING</b> A5/non-compliant A5/RR5/RR		<b>PRESENT USE</b> MH			
<b>REQUESTED REZONING</b> Rezone 19.79 acres MOL from A5/non-compliant A5/RR5 & <del>RR</del> to A10C <i>to bring the property</i>		<b>REZONED ACREAGE</b> 19.79 acres MOL		<b>REZONED LEGAL DESCRIPTION</b> same as above	
<b>ABUTTING PROPERTY</b>	<i>into compliance with NORTH the FLUM</i>			<b>SOUTH</b>	<b>WEST</b>
<b>ZONING/USE</b>	A5/MH	A5/Pasture	A5/Pasture	A5/Pasture	A5/Pasture
<b>F.L.U.</b>	AG	AG	AG	AG	AG
<p><b>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.</b></p>					
<p><b>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.</b></p>					
 _____ <b>Signature(s)</b>					January 3, 2013 _____ <b>Date</b>
<p><b>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.</b></p>					
<b>Zoning and Adjustment Board</b>		<b>2/4/2013 6:30 PM</b>	<b>Room:</b>	<b>Action:</b> _____	
			Colony Cottage Rec. Center		
<b>County Commission Meeting</b>		<b>2/12/2013 5:30 PM</b>	<b>Room: 142</b>	<b>Action:</b> _____	
<b>NOTICES SENT</b>		<b>RECEIVED IN FAVOR</b>		<b>RECEIVED OBJECTING</b>	

**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. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.**

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**Legend**

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

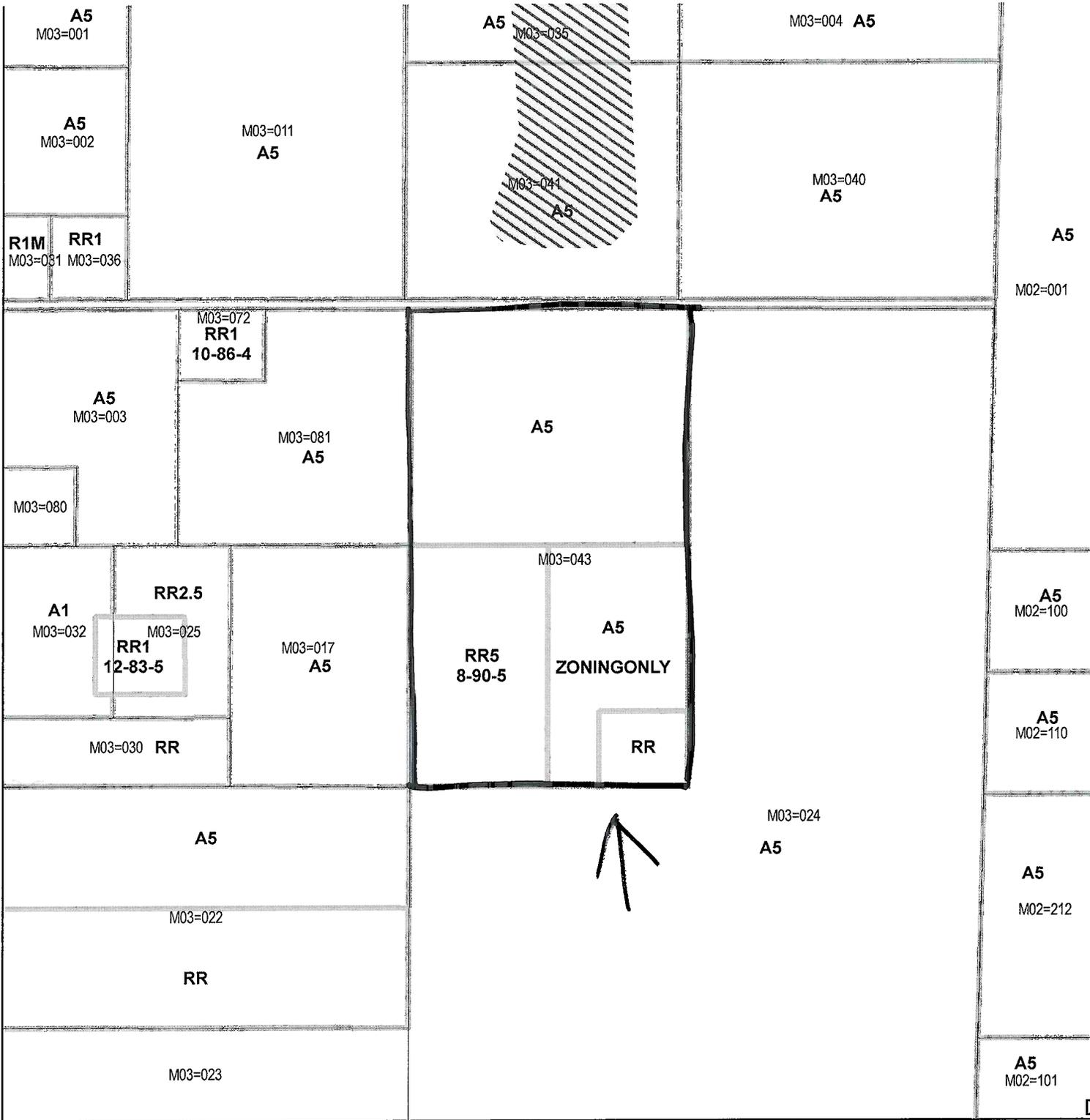


R2013-0002  
 STUCKMAN, HOWARD O. & NANCY L.  
 SEC. 03, TWP. 21S, RNG. 21E



1 inch = 0.19 miles

Date Prepared: January 8, 2013



R2013-0002  
 STUCKMAN, HOWARD O. & NANCY L.  
 SEC. 03, TWP. 21S, RNG. 21E

**Legend**

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



1 inch = 0.07 miles

Date Prepared: January 8, 2013

## OFFICE of VITAL STATISTICS

CERTIFIED COPY

## FLORIDA CERTIFICATE OF DEATH

LOCAL FILE NO.		1. DECEDENT'S NAME (First, Middle, Last, Suffix)		2. SEX	
		Nancy Louise Stuckman		Female	
3. DATE OF BIRTH (Month, Day, Year)		4a. AGE-Last Birthday (Years)		4c. UNDER 1 DAY	
March 15, 1935		72		4b. UNDER 1 YEAR Months Days	
5. DATE OF DEATH (Month, Day, Year)		6. SOCIAL SECURITY NUMBER		7. BIRTHPLACE (City and State or Foreign Country)	
July 15, 2007		300-28-8988		Sandusky, Ohio	
8. COUNTY OF DEATH		9. PLACE OF DEATH (Check only one)		10. FACILITY NAME (If not institution, give street address)	
Sumter		HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival NON-HOSPITAL: <input type="checkbox"/> Hospice Facility <input checked="" type="checkbox"/> Nursing Home/Long Term Care Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)		Osprey Point Nursing Center	
11a. CITY, TOWN, OR LOCATION OF DEATH		11b. INSIDE CITY LIMITS?		12. MARITAL STATUS (Specify)	
Bushnell		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Married <input type="checkbox"/> Married, but Separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married	
13. SURVIVING SPOUSE'S NAME (If wife, give maiden name)		14a. RESIDENCE - STATE		14b. COUNTY	
Howard Stuckman		Florida		Sumter	
14c. CITY, TOWN, OR LOCATION		14d. APT. NO.		14e. ZIP CODE	
Bushnell				33513	
14f. INSIDE CITY LIMITS?		15a. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life.) (Do not use "Retired")		15b. KIND OF BUSINESS/INDUSTRY	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Owner/Manager		Fishing Resort	
16. DECEDENT'S RACE (Specify the race/races to indicate what decedent considered himself/herself to be. More than one race may be specified.)					
<input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaskan Native (Specify tribe) <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian (Specify) <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Samoan <input type="checkbox"/> Other Pacific Isl. (Specify) <input type="checkbox"/> Other (Specify)					
17. DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify if decedent was of Hispanic or Haitian Origin.) <input type="checkbox"/> Yes (If Yes, specify) <input checked="" type="checkbox"/> No <input type="checkbox"/> Mexican <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Cuban <input type="checkbox"/> Central/South American <input type="checkbox"/> Haitian					
18. DECEDENT'S EDUCATION (Specify the decedent's highest degree or level of school completed at time of death)					
<input type="checkbox"/> 8th or less <input type="checkbox"/> High school but no diploma <input checked="" type="checkbox"/> High school diploma or GED <input type="checkbox"/> College but no degree <input type="checkbox"/> College degree (Specify): <input type="checkbox"/> Associate <input type="checkbox"/> Bachelor's <input type="checkbox"/> Master's <input type="checkbox"/> Doctorate					
19. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
20. FATHER'S NAME (First, Middle, Last, Suffix)		21. MOTHER'S NAME (First, Middle, Maiden Surname)			
Orin Parsel		Beatrice McKernan			
22a. INFORMANT'S NAME		22b. RELATIONSHIP TO DECEDENT		23a. INFORMANT'S MAILING - STATE	
Howard Stuckman		Spouse		Florida	
23b. CITY OR TOWN		23c. STREET ADDRESS		23d. ZIP CODE	
Bushnell		5171 CR 326		33513	
24. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)		25a. LOCATION - STATE		25b. LOCATION - CITY OR TOWN	
DVS Crematory FC#187		Florida		Inverness	
26a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Entombment <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify)					
26b. IF CREMATION, DONATION OR BURIAL AT SEA, WAS MEDICAL EXAMINER APPROVAL GRANTED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		27a. LICENSE NUMBER (of Licensee)		27b. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH	
		F043119			
28. NAME OF FUNERAL FACILITY		29a. FACILITY'S MAILING - STATE		29d. ZIP CODE	
Purcell Funeral Home		Florida		33513	
29b. CITY OR TOWN		29c. STREET ADDRESS			
Bushnell		114 W. Noble Avenue			
30. CERTIFIER: <input checked="" type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated.					

DEMOGRAPHIC INFORMATION TO BE COMPLETED BY FUNERAL DIRECTOR

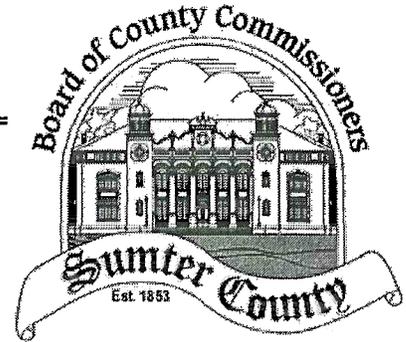
ALTERED OR ERASED

VOID IF ALTERED OR ERASED

**Board of County Commissioners**  
**Development Services Division**

**Planning Services**

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461  
Website: <http://sumtercountyfl.gov>



**NOTICE OF PUBLIC HEARING**

January 11, 2013

MULIK EDWARD TRUSTEE  
5347 CR 326  
BUSHNELL FL 33513

RECEIVED

JAN 22 2013

SUMTER COUNTY  
DEVELOPMENT SERVICES

To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Howard O. & Nancy L. Stuckman**. This property is being considered for **rezoning** at a public hearing.

CASE# **R2013-0002** to rezone **19.79 acres MOL** from **A5, non-compliant A5/RR5 & RR** to **A10C (General Agricultural with Conventional Housing) Zone** which allows one (1) conventionally-built or Class A mobile home dwelling unit per ten acre parcel.

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, Tea/Study, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, February 4, 2013, at 6:30 p.m.**

The property is located as follows: Bushnell area: West on C-48 to Wahoo Baptist Church. North on CR 326 approximately ¼ mile to the property on the south side of the road.

~~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 910 N. Main Street, Room 142, Bushnell, Florida 33513 on **Tuesday, February 12, 2013, 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, Ste. 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): \_\_\_\_\_

Please return no later than **January 25, 2013.**

RE: CASE# **R2013-0002**

**Board of County Commissioners**  
**Development Services Division**

**Planning Services**

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Website: <http://sumtercountyfl.gov>



JAN 24 2013

SUMTER COUNTY  
DEVELOPMENT SERVICES

**NOTICE OF PUBLIC HEARING**

January 11, 2013

ERLER MYRNA F  
PO BOX 1988  
BUSHNELL FL 33513

To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Howard O. & Nancy L. Stuckman**. This property is being considered for **rezoning** at a public hearing.

CASE# **R2013-0002** to rezone **19.79 acres MOL** from **A5, non-compliant A5/RR5 & RR** to **A10C (General Agricultural with Conventional Housing) Zone** which allows one (1) conventionally-built or Class A mobile home dwelling unit per ten acre parcel.

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, Tea/Study, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, February 4, 2013, at 6:30 p.m.**

The property is located as follows: Bushnell area: West on C-48 to Wahoo Baptist Church. North on CR 326 approximately ¼ mile to the property on the south side of the road.

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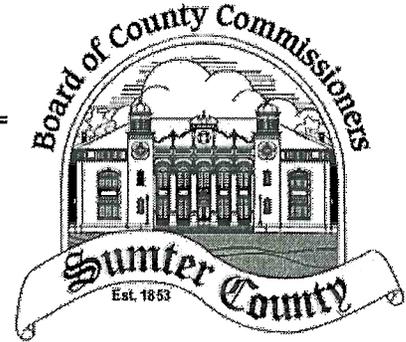
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RE: CASE# **R2013-0002**

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Website: <http://sumtercountyfl.gov>



RECEIVED

JAN 10 2013

SUMTER COUNTY  
DEVELOPMENT SERVICES

**NOTICE OF PUBLIC HEARING**

January 11, 2013

MCGREGOR TERRY C & PATRICIA A  
5252 CR 326  
BUSHNELL FL 33513

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Howard O. & Nancy L. Stuckman. This property is being considered for rezoning at a public hearing.

CASE# R2013-0002 to rezone 19.79 acres MOL from A5, non-compliant A5/RR5 & RR to A10C (General Agricultural with Conventional Housing) Zone which allows one (1) conventionally-built or Class A mobile home dwelling unit per ten acre parcel.

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I approve of the above. *Terry & Patricia A McGregor 5252 CR 326 Bushnell*  
 I do not approve of the above for the following reason(s): \_\_\_\_\_

Please return no later than January 25, 2013.

RE: CASE# R2013-0002