

CASE SUMMARY:

The subject property is located on CR 100B in the Cherry Lake area of Sumter County. This request is to rezone property from RR to RR1C. In addition, the RR1C zoning district allows for a conventional home or Class "A" mobile home.

The subject property is approximately 2.58 acres MOL with a maximum width of approximately 395 feet and a maximum depth of approximately 380 feet. The dimensions of the subject property are consistent with the minimum lot size requirements of Section 13-551, Table 13-551A, for the RR1C zoning district.

There are currently no central water or sewer facilities available to the subject property. The subject property will be served by private well and septic systems.

CASE ANALYSIS:

The Rural Residential Future Land Use allows a density of one dwelling unit per acre. The density remains at one dwelling unit per acre. There is no change in the density.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

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

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

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



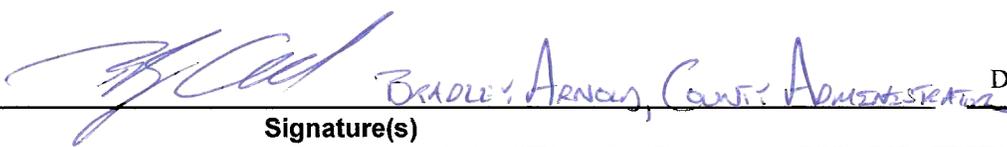
SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

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

Project No: R2013-0001

Application: 12/3/2012 KES

REZONING

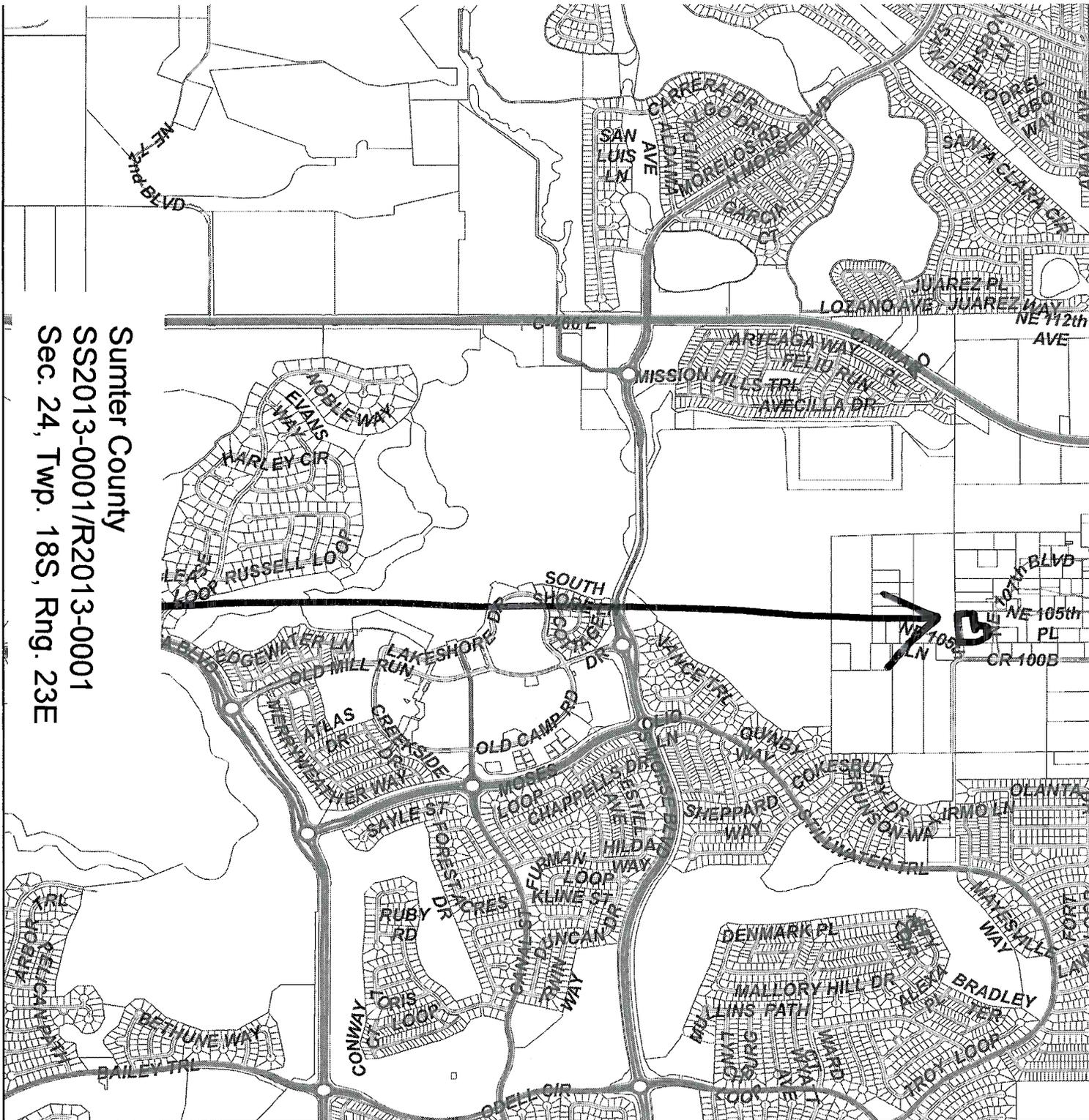
PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION REZONE 2.58 ACRES MOL TO RR1C	
OWNER COUNTY:, SUMTER COUNTY			ADDRESS 7375 POWELL RD STE 206 WILDWOOD, FL 34785		PHONE
PARCEL # D24=100	SEC/TWP/RNG 241823	GENERAL LOCATION CHERRY LAKE		DIRECTIONS TO PROPERTY PROPERTY IS LOCATED N OF CR 100B APPRX 1/4 MILE W OF CR 100.	
Property Address 8728 CR 100B, Wildwood, FL 34785					
PARCEL SIZE 2.58 ACRES MOL		F.L.U. RECREATION		LEGAL DESCRIPTION BEG AT SW COR OF SE1/4 OF NE1/4 RUN N 00DEG 06 MIN 13 SEC W 395 FT N 89 DEG 10 MIN 18 SEC E 197.50 FT S 00 DEG 06 MIN 1 SEC E 220.56 FT N 89 DEG 20 MIN 18 SEC E 197.50 FT S 00 DEG 10 MIN 45 SEC E 174.44 FT S 89 DEG 10 MIN 18 SEC W 395 FT O THE POB	
PRESENT ZONING RR		PRESENT USE VACANT-FORMER PARK			
REQUESTED REZONING REZONE 2.58 ACRES MOL FROM RR TO RR1C TO BRING INTO COMPLIANCE		REZONED ACREAGE 2.58 ACRES MOL		REZONED LEGAL DESCRIPTION BEG AT SW COR OF SE1/4 OF NE1/4 RUN N 00DEG 06 MIN 13 SEC W 395 FT N 89 DEG 10 MIN 18 SEC E 197.50 FT S 00 DEG 06 MIN 13 SEC E 220.56 FT N 89 DEG 20 MIN 18 SEC E 197.50 FT S 00 DEG 10 MIN 45 SEC E 174.44 FT S 89 DEG 10 MIN 18 SEC W 395 FT TO THE POB	
ABUTTING PROPERTY	NORTH		EAST		SOUTH
ZONING/USE F.L.U.	RR-RES AG		RR-MH AG		RR-RES AG
					WEST VACANT
<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)					December 3, 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		2/4/2013 6:30 PM		Room: Colony Cottage Rec. Center	Action: _____
County Commission Meeting		2/12/2013 5:30 PM		Room: 142	Action: _____

NOTICES SENT

RECEIVED IN FAVOR

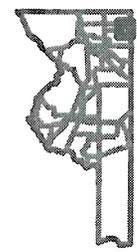
RECEIVED OBJECTING

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



Sumter County
 SS2013-0001/R2013-0001
 Sec. 24, Twp. 18S, Rng. 23E

Legend
 [Symbol] Parcels
 [Symbol] Florida Counties



1 inch = 0.32 miles

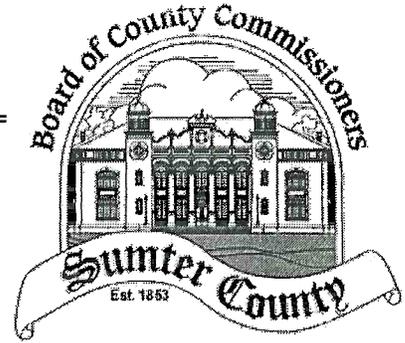
Date Prepared: 12-20-12

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

WALKER ALVERLINDA
1217 CR 216A
OXFORD FL 34484

RECEIVED

JAN 28 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 **Sumter County**. This property is being considered for a **land use change and a rezoning** at a public hearing.

CASE# **SS2013-0001 & R2013-0001** to change the land use on **2.58 acres MOL** from **Recreation** to **Rural Residential** and rezone from **RR** to **RR1C (High Density Rural Residential) Zone** which provides a high density rural residential atmosphere for one (1) conventional or Class A mobile home dwelling unit per parcel.

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

The property is located as follows: Cherry Lake area: West on CR 100B. The property is located approximately 1150' west side of CR 100.

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, FL** 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# **SS2013-0001 & R2013-0001**.