

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2012-0009 - Rezone 1 acre MOL from RR to R2C on .50 acre MOL & RR to R2M on .50 acre MOL. - Clinton R. & Frances M. Reed - CR 519A/ Wildwood (ZAB recommends approval)

REQUESTED ACTION: **Approve rezoning R2012-0009**

Work Session (Report Only) **DATE OF MEETING:** 5/22/2012
 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 1 acre MOL from RR to R2C on .50 acre MOL & RR to R2M on .50 acre MOL.

The Zoning & Adjustment Board held a public hearing on May 7, 2012, and recommended approval. (5-0)

ZAB cases:

- 1) R2012-0009 Clinton R. & Frances M. Reed *****
 - 2) R2012-0011 George M. & Carolyn Allfrey
 - 3) R2012-0012 Rainey Land Co.
-

RESOLUTION NUMBER _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, REZONING PROPERTY LOCATED WITHIN THE UNINCORPORATED LANDS OF THE COUNTY.

WHEREAS, the Board of County Commissioners of Sumter County received a complete and properly funded application for rezoning of property located within the unincorporated lands of Sumter County, and;

WHEREAS, after diligent review and consideration the above referenced rezoning was approved.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter County, Florida, as follows:

1. Based on competent substantial evidence presented and considered during a properly noticed quasi judicial hearing, the Board of County Commissioners of Sumter County hereby approves rezoning application R2012-0009. The lands described in application R2012-0009 are hereby rezoned to R2C & R2M, as that zoning category is described in the Sumter County Land Development Code.

DONE AND RESOLVED THIS ____ DAY OF _____, 2012,
at _____, Sumter County, Florida.

ATTEST: GLORIA HAYWARD
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA

Deputy Clerk

Garry Breeden, Chairman

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
May 7, 2012

Sumter County Board of County Commissioners
May 22, 2012

CASE NO.	R2012-0009
APPLICANT:	Clinton R. & Frances M. Reed
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone 1 acre MOL from RR to R2C on .50 acre MOL & R2M .50 acre MOL.
EXISTING ZONING:	RR
FUTURE LAND USE:	Low Density Residential
EXISTING USE:	Residential
PARCEL SIZE:	1 acre MOL
GENERAL LOCATION:	Coleman Area
LEGAL DESCRIPTION:	<p>To be rezoned to R2C: Sec. 25, Twp. 19S, Rng. 22E: Comm 90' W of SE cor of SW 1/4 of NE 1/4 run W 226.92' to POB W 87.22' thence N 03°35'00" E 462.99' E 98.71' S 05°00'00" W 463.89' to POB less S 25' thereof less the N 1/2 of comm 90' W of SE cor of SW 1/4 of NE 1/4 run W 226.92' to POB cont W 87.22' N 03°35'00" E 462.99' E 98.71' S 05°00" W 463.89' to POB less S 25' thereof.</p> <p>To be rezoned to R2M: Sec. 25, Twp. 19S, Rng. 22E: Comm 90' W of SE cor of SW 1/4 of NE 1/4 run W 226.92' to POB W 87.22' thence N 03°35'00" E 462.99' E 98.71' S 05°00'00" W 463.89' to POB less S 25' thereof less the S 1/2 of comm 90' W of SE cor of SW 1/4 of NE 1/4 run W 226.92' to POB cont W 87.22' N 03°35'00" E 462.99' E 98.71' S 05°00" W 463.89' to POB less S 25' thereof</p>
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Low Density Residential	NORTH: A5 - Vacant
SOUTH: Low Density Residential	SOUTH: A5 - Residence
EAST: Low Density Residential	EAST: RR - Mobile Home/Vacant
WEST: Low Density Residential	WEST: A5, RR – Mobile Home/Vacant
Commissioners District:	District 2

CASE SUMMARY:

The subject property is located on the north side of CR 519A approx. 1/4 mile east of Evan St. The request is to rezone 1 acre MOL property from RR to R2C on .50 acre MOL (Low Density Residential with Conventional Housing) & R2M .50 acre MOL (Low Density Residential with Mobile Home Housing).

The R2C zoning allows for one (1) conventional dwelling unit per parcel. The R2M will allow (1) one Class A or B mobile home dwelling per parcel.

The dimensions of the subject property are consistent with the minimum lot size requirements of Section 13-551, Table 13-551A, for the R2C and R2M zoning district.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is residential with rural residential and is consistent with the R2C & R2M zoning district.

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 and recommends approval.

Notices Sent: 4 (In objection) 0 (In favor) 1

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



SUMNER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2012-0009

Application: 3/14/2012 MOO

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

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION Rezone 1 arce MOL	
OWNER REED, CLINTON R & FRANCES M		ADDRESS PO BOX 701 COLEMAN, FL 33521		PHONE (352) 303-6117	
AGENT/APPLICANT REED, CLINTON R & FRANCES M		ADDRESS PO BOX 701 COLEMAN, FL 33521		PHONE	
PARCEL # F25=111	SEC/TWP/RNG 251922	GENERAL LOCATION Wildwood		DIRECTIONS TO PROPERTY PROPERTY IS LOCATED ON THE NORTH SIDE OF CR 519A APPROX. 1/4 MILE EAST OF EVAN ST.	
Property Address 2682 CR 519A, Wildwood, FL 34785					
PARCEL SIZE 1 acre MOL		F.L.U. LDR		LEGAL DESCRIPTION COMM 90 FT W OF SE COR OF SW1/4 OF NE1/4 RUN W 226.92 FT TO POB W 87.22 FT THENCE N 03 DEG 35 MIN 00 SEC E 462.99 FT E 98.71 FT S 05 DEG 00 MIN 00 SEC W 463.89 FT TO POB LESS S 25 FT THEREOF LESS THE N 1/2 OF COMM 30 YDS W OF SECOR OF SW1/4 OF NE1/4 RUN S 89 DEG 49'18" W 226.92 FT TO POB CONT S 89 DEG 49'18"W 87.22 FT N 03 DEG 35'00" E 462.99 FTN 89 DEG 49'18" E 98.71 FT S 05 DEG 00"W463.89 FT TO POB LESS S 25 FT THEREOF F25=285 COMM 90 FT W OF SE COR OF SW1/4 OF NE1/4 RUN W 226.92 FT TO POB W 87.22 FT THENCE N 03 DEG 35 MIN 00 SEC E 462.99 FT E 98.71 FT S 05 DEG 00 MIN 00 SEC W 463.89 FT TO POB LESS S 25 FT THEREOF LESS THE S 1/2 OF COMM 30 YDS W OF SECOR OF SW1/4 OF NE1/4 RUN S 89 DEG 49'18" W 226.92 FT TO POB CONT S 89 DEG 49'18"W 87.22 FT N 03 DEG 35'00" E 462.99 FTN 89 DEG 49'18" E 98.71 FT S 05 DEG 00" W 463.89 FT TO POB LESS S 25 FT THEREOF	
PRESENT ZONING RR		PRESENT USE LDR			
REQUESTED REZONING Rezone 1 acre MOL from RR to R2C on .50 acre MOL & R2M .50 acre MOL		REZONED ACREAGE 1 acre MOL		REZONED LEGAL DESCRIPTION To be rezoned to R2C COMM 90 FT W OF SE COR OF SW1/4 OF NE1/4 RUN W 226.92 FT TO POB W 87.22 FT THENCE N 03 DEG 35 MIN 00 SEC E 462.99 FT E 98.71 FT S 05 DEG 00 MIN 00 SEC W 463.89 FT TO POB LESS S 25 FT THEREOF LESS THE N 1/2 OF COMM 30 YDS W OF SECOR OF SW1/4 OF NE1/4 RUN S 89 DEG 49'18" W 226.92 FT TO POB CONT S 89 DEG 49'18"W 87.22 FT N 03 DEG 35'00" E 462.99 FTN 89 DEG 49'18" E 98.71 FT S 05 DEG 00"W463.89 FT TO POB LESS S 25 FT THEREOF To be rezoned to R2M F25=285 COMM 90 FT W OF SE COR OF SW1/4 OF NE1/4 RUN W 226.92 FT TO POB W 87.22 FT THENCE N 03 DEG 35 MIN 00 SEC E 462.99 FT E 98.71 FT S 05 DEG 00 MIN 00 SEC W 463.89 FT TO POB LESS S 25 FT THEREOF LESS THE S 1/2 OF COMM 30 YDS W OF SECOR OF SW1/4 OF NE1/4 RUN S 89 DEG 49'18" W 226.92 FT TO POB CONT S 89 DEG 49'18"W 87.22 FT N 03 DEG 35'00" E 462.99 FTN 89 DEG 49'18" E 98.71 FT S 05 DEG 00" W 463.89 FT TO POB LESS S 25 FT THEREOF	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH A5-Vacant LDR	EAST RR-MH/Vacant LDR	SOUTH A5-Vacant LDR	WEST A5/RR- Vacant/MH LDR	

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.

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.

Clinton R Reed *Frances M. Reed*
Signature(s)

March 14, 2012
Date

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.

Zoning and Adjustment Board	5/7/2012 6:30 PM	Room: Colony Cottage Rec. Center	Action: _____
County Commission Meeting	5/22/2012 5:30 PM	Room: Colony Cottage Rec. Center	Action: _____

NOTICES SENT	4	RECEIVED IN FAVOR		RECEIVED OBJECTING	0
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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.

F25=010

A1

R2012-0009
Reed, Clinton R. & Frances M.
Sec. 25, Twp. 19S, Rng. 22E

A5

F25=256

RR5
7-95-3

A5

F25=026

F25=011

A5

TO BE
REZONED
TO R2M

F25=285

F25=009
RR

A10
R2006-
0010

F25=261

RR

BAT-
92-12

TO BE
REZONED
TO R2C
F25=111

RR
F25=135

RR1
4-82-7
F25=140

F25=106

RR
7-19-74

F25=148

CR 519A

A5

F25=052A

F25F121 F25F121 F25F116
F25F121 F25F121 F25F116
F25F121 F25F116 F25F116
F25F116
F25F129 F25F131 F25F131
F25F126 F25F131 F25F131
F25F126 F25F129 F25F131
F25F126

NE 27th PATH

F25F222 F25F220 F25F218 F25F216
F25F222 F25F222 F25F216

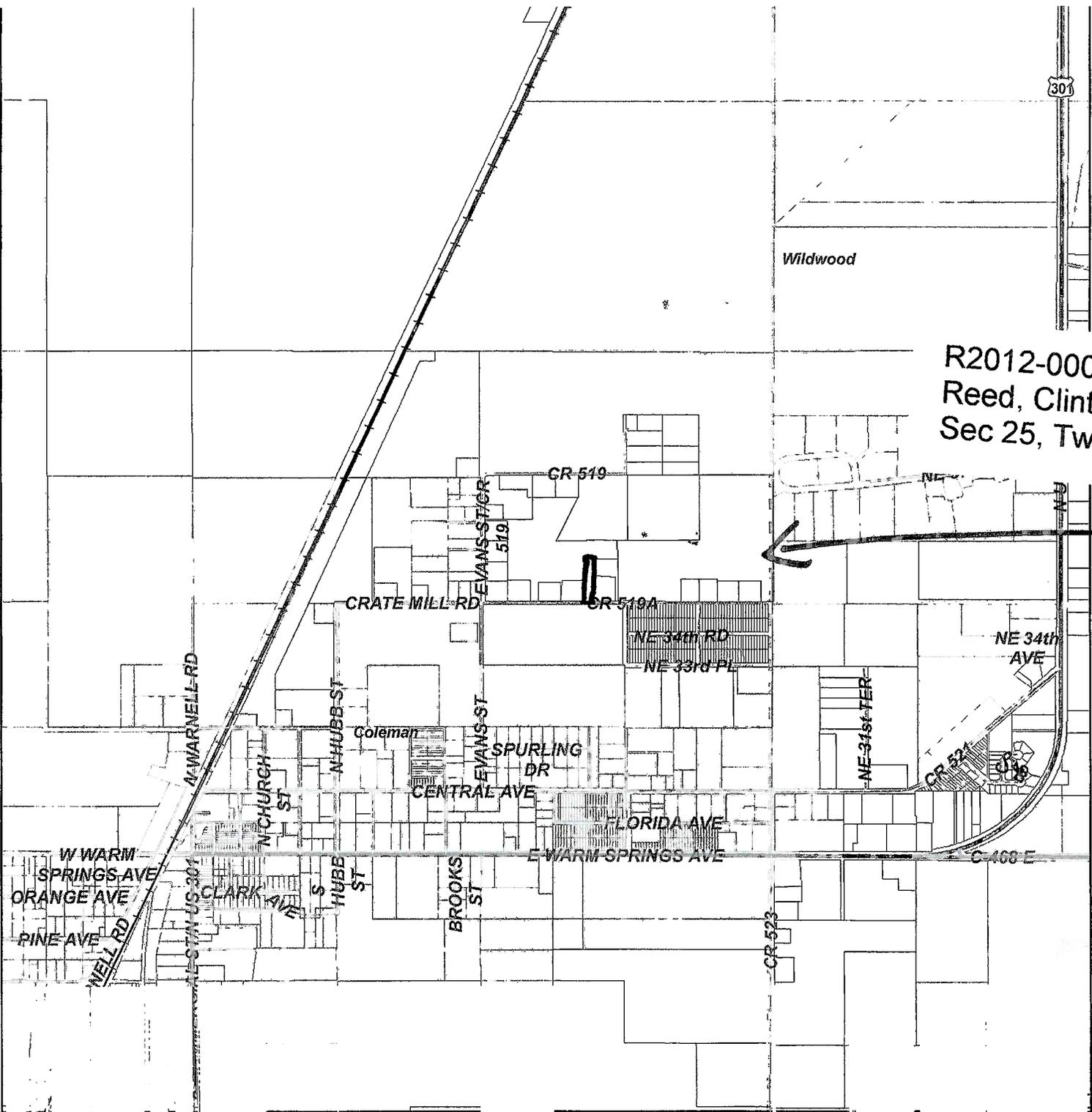
Legend

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



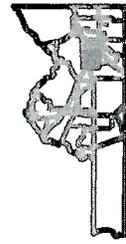
1 inch = 0.03 miles

Date Prepared: April 23, 2012



R2012-0009
 Reed, Clinton R. & Frances M.
 Sec 25, Twp. 19S, Rng. 22E

- Legend**
-  Parcels
 -  Florida Counties



1 inch = 0.28 miles

Date Prepared: March 15, 2012

(N89°49'18"E DEED)
N89°48'43"E (M)
 FOUND 3" CONCRETE MONUMENT 92.4' 98.58' (M) (98.7' DEED) FOUND 3" CONCRETE MONUMENT 91.1'
 FENCE ALONG LINE

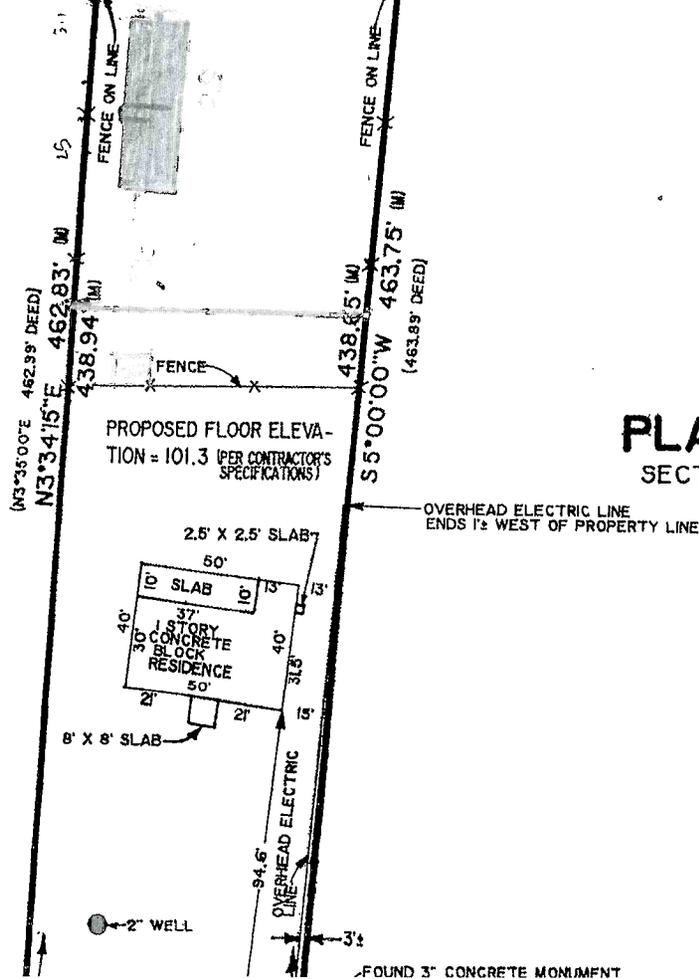
NOTE:

Elevations are assumed (as per client instructions),
 using center of road at East line of property as basis.
 ASSUMED ELEVATION = 100.00



(M) = Measured

Handwritten notes: *12 x 15* with an arrow pointing to a rectangular area on the property.



PLAT OF BOUNDARY SURVEY

SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST

SUMTER COUNTY, FLORIDA

FOUND 3" CONCRETE MONUMENT

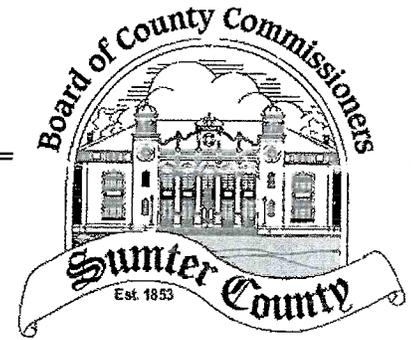
POINT OF

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

April 16, 2012

WYCKOFF CARMELLA ETAL
PO BOX 493
COLEMAN, FL 33521



To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Clinton R. & Frances M. Reed**. This property is being considered for **rezoning** at a public hearing.

CASE# **R2012-0009** to rezone **1 acre MOL** from **RR** to **R2C** on .050 acre MOL (**Low Density Residential with Conventional Housing**) which provides a low density residential atmosphere for one (1) conventional dwelling unit per parcel, & **R2M** on .050 acre MOL (**Low Density Residential with Mobile Home Housing**) Zone & which provides a low density residential atmosphere for one (1) conventional or Class A or B mobile home dwelling unit per parcel.

The property is located as follows: **Wildwood Area**: The subject property is located on the north side of CR-519A approximately 1/4 mile east of Evans St.

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, May 7, 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 **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Tuesday, May 22, 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):

Please return no later than **May 2, 2012**.

RE: CASE# **R2012-0009**

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

April 16, 2012

«AddressBlock»

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Clinton R. & Frances M. Reed**. This property is being considered for **rezoning** at a public hearing.

CASE# R2012-0009 to rezone **1 acre MOL** from **RR** to **R2C** on .050 acre MOL (**Low Density Residential with Conventional Housing**) which provides a low density residential atmosphere for one (1) conventional dwelling unit per parcel, & **R2M** on .050 acre MOL (**Low Density Residential with Mobile Home Housing**) Zone & which provides a low density residential atmosphere for one (1) conventional or Class A or B mobile home dwelling unit per parcel.

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_____ I approve of the above.

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

Please return no later than **May 2, 2012.**

RE: CASE# **R2012-0009**