

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2012-0011 - Rezone 1.26 acres MOL from RR1 & non-compliant A5 to RR1.
George M. & Carolyn Allfrey - CR 724/ Webster (ZAB recommends approval).

REQUESTED ACTION: **Approved rezoning R2012-0011**

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 1.26 acres MOL from RR1 & non-compliant A5 to RR1.

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 R2012-0011. The lands described in application R2012-0011 are hereby rezoned to RR1, 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.	R2012-0011
APPLICANT:	George M. & Carolyn Allfrey
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone 1.26 acres MOL from RR1 & non-compliant A5 to RR1.
EXISTING ZONING:	RR1 & non compliant A5
FUTURE LAND USE:	Agricultural
EXISTING USE:	Residential
PARCEL SIZE:	1.26 acres MOL
GENERAL LOCATION:	Webster Area
LEGAL DESCRIPTION:	Sec. 25, Twp. 21S, Rng. 22E: E 261' of the W 502' of S 210' of the S 1/2 of the SE 1/4 of the SE 1/4 less R/W for CR 724 along the South side thereof
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural	NORTH: A5 – Residence
SOUTH: Low Density Residence	SOUTH: RR– Vacant/Mobile Home
EAST: Agricultural	EAST: RR1 – Mobile Home
WEST: Agricultural	WEST: A 5 – Vacant
Commissioners District:	District 4

CASE SUMMARY:

The subject property is located on CR 724 in the Webster area of unincorporated Sumter County. The request is to rezone 1.26 acres MOL from a RR1 & non-complaint A5 to RR1 (High Density Rural Residential with Optional Housing) Zoning The RR1 zoning allows for one (1) conventional or Class A or B mobile home dwelling unit 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 RR1 zoning district.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is residential and vacant land. The property is currently zoned RR1 & non-compliant A5. Rezoning the entire parcel to RR1 will correct the non-compliant zoning.

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) _____



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: **R2012-0011**

Application: 3/22/2012 MOO

REZONING

PROJECT TYPE REZONING	PROJECT SUBTYPE RESIDENTIAL	PROJECT DESCRIPTION REZONE 1.26 AREAS MOL FROM RR1 & A5 TO RR1
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OWNER 187985	ADDRESS 2838 CR 724 WEBSTER, FL 33597	PHONE (352) 418-7985
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AGENT/APPLICANT ALLFREY, GEORGE M & CAROLYN	ADDRESS 2838 CR 724 WEBSTER, FL 33597	PHONE
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PARCEL # N25=041	SEC/TWP/RNG 252122	GENERAL LOCATION Webster	DIRECTIONS TO PROPERTY E ON 48, SOUTH ON 471, JUST PAST CR 722 TURN RIGHT ON CR 724
Property Address 2838 CR 724, WEBSTER, FL 33597			

PARCEL SIZE 1.26 ACRES MOL	F.L.U. AG	LEGAL DESCRIPTION E 261' OF THE W 502' OF THE S 210' OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 LESS R/W FOR CR 724 ALONG THE S SIDE THEREOF.
PRESENT ZONING RR1 & A5 NON COMPLIANT	PRESENT USE RESIDENCE	

REQUESTED REZONING REZONE 1.26 ACRES MOL FROM RR1 & A5 NON COMPLIANT TO RR1	REZONED ACREAGE 1.26 AREAS MOL	REZONED LEGAL DESCRIPTION E 261' OF THE W 502' OF THE S 210' OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 LESS R/W FOR CR 724 ALONG THE S SIDE THEREOF.
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ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	A5- Residence Agricultural	RR1 - Mobile Home Agricultural	RR - Vacant/Mobile Home Low Den. Res.	A5 - Vacant Agricultural

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.

	March 22, 2012
Signature(s)	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:	Action: _____
		Colony Cottage Rec. Center	
County Commission Meeting	5/22/2012 5:30 PM	Room:	Action: _____
		Colony Cottage Rec. Center	

NOTICES SENT

4

RECEIVED IN FAVOR

1

RECEIVED OBJECTING

0

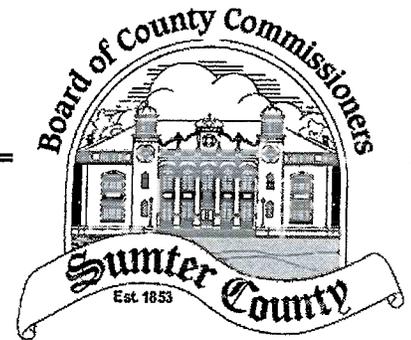
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

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

GANT BEN C & ERNESTINE
2924 CR 724
WEBSTER, FL 33597

To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **George & Carolyn Allfrey**. This property is being considered for **rezoning** at a public hearing.

CASE# R2012-0011 to rezone **1.26 acres MOL** from a **RR1 & non complaint A5 to RR1** (High Density Rural Residential with Optional Housing) Zone which provides a high density rural residential atmosphere for one (1) conventional or Class A or B mobile home dwelling unit per parcel.

The property is located as follows: **Webster Area**: The subject property is on the north side of CR 724 approximately 2/10 mile west side of SR 471.

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 **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. E.A.

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

Please return no later than **April 23, 2012.**

RE: CASE# **R2012-0011**