

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2012-0012 - Rezone 4.90 acres MOL from A5 to ID to bring into compliance with the Future Land Use Map. Rainey Land Company - NE 44th Dr./ Wildwood. (ZAB recommends approval)

REQUESTED ACTION: Approve rezoning R2012-0012

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 4.90 acres MOL from A5 to ID to bring into compliance with the Future Land Use Map.

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 Company.****
-

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 R2012-0012. The lands described in application R2012-0012 are hereby rezoned to ID, 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.	R2012-0012
APPLICANT:	Rainey Land Company
REPRESENTATIVE:	Ed Abshier – Abshier Engineering, Inc.
REQUESTED ACTION:	Rezone 4.90 acres MOL from A5 to ID to bring into compliance with the Future Land Use Map (FLUM).
EXISTING ZONING:	Non – compliant A5
FUTURE LANDS USE:	Industrial
EXISTING USE:	Vacant
PARCEL SIZE:	4.90 acres MOL
GENERAL LOCATION:	Wildwood Area
LEGAL DESCRIPTION:	Sec. 32, Twp. 18S, Rng. 23E: Comm at SE cor of SE 1/4 of NW 1/4 run W 208' for POB cont W 591.52' N 416.70' E 591.52' S 416.18' to POB less comm at SE cor of SE 1/4 of NW 1/4 run W 208' to POB cont W 68.02' N 416.23' E 68.02' S 416.18' to POB
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: City of Wildwood	NORTH: City of Wildwood
SOUTH: City of Wildwood	SOUTH: City of Wildwood
EAST: Industrial	EAST: Non-compliant A5, RR & A1-Vacant, mobile home & residence
WEST: City of Wildwood	WEST: City of Wildwood
Commissioners District:	District 5

CASE SUMMARY:

The subject property is located on east side of NE 44th Dr. in the Wildwood area of unincorporated Sumter County. The request is to rezone property from a non-compliant A5 to ID (Industrial) Zoning to bring the property into compliance with the Future Land Use Map

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is industrial, residential, City of Wildwood and vacant land. The property is currently zoned non-compliant A5. The proposed ID zoning is compatible with the surrounding zonings and land uses

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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: 10 (In objection) 0 (In favor) 2

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



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

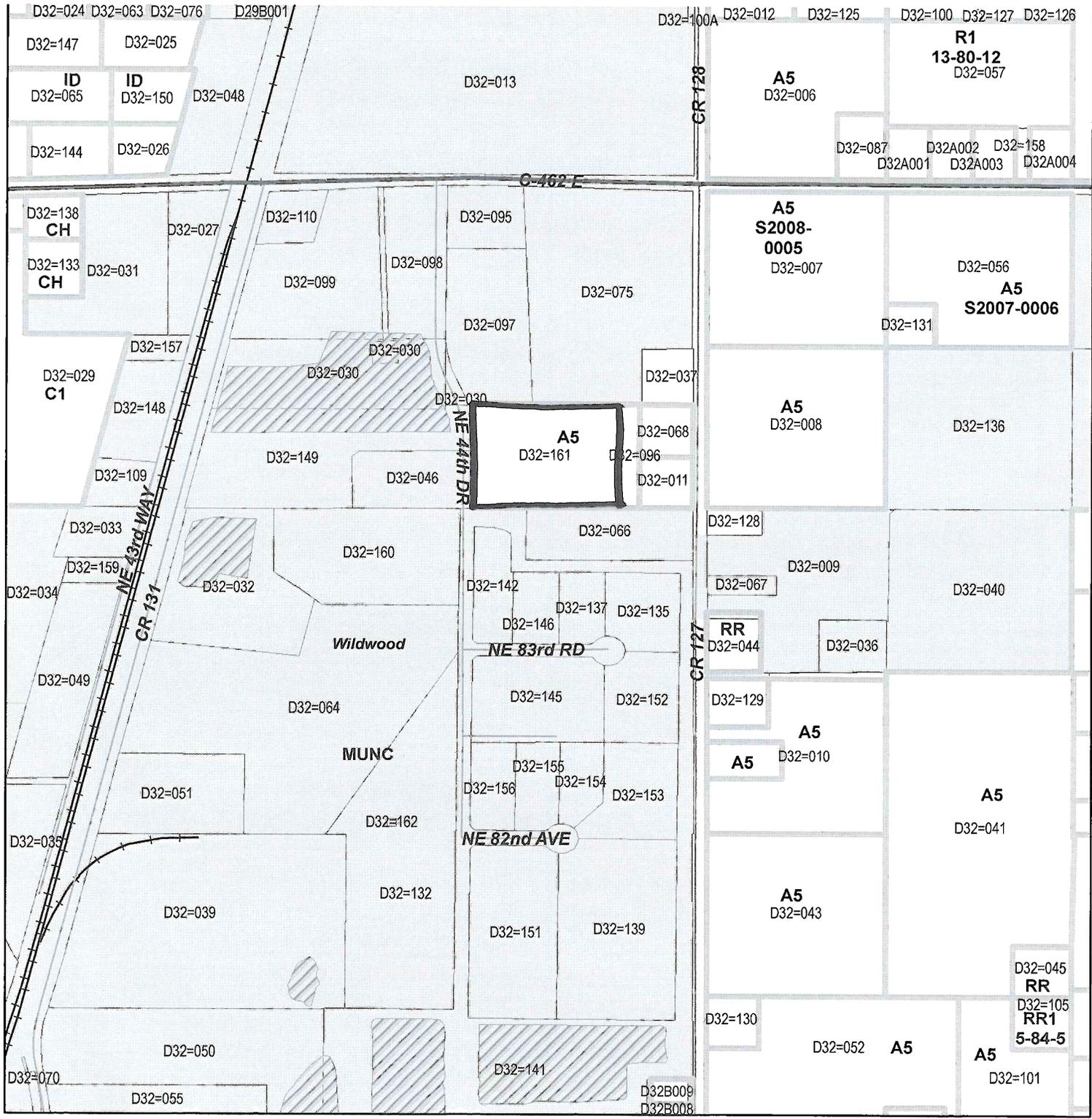
Project No: **R2012-0012**

Application: 4/3/2012 SGO

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

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE INDUSTRIAL		PROJECT DESCRIPTION REZONE FROM AS TO ID TO BRING INTO COMPLIANCE W/FL <i>non-compliant</i>	
OWNER RAINEY, LAND COMPANY			ADDRESS 4477 E CR 462 WILDWOOD, FL 34785		PHONE
AGENT/APPLICANT Ed Abshier - Abshier Engineering, Inc.			ADDRESS 5614 SE 11th Street BELLEVIEW, FL 34420		PHONE (352) 245-8592
PARCEL # D32=161	SEC/TWP/RNG 321823	GENERAL Wildwood	DIRECTIONS TO PROPERTY <i>Property is located on E side of NE 44th Dr. approx 2/10 mile S of C-462E</i>		
Property Address					
PARCEL SIZE 4.90 ACRES MOL		F.L.U. ID	LEGAL DESCRIPTION COMM AT SE COR OF SE 1/4 OF NW 1/4 RUN S 89 DEG 57'10"W 208 FT FOR POB CONT S 89 DEG 57'10"W 591.52 FT N 00 DEG 09'12"E 416.70 FT S 89 DEG 59'48"E 591.52 FT S 00 DEG 09'12"W 416.18 FT TO POB LESS COMM AT SE COR OF SE 1/4 OF NW 1/4 RUN S 89 DEG 57'10"W 208 FT TO POB CONT S 89 DEG 57'10"W 68.02 FT N 00 DEG 09'12"E 416.23 FT S 89 DEG 59'48"E 68.02' S 00 DEG 09'12"W 416.18' to POB		
PRESENT ZONING AS - <i>non-compliant</i>		PRESENT USE VACANT			
REQUESTED REZONING REZONE 4.90 ACRES MOL FROM AS TO ID TO BRING INTO COMPLIANCE WITH THE FLUM		REZONED ACREAGE 4.90 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH CITY OF WILDWOOD CITY OF WILDWOOD	EAST <i>non-compliant A-5</i> RR & A1-VACANT & SFR ID		SOUTH CITY OF WILDWOOD CITY OF WILDWOOD	WEST CITY OF WILDWOOD CITY OF WILDWOOD
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.					
 Signature(s)					April 3, 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	10	RECEIVED IN FAVOR	2	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.					



R2012-0012
Rainey, Land Company
Sec 32, Twp18, Rng23

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



1 inch = 0.11 miles

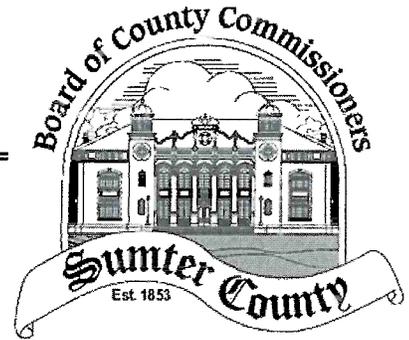
Date Prepared: April 4, 2012

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

April 16, 2012

SUMTER SANITATION LLC
1020 LAKE SUMTER LNDG
THE VILLAGES, FL 32162



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

CASE# R2012-0012 to rezone 4.90 acres MOL from non-compliant A5 to ID (Industry) Zone.

The property is located as follows: **Wildwood Area**: The subject property is located on the east side of NE 44th Dr. approximately 2/10 mile south of C-462E.

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.

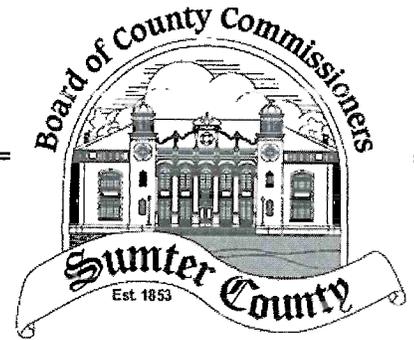
RE: CASE# R2012-0012

Board of County Commissioners

Division of Planning & Development

Planning Services

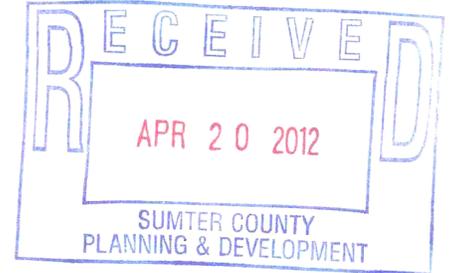
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Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

April 16, 2012

BROWN CHARLES C & JOANN S
PO BOX 421
WILDWOOD, FL 34785



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CASE# **R2012-0012** to rezone **4.90 acres MOL** from non-compliant **A5** to **ID (Industry) Zone**.

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RE: CASE# **R2012-0012**