

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2009-0021 - Rezoning to RR1C - Clark & Barbara Caruthers - CR 229/Oxford

**REQUESTED ACTION:** **Approve rezoning R2009-0021**

Work Session (Report Only)    **DATE OF MEETING:** 11/10/2009  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A

Effective Date: \_\_\_\_\_

Vendor/Entity: \_\_\_\_\_

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 rezoning on 2 acres MOL from RR5C to RR1C to complete a lineal transfer from grandparents to grandchild.

ZAB cases:

1) Clark & Barbara Caruthers - R2009-0021\*\*\*\*\*

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**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**November 2, 2009**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**November 10, 2009**

<b>CASE NO.</b>	R2009-0021
<b>APPLICANT:</b>	Clark & Barbara Caruthers
<b>REPRESENTATIVE:</b>	Joseph & Amy Hairston
<b>REQUESTED ACTION:</b>	Rezone 2 acres MOL from RR5C to RR1C to complete a lineal transfer.
<b>EXISTING ZONING:</b>	RR5C
<b>FUTURE LAND USE:</b>	Agricultural
<b>EXISTING USE:</b>	Residence
<b>PARCEL SIZE:</b>	8.35 acres MOL
<b>GENERAL LOCATION:</b>	Oxford
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Agricultural	<b>NORTH:</b> A5 = residence
<b>SOUTH:</b> Agricultural	<b>SOUTH:</b> A5/RR1C = mobile home/pasture
<b>EAST:</b> Agricultural	<b>EAST:</b> A5/RR = pasture
<b>WEST:</b> Agricultural	<b>WEST:</b> A10C = pasture
<b>COMMISSIONER'S DISTRICT:</b>	Don Burgess

**CASE SUMMARY:**

The subject property is located on CR 229, north of C-466E, in the unincorporated Oxford area of Sumter County.

The subject property is approximately 2 acres with a width of approximately 340 feet and depth of approximately 225.89 feet.

**CASE ANALYSIS:**

The general character of the area surrounding and within the local vicinity of the subject property is residential and pasture. This rezoning is for a lineal transfer of 2 acres from an 8.35 acre parcel.

The applicant supplied a deed dated, 10/01/09, OR 2121, Pg 554. The lineal transfer meets all the lineal transfer requirements and is from grandparents to granddaughter.

**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: 12 (In objection) 0 (In favor) 1**

**Zoning & Adjustment Board Recommendation: Approval (10-0)**

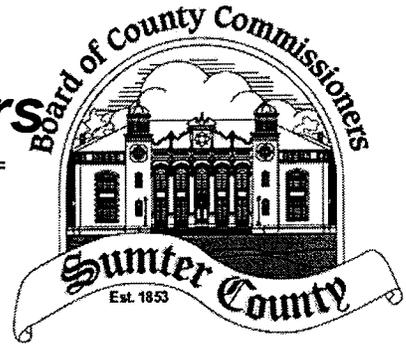


# Board of County Commissioners

## Division of Planning & Development

### Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/plandvelop>



### Authorization Form for Individuals

State of Florida  
County of Sumter

I/we, the undersigned as the ( ) Applicant (X) Owners hereby authorize Joseph or Amy Hairston to act as my/our agent in connection with the (X) Rezoning ( ) Comprehensive Plan Amendment ( ) Special Use Permit ( ) Temporary Use Permit ( ) Conditional Use Permit ( ) Operating Permit ( ) Other: \_\_\_\_\_

on the following described property located in Sumter County, Florida:

SEC 15, TWP. 18S, RNG. 22E,

Commence at the NE corner of the section run S 403' to POB, continue S 255.89' W 340.46' N 255.89' E 340.46' to POB.

Dated this 7<sup>th</sup> day of October, 2009.

Barbara Caruthers  
Signature

Printed Name: Barbara Caruthers

Clark E. Caruthers  
Signature

Printed Name: Clark E. Caruthers

SWORN TO and subscribed before me this 7<sup>th</sup> day of October, 2009, by Barbara & Clark Caruthers, personally known to me to the person(s) named above or who produced the following identification:

Katherine E. Steele  
Notary Public, State of Florida  
My Commission expires: 6-2-11



Bradley T. Cornelius, AICP  
Planning Manager  
(352) 569-6027

Bradley S. Arnold,  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Vice Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Vacant, Dist 3  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513

C10=030  
A5  
C10=005

RR1C  
C10=011

C10=006  
A5

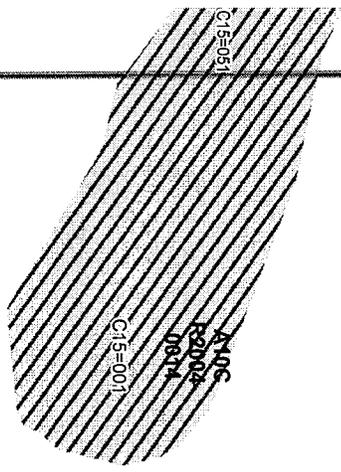
C10=008  
A1

C11=012  
A5

NE 120th AVE

C14=102

C14=098



A10C  
R2006  
0814  
C15=001

RR5C

C15=021

C15=070  
RR

C15=078  
RR1C  
R2006-  
0094

C15=080

RR1C

GR 229



C14=102  
A5

R2009-0021  
Caruthers, Clark & Barbara  
Sec. 15, Twp. 18S, Rng. 22E

0-466 E

GR 229

A5  
C15=023

C15=020

A5

A5  
C15=015

C14=011  
RR  
V7-98-8

RR  
C14=059

C14=080  
RR

RR  
C14=100

RR

RR  
13-77-9  
C14=061



18.50  
2.00 copy  
20.50

Prepared by and return to:

Quit-Claim Deed - INDIVIDUAL TO INDIVIDUAL

Joseph S. Hairston  
Amy J. Hairston  
R-7 11954 CR 229  
Oxford, FL 34484

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
10/01/2009 01:18:28PM  
DEED

PAGE 1 OF 2  
B-2121 P-884



THIS QUIT-CLAIM DEED, Executed this 1st day of October A.D., 2009 by CLARK E. CARUTHERS and BARBARA LOIS CARUTHERS, his wife, whose post office address is 1108 CR 229, Oxford, Fl 34484, first party, to JOSEPH S. HAIRSTON and AMY J. HAIRSTON, his wife, whose post office address is 11954 CR 229, Oxford, Fl 34484, second party.

Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, That the said first party, for and in consideration of the sum of Love & Affection, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

Commence at the Northeast corner of Northeast 1/4 of Northeast 1/4 of Section 15, Township 18 South, Range 22 East, Sumter County, Florida; thence South, along the East boundary of said NE 1/4 of the NE 1/4, 403.00 feet to the Point of Beginning; thence run South, along said East boundary, 255.89 feet, thence West 340.46 feet, thence North 255.89 feet, thence East 340.46 feet to a point on said East boundary and the Point of Beginning.

Subject to road right of way over the East 25.00 feet hereof for County Road C-25.

**UNOFFICIAL COPY**

This copy was created as a public record and is subject to all regulations and restrictions as set forth in Section 18-308(1) of the Sumter County Code.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Elsie Flutt  
Elsie Flutt

Clark E. Caruthers (SEAL)  
CLARK E. CARUTHERS

Carla F. Duggs  
Carla R. Duggs

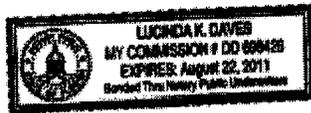
Barbara L. Caruthers (SEAL)  
BARBARA LOIS CARUTHERS

STATE OF FLORIDA  
COUNTY OF SUMTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **CLARK E. CARUTHERS and BARBARA LOIS CARUTHERS**, who is

personally known to me, or who produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ did not \_\_\_\_\_ take an oath known to me to be the person (s) who executed the foregoing instrument and acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of October A.D., 2009.



Lucinda K Daves  
Lucinda K Daves  
Public Notary State of Florida At Large

SUMTER COUNTY, FLORIDA  
Gloria Hayward, Clerk of Circuit Court  
10/01/2009 01:28:28PM PAGE 2 OF 2  
DEED 21217-955

**UNOFFICIAL COPY**

# Board of Sumter County Commissioners

## Division of Planning & Development

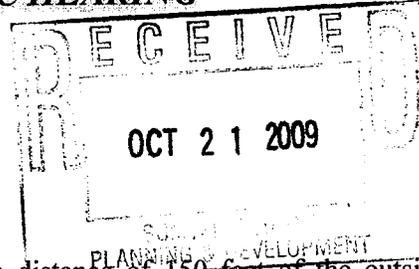
### Planning Department

910 North Main Street, Suite 301 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov>

### NOTICE OF PUBLIC HEARING

October 8, 2009

**CARUTHERS CHRISTOPHER E &, LIS**  
**11954 COUNTY ROAD 229**  
**OXFORD, FL 34484**



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

CASE# R2009-0021 To rezone 2 acres MOL from RR5C 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 will be held at Colony Cottage Recreation Center, Parlor Room, 510 Colony Blvd, The Villages, Florida 32162 on Monday, November 2, 2009 at 6:30 P.M.

The property is located as follows: Oxford Area: North on US 301. West on C-466. North on CR 229. The property is located approximately 600' on the west 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 Colony Cottage Recreation Center, Parlor Room, 510 Colony Blvd, The Villages, Florida 32162 on Tuesday, November 10, 2009 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, 910 North Main Street, Suite 301, Bushnell, Florida, 33513. Questions should be directed to the Planning Department at (352)793-0270.

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

Please return no later than October 26, 2009.

RE: CASE# R2009-0021.

# Board of Sumter County Commissioners

Division of Planning & Development

Planning Department

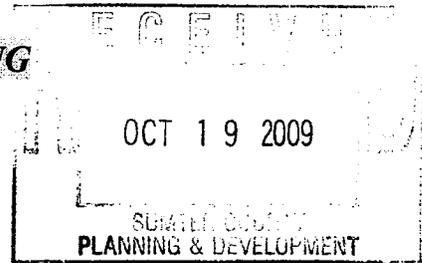
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Website: <http://sumtercountyfl.gov>

## NOTICE OF PUBLIC HEARING

October 8, 2009

**AVERA JULIE**  
11862 COUNTY ROAD 229  
OXFORD, FL 34484



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

CASE# **R2009-0021** To rezone **2 acres MOL** from **RR5C** 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.

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

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