

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2009-0026 - Betty & TP Caruthers, Jr. - US 301/Oxford

**REQUESTED ACTION:** Approve rezoning R2009-0026

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Work Session (Report Only)    **DATE OF MEETING:** 1/4/2010  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A

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

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

Termination Date: \_\_\_\_\_

Managing Division / Dept: \_\_\_\_\_

Planning

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**BUDGET IMPACT:**

Annual

**FUNDING SOURCE:** \_\_\_\_\_

Capital

**EXPENDITURE ACCOUNT:** \_\_\_\_\_

N/A

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**HISTORY/FACTS/ISSUES:**

The applicant is requesting a rezoning on 10 acres MOL from A5 to CH (Heavy Commercial). The parcel is located on US 301 and in an area of growing commercial properties. The parcel is located adjacent to commercial properties and in the immediate vicinity of the City of Wildwood.

The Zoning & Adjustment Board held a public hearing on January 4, 2010, and recommended approval (11-0).

**ZAB cases:**

- 1) Jodie & Danny Young - R2009-0022
  - 2) Betty & TP Caruthers, Jr. - SS2009-0006
  - 3) Betty & TP Caruthers, Jr. - R2009-0026\*\*\*\*\*
  - 4) Lisa Pannell & James Lopez - SS2009-0007
  - 5) Lisa Pannell & James Lopez - R2009-0027
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**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**January 4, 2010**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**January 12, 2010**

<b>CASE NO.</b>	R2009-0026
<b>APPLICANT:</b>	Betty & T.P. Caruthers, Jr.
<b>REPRESENTATIVE:</b>	Reggie Caruthers
<b>REQUESTED ACTION:</b>	Rezone 10 acres MOL from A5 to CH (Heavy Commercial).
<b>EXISTING ZONING:</b>	A5
<b>FUTURE LAND USE:</b>	Commercial (Pending SS2009-0006)
<b>EXISTING USE:</b>	Vacant
<b>PARCEL SIZE:</b>	52.37 acres MOL
<b>GENERAL LOCATION:</b>	Oxford
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Commercial	<b>NORTH:</b> A5 & RR = residence
<b>SOUTH:</b> Agricultural	<b>SOUTH:</b> A5 & RR = residence & vacant
<b>EAST:</b> Agricultural	<b>EAST:</b> A5 = residence
<b>WEST:</b> Agricultural & Municipality	<b>WEST:</b> Wildwood & C2 = commercial building (Real Estate Office)
<b>COMMISSIONER'S DISTRICT:</b>	Don Burgess

**CASE SUMMARY:**

The subject property is located on US 301 approximately ¼ mile north of CR 214 on the east side of the road, in the unincorporated Oxford area of Sumter County.

The subject property is approximately 10 acres with a width of approximately 435.6 feet and depth of approximately 1000 feet.

**CASE ANALYSIS:**

The general character of the area surrounding and within the local vicinity of the subject property is commercial and residential.

The parcel is approximately 52.37 acres MOL of which, the applicant is requesting a small scale land amendment on 10 acres.

The property is located in an area of the county where there is a growing commercial presence.

**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: 9 (In objection) 0 (In favor) 0**

**Zoning & Adjustment Board Recommendation: Approval (11-0)**



# 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: R2009-0026**

Application: 11/17/2009 SCO

**Parent Project: SS2009-0006**

## REZONING

<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> Commercial		<b>PROJECT DESCRIPTION</b> REZONE 10 ACRES MOL FROM A5 TO CH	
<b>OWNER</b> CARUTHERS, T P JR & BETTY G			<b>ADDRESS</b> PO BOX 97 , OXFORD, FL 34484		<b>PHONE</b> 352
<b>AGENT/APPLICANT</b> REGGIE CARUTHERS			<b>ADDRESS</b>		<b>PHONE</b> (352) 748-1182
<b>PARCEL #</b> D17=052	<b>SEC/TWP/RNG</b> 171823	<b>GENERAL</b> OXFORD AREA		<b>DIRECTIONS TO PROPERTY</b> N ON US 301 THROUGH WILDWOOD. PROPERTY IS APPROX 1/4 mile N OF CR 214 ON THE W SIDE OF THE ROAD.	
<b>Property Address</b> 11203 N US 301, Oxford, FL 34484					
<b>PARCEL SIZE</b> 52.37 ACRES MOL		<b>F.L.U.</b> COMM		<b>LEGAL DESCRIPTION</b> BEG 460 FT N OF SW COR RUN N 1872.15 FT THENCE E TO W/LY R/W OF SAL RR S 12 DEG 02 MIN 45 SEC E ALONG SAID RW 1916.45 FT W 1647.7 FT TO POB LESS COMM AT NW COR OF SW 1/4 OF SW 1/4 RUN S 175 FT TO POB RUN E 450 FT S 729.25 FT W 450 FT N 729.98 FT TO POB	
<b>PRESENT ZONING</b> A5 & CH		<b>PRESENT USE</b> COMM BLDG			
<b>REQUESTED REZONING</b> CH		<b>REZONED ACREAGE</b> 10 ACRES MOL		<b>REZONED LEGAL DESCRIPTION</b> W 435.6' OF N 1000' OF THE FOLLOWING DESCRIBED PARCEL :BEG 460' N OF SW COR RUN N 1872.15' THENCE E TO W/LY R/W OF SAL RR S12DEG 2'45" E ALONG SAID RW 1916.45' W 2647.7' TO POB LESS COMM AT NW COR OF SW 1/4 RUN S 175' TO POB RUN E 450' S 729.25' W 450' N 729.99' TO POB	

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	A5 & RR/RES COMM	A5/RES AG	A5 & RR/RES & VACANT AG	WILDWOOD, AG, MUNC

**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.**

November 17, 2009

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	1/4/2010 6:30 PM	Room: 142	Action: _____
County Commission Meeting	1/12/2010 5:30 PM	Room: 142	Action: _____

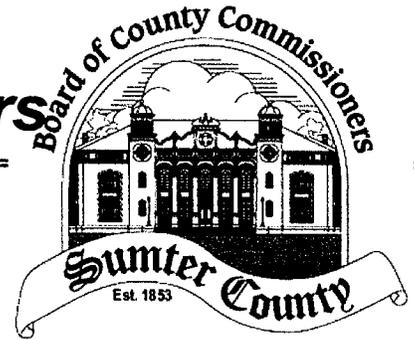
NOTICES SENT <u>9</u>	RECEIVED IN FAVOR	RECEIVED OBJECTING
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# Board of County Commissioners

## 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/plandevlop>



### Authorization Form for Individuals

State of Florida  
County of Sumter

I/we, the undersigned as the ( ) Applicant  Owner hereby authorize REGGIE CARUTHERS  
to act as my/our agent in connection with the  Rezoning ( )  
Comprehensive Plan Amendment ( ) Special Use Permit ( ) Temporary Use Permit  
( ) Conditional Use Permit ( ) Operating Permit  Other: SMALL SCALE LAND USE PLAN

on the following described property located in Sumter County, Florida: D17=052

Dated this 1<sup>ST</sup> day of DECEMBER, 2009.

T.P. Caruthers Jr. Signature  
Printed Name: T.P. CARUTHERS JR.  
Betty G. Caruthers Signature  
Printed Name: BETTY G. CARUTHERS

SWORN TO and subscribed before me this 19<sup>th</sup> day of DEC, 2009, by  
T.P. CARUTHERS JR. & BETTY G. CARUTHERS personally known to me to the  
person(s) named above or who produced the following identification:

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission expires: \_\_\_\_\_

(Seal)



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  
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Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
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Bushnell, FL 33513



