

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

January 4, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS

January 12, 2010

CASE NO. R2009-0027

APPLICANT: Lisa Caye Pannell & James Lopez

REPRESENTATIVE: N/A

REQUESTED ACTION: Rezone 1.98 acres MOL from RR to CL (Light Commercial).

EXISTING ZONING: RR

FUTURE LAND USE: Commercial (Pending SS2009-0007)

EXISTING USE: Residence

PARCEL SIZE: 1.98 acres MOL

GENERAL LOCATION: Oxford

SURROUNDING LAND USE: **SURROUNDING ZONING:**

NORTH: Rural Residential **NORTH:** RR = residence

SOUTH: Rural Residential **SOUTH:** C2 & RR = mobile home & vacant

EAST: City of Wildwood **EAST:** City of Wildwood

WEST: Rural Residential **WEST:** A5 = residence & vacant

COMMISSIONER'S DISTRICT: Don Burgess

CASE SUMMARY:

The subject property is located on US 301 approximately 1/10 mile north of CR 124 on the west side of the road, in the unincorporated Oxford area of Sumter County.

The subject property is approximately 1.98 acres with a width of approximately 210 feet and depth of approximately 420 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 1.98 acres MOL.

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: 5 (In objection) 0 (In favor) 0

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



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

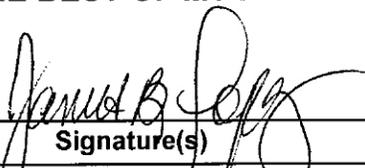
910 N. Main Street, Suite 301, Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: R2009-0027

Application: 12/2/2009 SG

Parent Project: SS2009-0007

REZONING

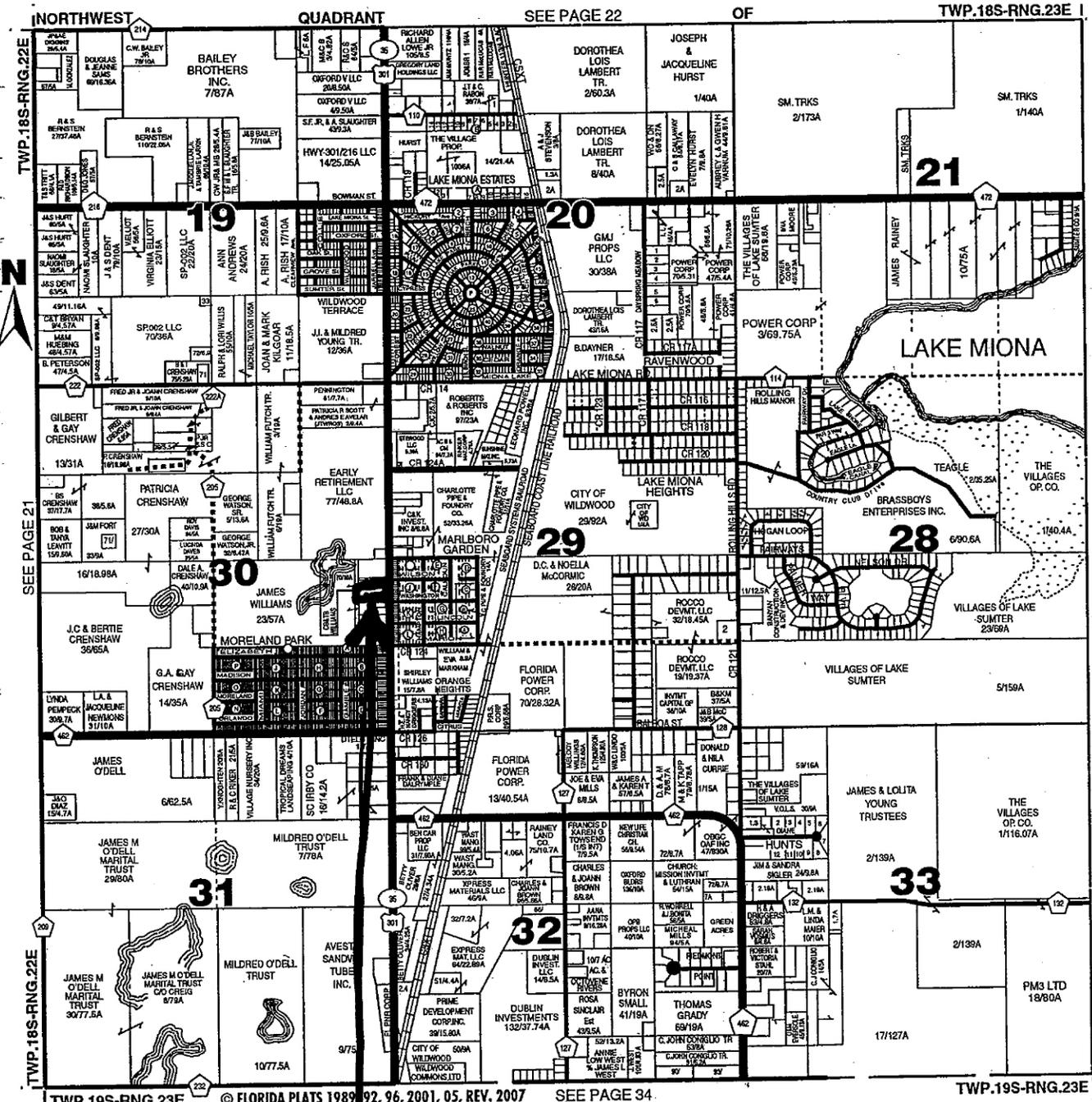
PROJECT TYPE REZONING		PROJECT SUBTYPE Commercial		PROJECT DESCRIPTION REZONING ON 1.98 ACRES MOL FROM RR TO CL	
OWNER PANNELL / LOPEZ, LISA CAYE / JAMES B			ADDRESS 9404 N US HIGHWAY 301 , WILDWOOD, FL 34785		PHONE 352-748-5512
PARCEL # D30=019	SEC/TWP/RNG 301823	GENERAL Oxford		DIRECTIONS TO PROPERTY N ON US 301. THE PROPERTY IS LOCATED APPROX 1/10 MILE N OF CR 124 ON THE W SIDE OF THE ROAD.	
Property Address 9404 N US 301, Wildwood, FL 34785					
PARCEL SIZE 1.98 ACRES MOL		F.L.U. RUR		LEGAL DESCRIPTION BEG 50 FT W & 420 FT S OF NE COR OF SE1/4 FOR POB RUN W 420 FT S 210 FT E 420 FT N 210 FT TO BEG LESS HWY 301 R/W	
PRESENT ZONING RR		PRESENT USE RESIDENCE			
REQUESTED REZONING REZONE 1.98 ACRES MOL FROM RR TO CL TO BRING INTO COMPLIANCE WITH THE FLUM		REZONED ACREAGE 1.98 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH RR - RESIDENCE RURAL RESIDENTIAL	EAST CITY OF WILDWOOD CITY OF WILDWOOD	SOUTH RR & C2 - VACANT & MOBI RURAL RESIDENTIAL	WEST A5 - RESIDENCE & VACANT RURAL RESIDENTIAL	
<p>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.</p>					
<p>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.</p>					
  Signature(s)				December 2, 2009 Date	
<p>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.</p>					
Zoning and Adjustment Board		1/4/2010 6:30 PM	Room: 142	Action: <u>Colony Cottage</u>	
County Commission Meeting		1/12/2010 5:30 PM	Room: 142	Action: _____	
NOTICES SENT 5		RECEIVED IN FAVOR		RECEIVED OBJECTING	
<p>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.</p>					

TWP.18S-RNG.23E

SOUTHWEST QUADRANT
SUMTER COUNTY, FLORIDA

SCALE OF MILES 1/2

660 1320 1980 2640 SCALE OF FEET 5280



TWP.18S-RNG.22E

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SEE PAGE 34

TWP.19S-RNG.23E

SS2009-0007 & R2009-0027
Pannell, Lisa Caye & Lopez, James B.
Sec. 30, Twp. 18S, Rng. 23E

