

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2010-0008 · Rezoning to CH (Heavy Commercial) · Brian's Electric · C-470/Sumterville

**REQUESTED ACTION:** Approve rezoning R2010-0008

Work Session (Report Only)    **DATE OF MEETING:** 9/28/2010  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_                                      Termination Date: \_\_\_\_\_  
Managing Division / Dept. \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_  
 Annual                      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

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**HISTORY/FACTS/ISSUES:**

The applicant is requesting a rezoning on 1 acre MOL from R1A to CH (Heavy Commercial) to bring the property into compliance with the Future Land Use Map. This rezoning is related to SS2010-0002.

The Zoning & Adjustment Board held a public hearing on September 20, 2010 and recommended approval (11-0).

ZAB cases:

- 1) Brian's Electric - SS2010-0002
  - 2) Brian's Electric - R2010-0008 \*\*\*\*\*
  - 3) Cecilia Vreeland - R2010-0007
  - 4) Tri-County Professional Management, Inc.
-

**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**September 20, 2010**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**September 28, 2010**

<b>CASE NO.</b>	R2010-0008
<b>APPLICANT:</b>	Brian's Electric, Inc
<b>REPRESENTATIVE:</b>	N/A
<b>REQUESTED ACTION:</b>	Rezone 1 acre MOL from R1A to CH (Heavy Commercial)
<b>EXISTING ZONING:</b>	R1A
<b>FUTURE LAND USE:</b>	Rural Residential (Pending Commercial)
<b>EXISTING USE:</b>	Residence
<b>PARCEL SIZE:</b>	1 acre MOL
<b>GENERAL LOCATION:</b>	Sumterville
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Agricultural	<b>NORTH:</b> Non-vested C2 = vacant
<b>SOUTH:</b> Rural Residential	<b>SOUTH:</b> RR = mobile home
<b>EAST:</b> Rural Residential	<b>EAST:</b> RR = Church
<b>WEST:</b> Rural Residential	<b>WEST:</b> C1 & R1A = barber shop
<b>COMMISSIONER'S DISTRICT:</b>	Randy Mask

**CASE SUMMARY:**

The subject property is located on C-470 approximately 200' west of CR 531 in the unincorporated Sumterville area of Sumter County

The subject property is approximately 1 acre with a minimum width of approximately 92 feet and depth of approximately 325 feet.

**CASE ANALYSIS:**

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

The subject property is located within an area of C-470 that Sumter County has identified as a commercial/industrial corridor through the visioning process. The rezoning to commercial is consistent with the future development of this area.

**DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:**

Staff deemed 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: 6 (In objection) 1 (In favor) 2**

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



# SUMTER COUNTY ZONING AND LAND USE APPLICATION

Project No: **R2010-0008**

Application: 8/31/2010 SG

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

## REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE COMMERCIAL		PROJECT DESCRIPTION REZONE 1 ACRE MOL FROM R1A TO CH TO BRING INTO COM	
OWNER BRIANS ELECTRIC INC,		ADDRESS 1345 SE 42ND DR SUMTERVILLE, FL 33585		PHONE (352) 457-4413	
PARCEL # J13=024	SEC/TWP/RNG 132022	GENERAL SUMTERVILLE		DIRECTIONS TO PROPERTY The property is located approximately 200' west of CR 531 on the south side of C-470.	
Property Address 2065 E C-470, Sumterville, FL 33585					
PARCEL SIZE 1 ACRE MOL		F.L.U. RUR		LEGAL DESCRIPTION BEG 330 FT E & 18 FT S OF NW COR OF SW1/4 RUN S 327 FT E 186 FT N 155 FT W 93 FT N 172 FT W 93 FT TO POB LESS SR 470 R/	
PRESENT ZONING R1A		PRESENT USE RESIDENCE			
REQUESTED REZONING REZONE 1 ACRE MOL FROM R1A TO CH TO BRING INTO COMPLIANCE WITH THE FLU		REZONED ACREAGE 1 ACRE MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH NON-VESTED C2 VACA AGRICULTURAL	EAST RR - CHURCH RURAL RESIDENTIAL	SOUTH RR MOBILE HOME RURAL RESIDENTIAL	WEST C1 & R1A - BARBER SHOP & RURAL RESIDENTIAL	
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><b>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.</b></p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">   <hr style="width: 100%;"/> <p>Signature(s)</p> </div> <div style="text-align: right;"> <p>August 31, 2010</p> <hr style="width: 100%;"/> <p>Date</p> </div> </div>					
<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		9/20/2010 6:30 PM Room: Colony Cottage Rec. Center		Action: _____	
County Commission Meeting		9/28/2010 5:30 PM Room: Colony Cottage Rec. Center		Action: _____	
NOTICES SENT		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>					

J13=061  
CH  
Z8-98-4

J13=146  
C2  
NON-VESTED

G-470 E

C1  
3-79-11

J13=021  
RR

J13=024  
R1A

J13=020

R1A

CR 531

J13=057

RR

SS2010-0002/R2010-0008  
Brian's Electric, Inc.  
Sec. 13, Twp. 20S, Rng 22E

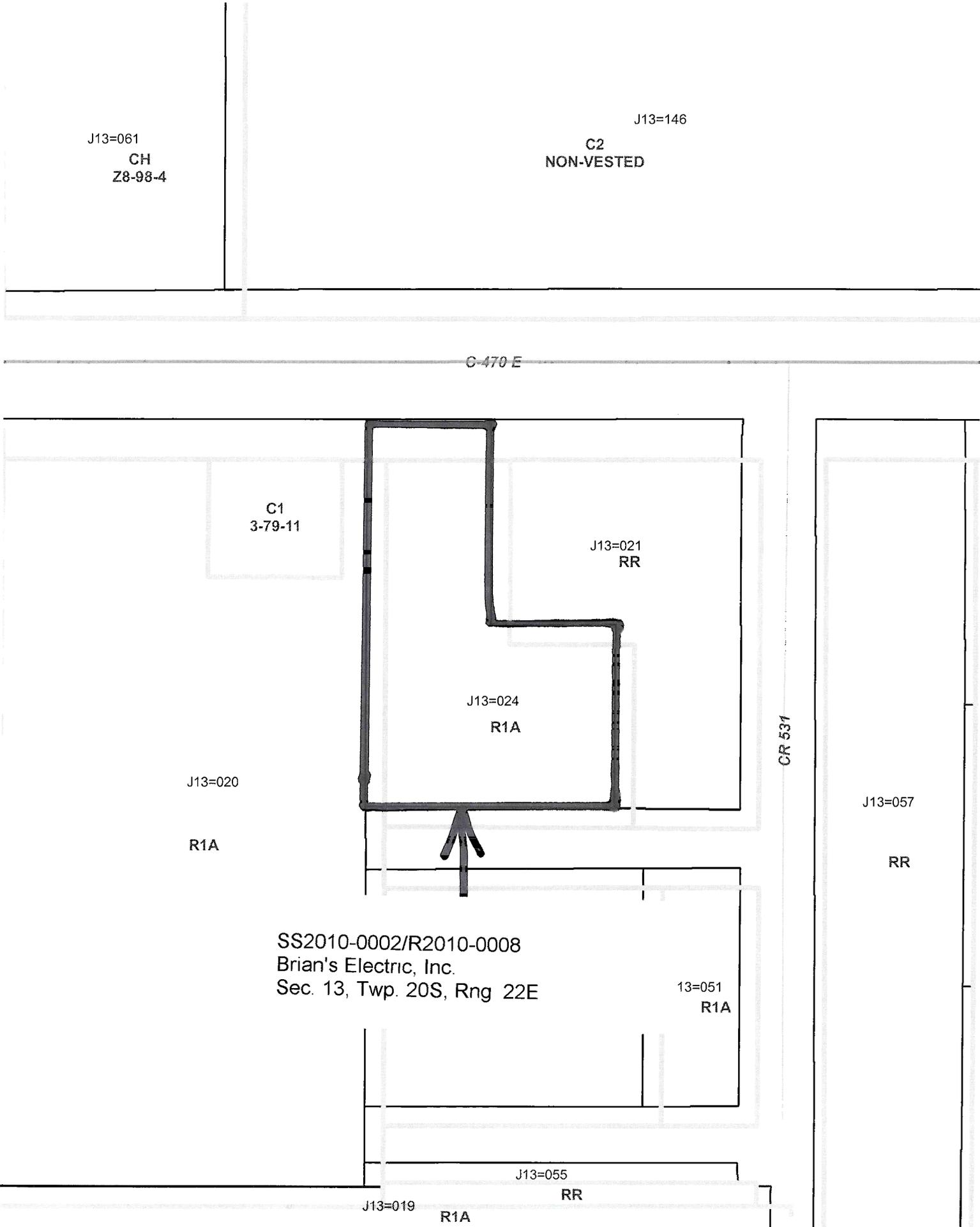
13=051  
R1A

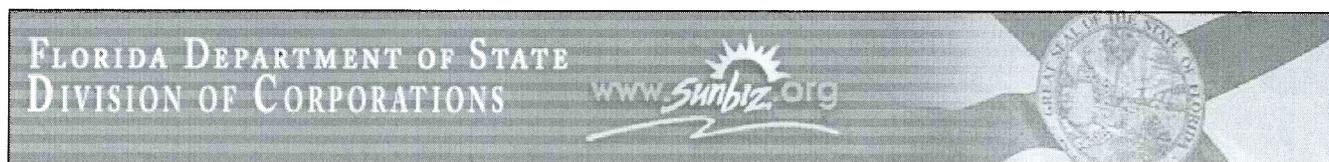
J13=055

RR

J13=019

R1A





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Entity Name Search

No Events

No Name History

## Detail by Entity Name

### Florida Profit Corporation

BRIAN'S ELECTRIC INC

### Filing Information

**Document Number** P01000106441  
**FEI/EIN Number** 311809188  
**Date Filed** 11/02/2001  
**State** FL  
**Status** ACTIVE

### Principal Address

1345 SE. 42ND DR.  
 SUMTERVILLE FL 33585 US  
 Changed 01/07/2006

### Mailing Address

P.O. BOX 503  
 SUMTERVILLE FL 33585 US  
 Changed 01/07/2006

### Registered Agent Name & Address

DUPUIS, BRIAN P  
 1345 SE 42ND DRIVE  
 SUMTERVILLE FL 33585

Address Changed: 03/10/2008

### Officer/Director Detail

#### **Name & Address**

Title P

DUPUIS, BRIAN P  
 1345 SE 42ND DRIVE.  
 SUMTERVILLE FL 33585

Title S

DUPUIS, JANET L  
 2929 LEWIS RD.  
 DOVER FL 33527

### Annual Reports

**Report Year Filed Date**  
 2008      03/10/2008

2009 02/04/2009  
2010 02/02/2010

**Document Images**

- 02/02/2010 -- ANNUAL REPORT
- 02/04/2009 -- ANNUAL REPORT
- 03/10/2000 -- ANNUAL REPORT
- 01/29/2007 -- ANNUAL REPORT
- 01/07/2006 -- ANNUAL REPORT
- 04/30/2005 -- ANNUAL REPORT
- 05/10/2004 -- ANNUAL REPORT
- 02/13/2003 -- ANNUAL REPORT
- 03/27/2002 -- ANNUAL REPORT
- 11/02/2001 -- Domestic Profit

**Note:** This is not official record. See documents if question or conflict.

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**No Name History**

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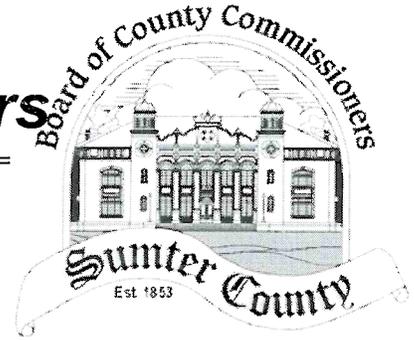
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State of Florida, Department of State

# 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/planning>



## NOTICE OF PUBLIC HEARING

August 31, 2010

BAYS EUGENE & GENEVIEVE F  
PO BOX 245  
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 **Brian's Electric, Inc.** This property is being considered for a **land use change and a rezoning** at a public hearing.

**CASE# SS2010-0002 & R2010-0008** To change the land use on **1 acre MOL** from **Rural Residential** to **Commercial** and rezone from **R1A** to **CH (Heavy Commercial District)** which provides for harmonious retail and wholesale sales and services necessary to meet the general needs of the community, in which the principal activities are conducted both inside and outside of an enclosed structure

A **public hearing** before the Zoning and Adjustment Board/Local Planning Agency will be held at **Colony Cottage Recreation Center, Tea/Study Room, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, September 20, 2010, at 6:30 p.m.**

The property is located as follows. **Sumterville area:** North on US 301 West on C-470 The property is located approximately 300' on the south 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 Boulevard, The Villages, Florida, on **Tuesday, September 28, 2010, 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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

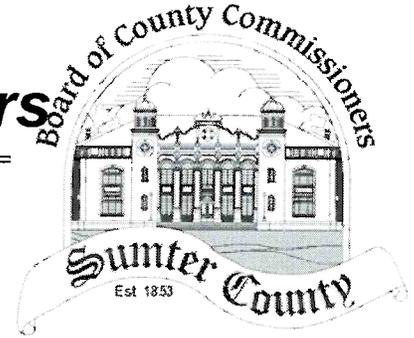
Please return no later than **September 13, 2010** RE. CASE# **SS2010-0002 & R2010-0008.**

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## NOTICE OF PUBLIC HEARING

August 31, 2010

CLAYTON SAMUEL  
623 CR 531  
SUMTERVILLE, FL 33585



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\_\_\_\_\_ I approve of the above

I do not approve of the above for the following reason(s) increase traffic, noise pollution  
prefer to keep residential

Please return no later than **September 13, 2010** RE CASE# **SS2010-0002 & R2010-0008.**

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