

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2010-0007 - Rezoning to RR1 (Rural Residential) - Cecilia Vreeland - CR
543E/Bushnell

REQUESTED ACTION: Approve rezoning R2010-0007

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

HISTORY/FACTS/ISSUES:

The applicant is requesting a rezoning on 4.68 acres MOL from RR5 to RR1 to complete a lineal transfer. The lineal transfer is from daughter to father

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

CASE NO.	R2010-0007
APPLICANT:	Cecilia Vreeland
REPRESENTATIVE:	Glen Vreeland
REQUESTED ACTION:	Rezone 4.68 acres MOL from RR5 to RR1 to complete a lineal transfer
EXISTING ZONING:	RR5
FUTURE LAND USE:	Agricultural
EXISTING USE:	Mobile Home
PARCEL SIZE:	4.68 acres MOL
GENERAL LOCATION:	Bushnell
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural	NORTH: A5 = mobile home
SOUTH: Agricultural	SOUTH: RR/A5 = mobile home
EAST: Agricultural	EAST: RR5 = mobile home
WEST: Agricultural	WEST: RR5 = mobile home
COMMISSIONER'S DISTRICT:	Randy Mask

CASE SUMMARY:

The subject property is located on the north side of CR 542E approximately ½ mile east of US 301 in the unincorporated Bushnell area of Sumter County

The subject property is approximately 4.68 acres with a width of approximately 331 feet and depth of approximately 655 feet. The subject property will be divided into one 2.68 acre parcel and one 2 acre parcel.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is agricultural land uses and residential/agricultural zonings. The surrounding properties are mobile homes.

The applicant is deeding 2 acres MOL to her father. The applicant supplied a deed dated July 27, 2010, and recorded in the records of Sumter County in OR 2221, page 144, dated August 17, 2010. The deed has the required verbiage for a lineal transfer.

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: 7 (In objection) 0 (In favor) 1

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



SUMTER COUNTY ZONING AND LAND USE APPLICATION

Project No: R2010-0007

Application: 7/22/2010 KES

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

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION REZONE 5 ACRES MOL TO COMPLETE A LINEAL TRANSFER	
OWNER VREELAND, CECILIA A		ADDRESS 462 CR 542E BUSHNELL, FL 33513		PHONE (352) 568-1207	
AGENT/APPLICANT GLEN VREELAND		ADDRESS		PHONE (352) 568-1207	
PARCEL # N03=024	SEC/TWP/RNG 032122	GENERAL Bushnell	DIRECTIONS TO PROPERTY N ON US 301. E ON CR 542. PROPERTY APPRX 1/2 MILE ON N SIDE OF RD.		
Property Address 512 CR 542E, Bushnell, FL 33513					
PARCEL SIZE 4.68 ACRES MOL		F.L.U. AGR	LEGAL DESCRIPTION SW 1/4 OF SW 1/4 OF SE 1/4 LESS E 342.62 FT AND LESS RD R/W		
PRESENT ZONING RR5		PRESENT USE MH			
REQUESTED REZONING REZONE 4.68 ACRES MOL FROM RR5 TO RR1 TO COMPLETE A LINEAL TRANSFER		REZONED ACREAGE 4.68 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE	A5-MH	RR5-MH	RR/A5-MH	RR5-MH	
F.L.U.	AG	AG	AG	AG	
<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>					
<p><i>[Signature]</i></p>				<p>July 22, 2010</p>	
Signature(s)				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		9/20/2010 6:30 PM Room: C.C.		Action: _____	
County Commission Meeting		9/28/2010 5:30 PM Room: C.C.		Action: _____	
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	
7		1		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.

10.00 Rec
70 Doc
10.70

This instrument prepared by
Felix M. Adams, Attorney
Suite 201 138 Bushnell Plaza
Bushnell, Florida 33513
352/793-6900
Parcel No. N03-024

WARRANTY DEED

THIS WARRANTY DEED made this July 27, 2010, between

R-> Grantor: Cecilia A. Vreeland and Glenn James Vreeland, her husband
462 CR 542E, Bushnell, Florida 33513
AND
Grantee(s): Fred B. Erdin, (Cecilia's father)
3312 Ironwood Ave., Port St. Lucie, FL 34952

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

The SW1/4 of the SW1/4 of the SE1/4 of Section 3, Township 21 South, Range 22 East, Sumter County, Florida, LESS the East 342.62 feet thereof; ALSO Less the South 295.00 feet thereof.

This conveyance creates a family exemption parcel which is subject to all regulations and restrictions as set forth in Section 18-308(a)(1) of the Sumter County Code.

This instrument was prepared from information furnished by the parties hereto and preparer warrants neither the sufficiency of the legal description or marketability of title.

Subject to 2008 ad valorem taxes, easements, reservations, and restrictions of record. Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF. Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Helen R. Blackmon
1st Witness
Helen R. Blackmon
printed name of 1st witness
Maria K. Vreeland
2nd Witness
Maria K. Vreeland
printed name of 2nd witness

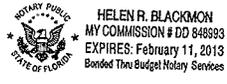
Cecilia A. Vreeland (SEAL)
Glenn James Vreeland, her husband (SEAL)

STATE OF FLORIDA,
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me on July 27, 2010, by Cecilia A. Vreeland and Glenn James Vreeland, her husband.

My Commission Expires:

Helen R. Blackmon
Notary Public
Personally known
Identification Produced _____
Oath Taken Yes No _____



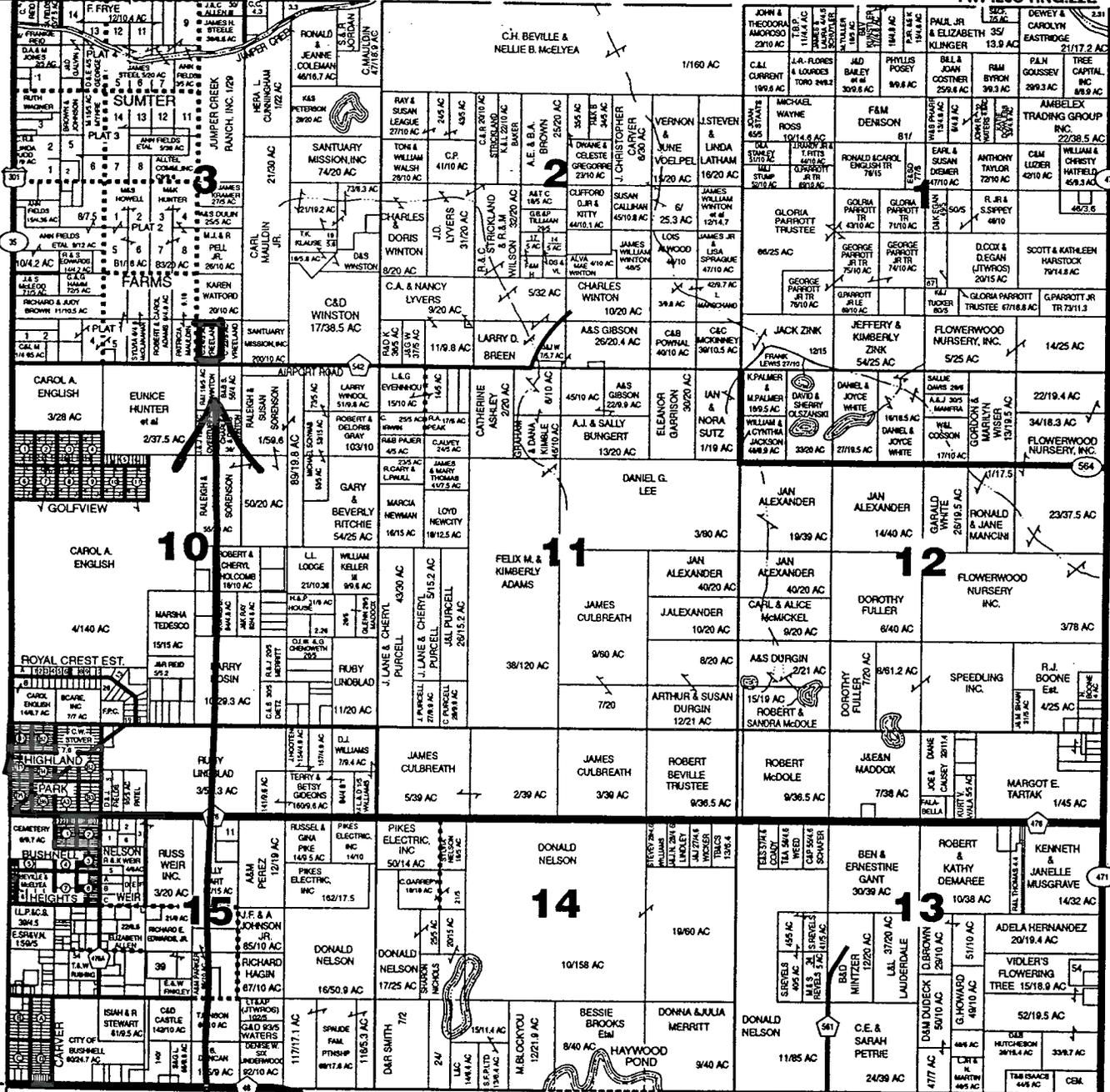


R2010-0007
 Vreeland, Cecilia
 Sec. 3, Twp 21S, Rng. 22E

TWP.20S-RNG.22E

SEE PAGE 43

TWP.20S-RNG.22E



SOUTHEAST

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QUADRANT

SEE PAGE 57

OF

TWP.21S-RNG.22E

R2010-0007
 Vreeland, Cecilia
 Sec 3, Twp 21S, Rng. 22E

HUNT'S SURVEYING & MAPPING, PLLC

LICENSED BUSINESS NUMBER 6819
Douglas K Hunt, P.S.M. No 2480

Prepared for: GLENN VREELAND

DESCRIPTIONS:

DEED PARCEL:

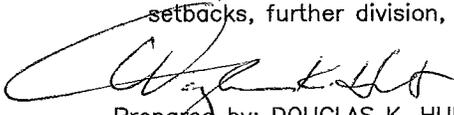
The Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 21 South, Range 22 East, Sumter County, Florida; LESS the East 342.62 feet thereof; ALSO LESS the South 295.00 feet thereof

REMAINDER PARCEL:

The South 295.00 feet of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 21 South, Range 22 East, Sumter County, Florida; LESS the East 342.62 feet thereof; ALSO LESS right-of-way for County Road No. 542 across the South side thereof

NOTES:

1. Descriptions are based on ownership records and divisional instructions provided by client.
2. Descriptions SUBJECT TO any facts that may be disclosed by a current, full and accurate title search and by a currently dated boundary survey
3. Descriptions are SUBJECT TO covenants, restrictions and easements of record. Descriptions are SUBJECT TO community requirements (zoning, building setbacks, further division, etc.)



Prepared by: DOUGLAS K. HUNT
Professional Surveyor and Mapper
Florida Certificate No. 2480

DATE: July 15, 2010

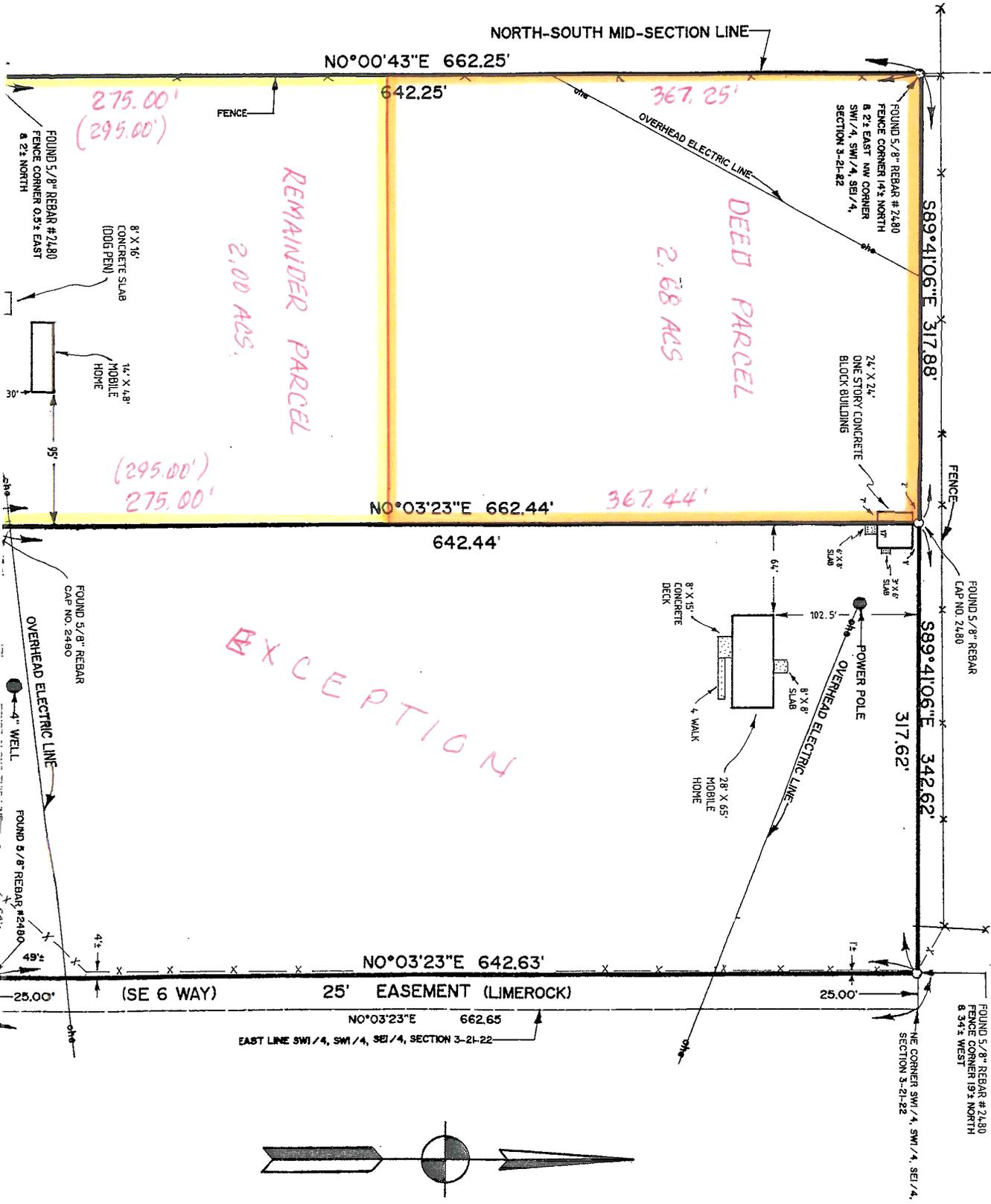
CF\VRNDDDES
SF\VRNDDDES
DESCRIPTION FILE
CLIENT FILE

BOUNDARY SURVEYS • TOPOGRAPHICAL SURVEYS • CONTROL & RIGHT OF WAY SURVEYS
(352) 793-3260 • Fax (352) 793-4669 • 1315 W C-476, P O BOX 283, Bushnell, Florida 33513

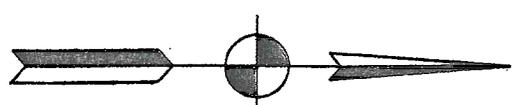
352-508-1207

PLAT OF BOUNDARY SURVEY

SECTION 3, TOWNSHIP 21 SOUTH, RANGE 22 EAST,
SUMTER COUNTY, FLORIDA



EXCEPTION



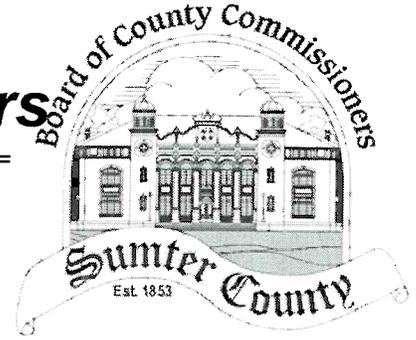
SCALE 1" = 100'

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 24, 2010

EVENNOU LOUIS & GENEVIEVE
1097 CR 542E
BUSHNELL, FL 33513



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

CASE# R2010-0007 To rezone **4.68 acres MOL** from a **RR5** to **RR1 (High Density Rural Residential with Optional Housing) Zone** which provides a high density rural residential atmosphere for one (1) conventional or Class A or B mobile home dwelling unit.

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, September 20, 2010** at **6:30 P.M.**

The property is located as follows: **Bushnell area**. Property is located approximately ¼ mile east of SE 2nd Dr on the north side of CR 542

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**, 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# **R2010-0007**