



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

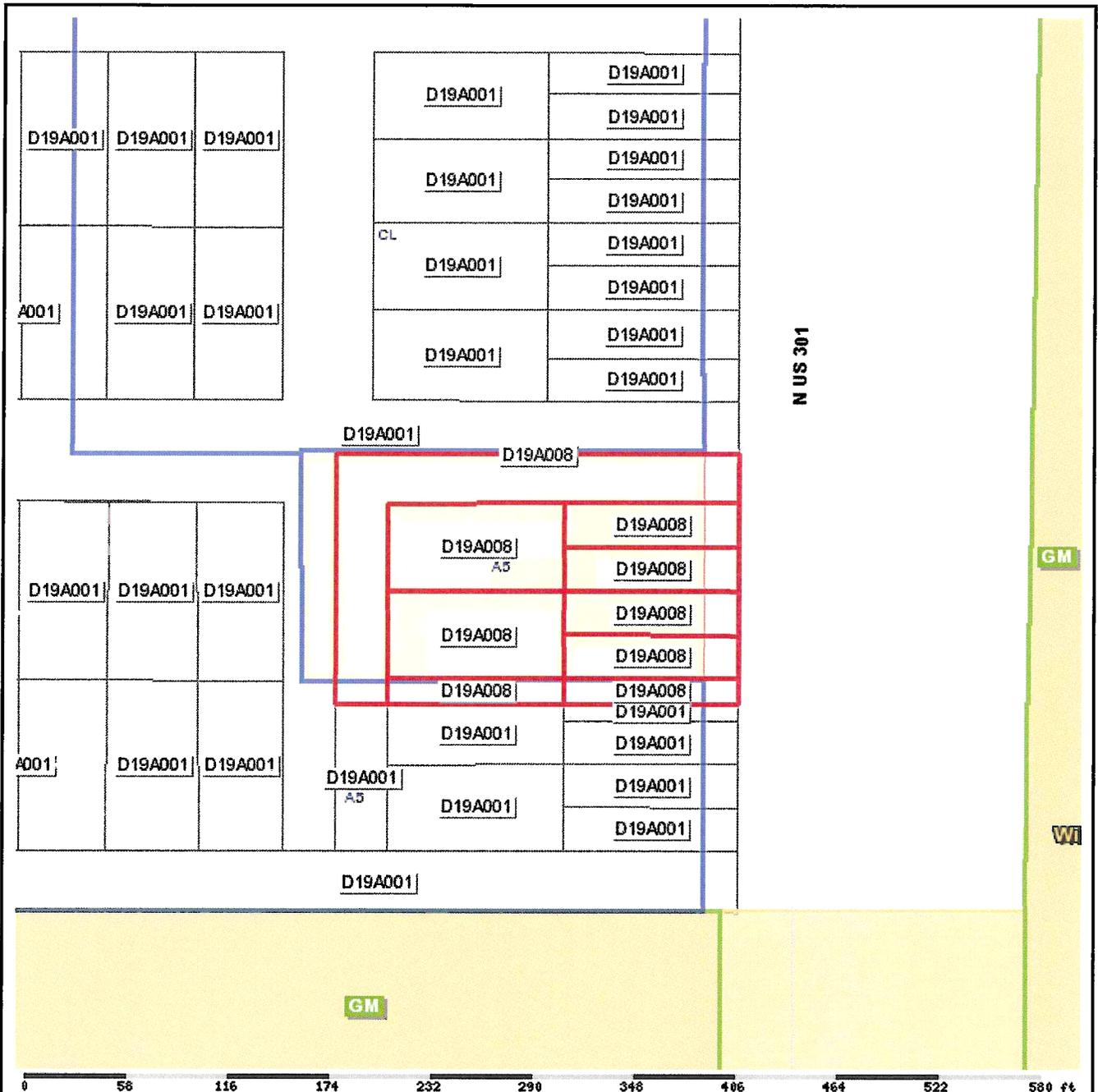
910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: **SS2010-0003**

Application: 9/29/2010 BC

SMALL SCALE

PROJECT TYPE SMALL SCALE		PROJECT SUBTYPE <NONE>		PROJECT DESCRIPTION Small Scale Amendment to Commercial			
OWNER GURROLA, RUDOLPH & BARBARA			ADDRESS 1537 LYNCHBURG LOOP THE VILLAGES, FL 32162		PHONE (352) 476-4376		
PARCEL # D19A008	SEC/TWP/RNG 191823	GENERAL Oxford		DIRECTIONS TO PROPERTY The property is located on US 301, approx 1/4 mile south of C-472 on the east side of the road. <i>west</i>			
Property Address 10282 N US 301, Oxford, FL 34484							
PARCEL SIZE 0.70 acres mol		F.L.U. AGR		LEGAL DESCRIPTION LOTS 1 TO 6 INCL BLK R WILDWOOD TERRACELESS HWY 301 R/W & THE S1/2 OF GROVE STN OF LOTS 1 & 3 & THE E1/2 OF JARRELLAVE W OF LOTS 3 & 4 & THE AREA COVERED BY THE INTERSECTION OF THE E1/2 OF JARRELL AVE & THE S1/2 OF GROVE ST PB 1 PG 8			
PRESENT ZONING Non-compliant A5		PRESENT USE Res					
REQUESTED USE Small Scale Land Use Amendment on 0.70 acres MOL from Ag to Comm		ACREAGE TO BE UTILIZED 0.70 acres mol		LEGAL DESCRIPTION TO BE UTILIZED Same as above			
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST			
ZONING/USE CL/Gym		City of Wildwood/Vacant	A5/Vacant	A5/Vacant			
F.L.U.	Comm	City of Wildwood	Ag	Ag			
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.			FEES		Amount	Payment	
			Comprehensive Plan Amend -Sma		2,900.00	C 7488	
			Recording Fees		0.00		
			Postage Fee		0.00		
			\$100 Legal Ad Fee		100.00	C 7488	
		TOTAL	\$3,000.00				
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.							
				September 29, 2010			
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		11/1/2010 6:30 PM	Room: 142	Action: _____			
County Commission Meeting		11/9/2010 5:30 PM	Room: 142	Action: _____			
NOTICES SENT 3		RECEIVED IN FAVOR 0		RECEIVED OBJECTING 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.							



Sumter County BOCC - GIS

BOCC Bushnell, FL 33513 | 352-793-0200

Parcel ID **D19A008**

GURROLA RUDOLPH R & BARBARA A
1537 LYNCHBURG LOOP THE VILLAGES, FL 32162

Street 10282 N US 301

S/T/R 19/18/23 LOTS 1 TO 6 INCL BLK R WILDWOOD D TERRACELESS HWY 301 R/W. & THE S1/2 OF GROVE STN OF LO TS 1 & 3 & THE E1/2 OF JARRELL

Sales

5/1/2009	2074/464	Improved	\$105,000.00
2/1/2009	2037/210	Improved	\$0.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last and may not reflect the data currently on file at our office.

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MAP OF BOUNDARY SURVEY

DESCRIPTION:

LOTS 1 thru 6, BLOCK R, WILDWOOD TERRACE SUBDIVISION, LESS right-of-way for U.S. 301, according to plat thereof as recorded in Plat Book 1, Page 85, Public Records of Sumter County, Florida. AND the South 1/2 of GROVE STREET, North of Lots 1 and 3, BLOCK R, and the East 1/2 of JARRELL AVENUE, West of LOTS 3 and 4, BLOCK R, and the area covered by the intersection of the East 1/2 of JARRELL AVENUE and the South 1/2 of GROVE STREET in said subdivision.

SURVEY REPORT:

DATA SOURCES:

1. Description taken from copy of Warranty Deed filed in B-326, P-728, provided by client.
2. Copy of record plat of WILDWOOD TERRACE, filed in Plat Book 1, Page 85.
3. Copy of R/W Map for U.S. Highway 301, Section 18010-2504 Sheet 10 of 21.
4. Retracement of existing section and subdivision monumentation found in place.
5. Bearings (assumed) are matched to the coil of N00°29'59"E for the East line of the SE 1/4 of Section 19-18-23.

LIMITATIONS:

1. This survey was prepared without the benefit of abstract and is SUBJECT TO any facts that may be disclosed by a current, full and accurate title search.
 2. Underground utilities and installations were not located, except as shown hereon.
- SEE BELOW LEFT FOR CONTINUATION OF LIMITATIONS.

HUNT'S SURVEYING & MAPPING, PLLC

1315 W. C-476, P.O. BOX 283, BUSHNELL, FLORIDA 33513
 LICENSED BUSINESS NO. 68119
 Phone: (352) 793-3260 Fax: (352) 793-4669

Prepared for: **GURROLA**

Date of Survey: April 21 2009

Ord. File: GRPL-WTR Scr File: GRRL-WTR

Revisions:

References: CLIENT FILE

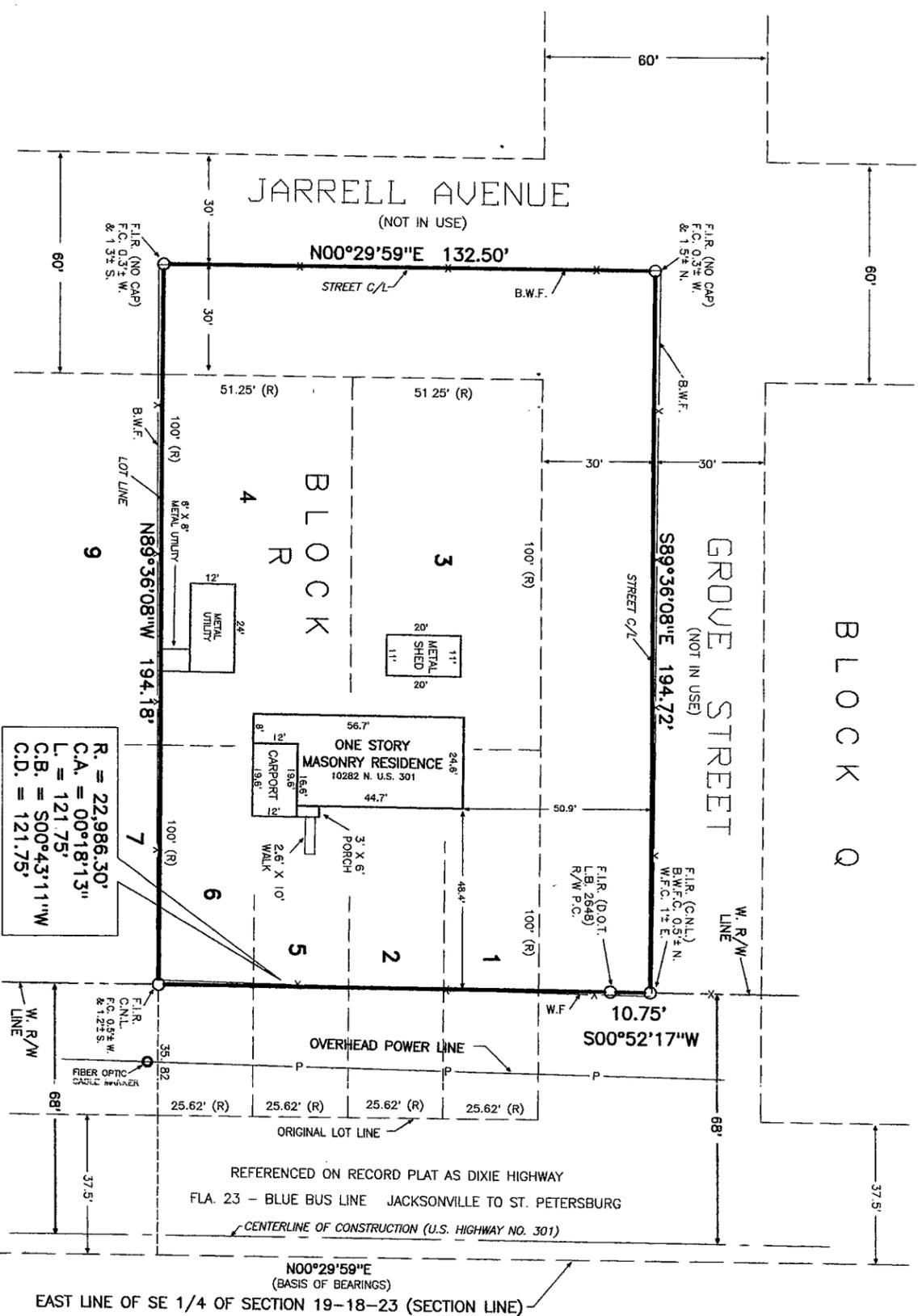
CERTIFICATION:

I hereby certify that the survey shown herein was made in accordance with the "Minimum Technical Standards" for surveying and mapping in the State of Florida: Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Barbara Gurrola
 DOUGLAS K. HUNT Professional Surveyor and Mapper
 Florida Certificate No. 2480

VOID UNLESS EMBOSSED
 WITH RAISED SURVEYORS SEAL

PLAT BOOK CB PAGE 5732



U.S. HIGHWAY No. 301
 (200' TOTAL WIDTH - 132' E. & 68' W. OF C/L)
 (TWO LANE ASPHALT SURFACE)

SCALE 1" = 40'

LEGEND

- B.W.F. = Barbed wire fence
- F.I.R. = Found 5/8" Rebar
- C.N.L. = Cop not legible
- W.F. = Wood fence
- F.C. = Fence corner
- D.O.T. = Department of Transportation
- R/W = Right of way
- P.C. = Point of curvature
- (R) = Record
- R. = Radius
- C.A. = Central angle
- L. = Arc length
- C.B. = Chord bearing
- C.D. = Chord distance
- C/L = Centerline

LIMITATIONS CONTINUED:

3. Dimensions to improvements should not be used to re-establish the boundaries of described property.
4. This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns, should any of the foregoing exist.

Certified to: **RUDOLPH GURROLA**
BARBARA GURROLA

S.E. CORNER OF
 NE 1/4 OF SE 1/4
 OF SECTION 19-18-23
 POSITION COMPUTED