



# SUMTER COUNTY ZONING AND LAND USE APPLICATION

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

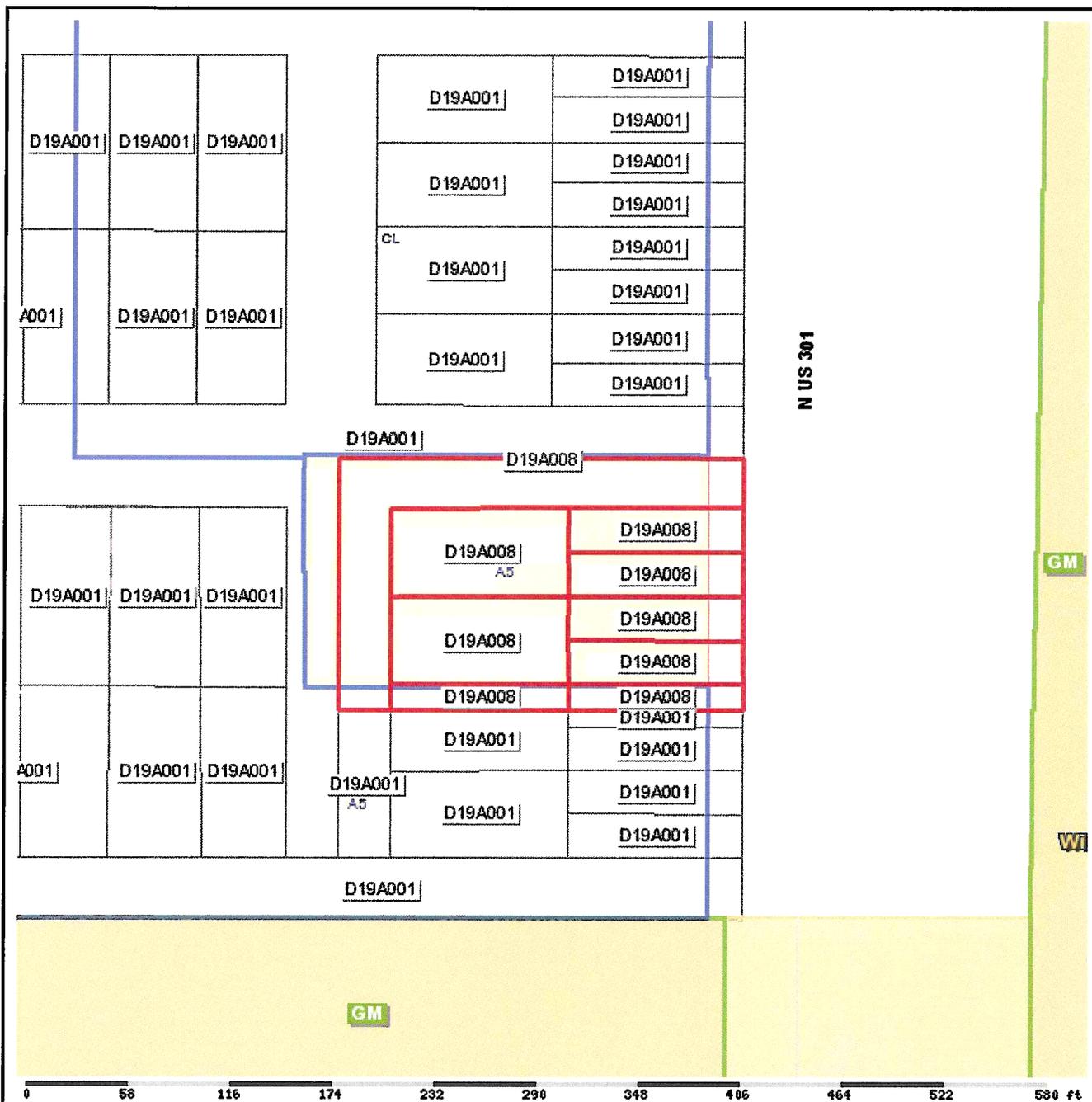
**Project No:** R2010-0011

Application: 9/29/2010 SCO

**Parent Project:** SS2010-0003

## REZONING

<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> COMMERCIAL		<b>PROJECT DESCRIPTION</b> Rezone 0.70 acres MOL to CH (Heavy Commercial)	
<b>OWNER</b> GURROLA, RUDOLPH & BARBARA			<b>ADDRESS</b> 1537 LYNCHBURG LOOP THE VILLAGES, FL 32162		<b>PHONE</b> (352) 476-4376
<b>PARCEL #</b> D19A008	<b>SEC/TWP/RNG</b> 191823	<b>GENERAL</b> Oxford		<b>DIRECTIONS TO PROPERTY</b> The property is located on US 301, approx 1/4 mile south of C-472 on the <del>east</del> <u>west</u> side of the road.	
<b>Property Address</b> 10282 N US 301, Oxford, FL 34484					
<b>PARCEL SIZE</b> 0.70 acres mol		<b>F.L.U.</b> AGR		<b>LEGAL DESCRIPTION</b> 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	
<b>PRESENT ZONING</b> Non-compliant A5		<b>PRESENT USE</b> Res			
<b>REQUESTED REZONING</b> Rezone 0.70 acres MOL from a non-compliant A5 to CH (Heavy Commercial)		<b>REZONED ACREAGE</b> 0.70 acre mol		<b>REZONED LEGAL DESCRIPTION</b> Same as above	
<b>ABUTTING PROPERTY</b>	<b>NORTH</b>	<b>EAST</b>	<b>SOUTH</b>	<b>WEST</b>	
<b>ZONING/USE</b>	CL/COMM	CITY OF WILDWOOD/VAC	A5/VACANT	A5/Vacant	
<b>F.L.U.</b>	GYM	CITY OF WILDWOOD	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><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>					
					
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>					
<b>Zoning and Adjustment Board</b>		11/1/2010 6:30 PM	Room: 142	Colony Cottage	Action: _____
<b>County Commission Meeting</b>		11/9/2010 5:30 PM	Room: 142		Action: _____
<b>NOTICES SENT</b> 3		<b>RECEIVED IN FAVOR</b> 0		<b>RECEIVED OBJECTING</b> 0	
<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>					



**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 TERRACELESS HWY 301 RW & THE S1/2 OF GROVE STN OF LOTS 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, its use, or its 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

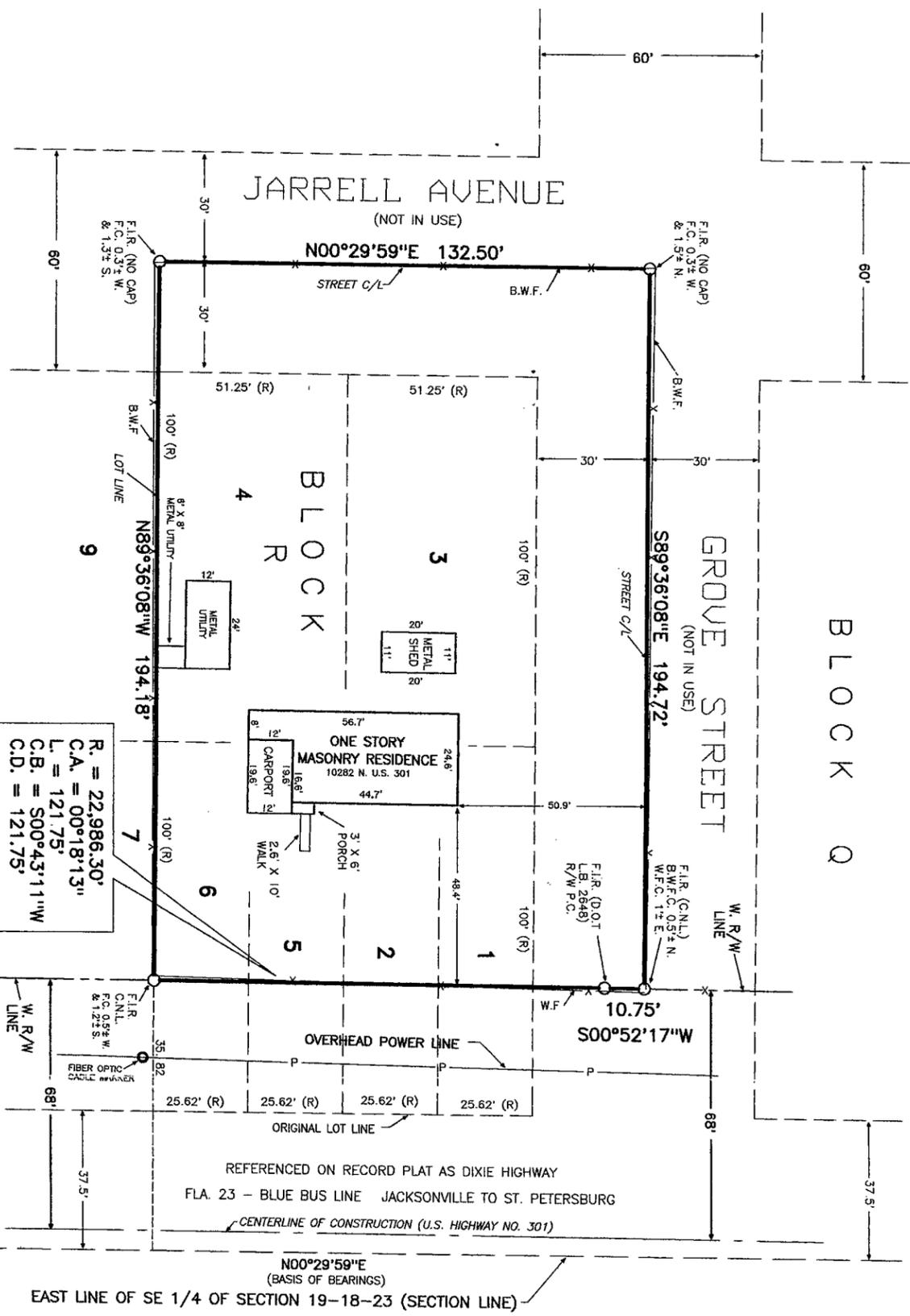
**SURVEY REPORT:**

**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.



- LEGEND**
- B.W.F. = Barbed wire fence
  - F.L.R. = Found 5/8" Rebar
  - C.N.L. = Cap 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.B. = Arc length
  - C.D. = Chord bearing
  - C/L = 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

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

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

<b>HUNT'S SURVEYING &amp; MAPPING, PLLC</b>	
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: <b>GURROLA</b>	Date of Survey: April 21 2009
Ord. File: GRR1-WTR Scr File: GRR1-WTR	Revisions:
References: CLIENT FILE	
<b>CERTIFICATION:</b>	
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.	
 DOUGLAS K. HUNT Professional Surveyor and Mapper Florida Certificate No. 2480	VOID UNLESS EMBOSSED WITH RAISED SURVEYORS SEAL
PLAT BOOK _____	PAGE 5732