



**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**December 6, 2010**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**December 14, 2010**

<b>CASE NO.</b>	R2010-0013
<b>APPLICANT:</b>	Mark and Diane Edwards
<b>REQUESTED ACTION:</b>	Rezone 2.25 acres MOL from CN to CL (Light Commercial).
<b>EXISTING ZONING:</b>	CN
<b>FUTURE LAND USE:</b>	Commercial
<b>EXISTING USE:</b>	Produce stand and residence
<b>PARCEL SIZE:</b>	2.25 acres MOL
<b>GENERAL LOCATION:</b>	Oxford
<b>LEGAL DESCRIPTION:</b>	Sec. 13, Twp. 18S Rng. 23E; W 667.08' of S ¼ of SE ¼ of SE ¼ lying N of C-466. <i>To be utilized: Comm at SW cor of SE ¼ of SE ¼ N 446.20' to POB. N 200' S 54°10' E 577.70' S 200' to N/LY R/W of C-466 N 55°52'15" W 108.92' N 54°10' W 462.28' to POB.</i>
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Agricultural	<b>NORTH:</b> RR1 and A10C = mobile home
<b>SOUTH:</b> Agricultural and Commercial	<b>SOUTH:</b> RR and CP = vacant and residence
<b>EAST:</b> Agricultural	<b>EAST:</b> RR, RR1, and A5 = residence
<b>WEST:</b> Commercial	<b>WEST:</b> CP= Santa Fe Crossings
<b>COMMISSIONER'S DISTRICT:</b>	Richard Hoffman

**CASE SUMMARY:**

The subject property is located on C-466 E approximately 3/10 mile east of Morse Boulevard on the north side of the road in the unincorporated Lady Lake area of Sumter County.

The subject property is approximately 2.25 acres with a width of approximately 800 feet and depth of approximately 860 feet.

The general uses of the surrounding properties are commercial and agricultural in character with retail, offices and pasture.

**CASE ANALYSIS:**

The subject property is located on the north side of C-466 E, which is comprised of a mix of Commercial and Agricultural properties. Properties located to the north and east of the subject property have an Agriculture Future Land Use and General Agricultural with Conventional Housing (A10C), Agriculture (A5), High Density Rural Residential with Optional Housing (RR1), and Rural Residential (RR) zonings. Properties located to the south and west of the subject property have Agriculture, Commercial, and Mixed Use Future Land Use and Residential (RR), Planned Commercial (CP), and Residential Planned Unit Development (RPUD) zonings.

Currently, there is a produce stand operating on the property.

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

The parcel is approximately 2.25 acres.

The property is located in an area of the county where there are established commercial uses.

**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: 7    In favor: 1            In opposition: 0**

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

**Board of County Commissioners:**



# 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: **R2010-0013**

Application: 10/12/2010 KSO

Parent Project: **SS2010-0004**

## REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE COMMERCIAL		PROJECT DESCRIPTION REZONE 2.25 ACRES MOL	
OWNER EDWARDS, MARK & DIANE			ADDRESS PO BOX 1201 LADY LAKE, FL 32158		PHONE (352) 753-2633
PARCEL # D13=013	SEC/TWP/RNG 13 18 23	GENERAL Oxford		DIRECTIONS TO PROPERTY N ON US 301 E ON C-466. PROPERTY JUST W OF LAKE COUNTY LINE ON N SIDE OF RD.	
Property Address 8806 E C-466, Lady Lake, FL 32159					
PARCEL SIZE 11.09 ACRES MOL		F.L.U. AG		LEGAL DESCRIPTION W 667.08 FT OF S3/4 OF SE1/4 OF SE1/4 LYING N OF CR 466	
PRESENT ZONING CN & A10		PRESENT USE PRODUCE STAND/RES			
REQUESTED REZONING REZONE 2.25 ACRES MOL FROM CN TO CLTO BRING INTO COMPLIANCE WITH THE FUTURE LAND USE MAP		REZONED ACREAGE 2.25 ACRES MOL		REZONED LEGAL DESCRIPTION COMM AT SW COR OF SE 1/4 OF SE 1/4 N 446.20' TO N/LY R/W OF C-466 TO POB CONTINUE N 200' S 54°10' E 577.70' S 200' TO N/LY R/W OF C-466 N 55°52'15" W 108.92' N 54°10' W 462.28' TO POB.	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH RR1/A10C-MH AG	EAST RR/RR1/A5-RES AG	SOUTH RR/CP-VAC/RES AG/COMM	WEST CP-SANTA FE CROSSINGS COMM	
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.					
<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>					
				October 12, 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		12/6/2010 6:30 PM		Room: C.C. Action: _____	
County Commission Meeting		12/14/2010 5:30 PM		Room: C.C. Action: _____	
NOTICES SENT <u>7</u>		RECEIVED IN FAVOR <u>1</u>		RECEIVED OBJECTING <u>0</u>	
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 ZONING AND ADJUSTMENT BOARD

Project No: **SS2010-0004**

Application: 10/7/2010 KSO

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

## SMALL SCALE

PROJECT TYPE SMALL SCALE		PROJECT SUBTYPE <NONE>		PROJECT DESCRIPTION LAND USE CHANGE ON 2.25 ACRES MOL	
OWNER EDWARDS, MARK & DIANE			ADDRESS PO BOX 1201 LADY LAKE, FL 32158		PHONE (352) 753-2633
PARCEL # D13=013	SEC/TWP/RNG 13 18 23	GENERAL LOCATION Oxford		DIRECTIONS TO PROPERTY N ON US 301. E ON C-466. PROPERTY JUST W OF LAKE COUNTY LINE ON N SIDE OF RD	
Property Address 8806 E C-466, Lady Lake, FL 32159					
PARCEL SIZE 11.09 ACRES MOL		F.L.U. AG		LEGAL DESCRIPTION W 667.08 FT OF S3/4 OF SE1/4 OF SE1/4 LYING N OF C' 466	
PRESENT ZONING CN & A10		PRESENT USE PRODUCE STAND/ RES			
REQUESTED USE LAND USE CHANGE ON 2.25 ACRES MOL FROM AG TO COMMERCIAL		ACREAGE TO BE UTILIZED 2.25 ACRES MOL		LEGAL DESCRIPTION TO BE UTILIZED COMM AT SW COR OF SE 1/4 OF SE 1/4 N 446.20' TO N/LY R/W OF C-466 TO POB CONTINUE N 200' S 54°10' E 577 70' S 200' TO N/LY R/W OF C-466 N 55°52'15" W 108.92' N 54°10' W 462.28' TO POB.	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH RR1/A10C-MH AG	EAST RR/RR1/A5-RES AG	SOUTH RR/CP-VAC/RES AG/COMM	WEST CP-SANTA FE CROSSINGS COMM	
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 467367
			Recording Fees	0.00	
			Postage Fee	0.00	
			\$100 Legal Ad Fee	100.00	C 467367
			<b>TOTAL</b>	<b>\$3,000.00</b>	
<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>					
				October 7, 2010	
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		12/6/2010 6:30 PM		Room: C.C. Action: _____	
County Commission Meeting		12/14/2010 5:30 PM		Room: <del>C.C.</del> Action: _____	
		<i>910 N. MAIN ST. BUSHNELL</i>			
NOTICES SENT <u>7</u>		RECEIVED IN FAVOR <u>1</u>		RECEIVED OBJECTING <u>0</u>	
<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>					



# Board of County Commissioners

## Division of Planning & Development

### Planning Services

7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461  
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

November 12, 2010

PHIFER WILLIAM & GLADYS  
8999 NE 112TH AVE  
LADY LAKE, FL 32162

**To property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Mark & Diane Edwards**. This property is being considered for a **land use change and a rezoning** at a public hearing.

**CASE# SS2010-0004 & R2010-0013** To change the land use on **2.25 acres MOL** from **Agriculture** to **Commercial** and rezone from **CN** to **CL (Light Commercial) Zone** which provides for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure.

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

The property is located as follows: Oxford Area North on US 301. East on C-466. The property is located approximately 1/10 mile west of the Sumter/Lake County line on the north 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 **910 N. Main Street, Room 142, Bushnell, FL** on **Tuesday, December 14, 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, 7375 Powell Road, Ste. 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352)689-4460

I approve of the above.  
 I do not approve of the above for the following reason(s).  
*William Phifer*

*Gladys Phifer*