

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2011-0017 · Rezone 2.10 Acres MOL from RR TO CL
(Genevieve Snyder) (CR 201/Oxford).

REQUESTED ACTION: **Approve Rezoning R2011-0017**

Work Session (Report Only) **DATE OF MEETING:** 7/12/2011
 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 to rezone 2.10 acres MOL from RR to CL in order to bring the property into compliance with Future Land Use Map.

The Zoning & Adjustment Board held a public hearing on June 20, 2011, and recommended approval (8-0).

ZAB cases:

1) Genevieve Snyder · R2011-0017*

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
June 20, 2011

BOARD OF SUMTER COUNTY COMMISSIONERS
July 12, 2011

CASE NO.	R2011-0017
APPLICANT:	Genevieve Snyder
REPRESENTATIVE:	Tracy Rains
REQUESTED ACTION:	Rezone 2.10 acres MOL from RR to CL to bring the property into compliance with the Future Land Use Map.
LEGAL DESCRIPTION:	Sec. 18, Twp. 18S, Rng. 23S Beg 984' S & 222' W of NE cor of sec 18 for beg Run W 438' N 182' E 440' S 182' to beg & less S 12' thereof & beg 1066' S & 222' W of NE cor of sec run W 115' N 94' E 115' S 94' to POB and comm 1066' S of NE cor of sec run W 337' to POB cont W 173' N 82' W 130' N 12' E 303' S 94' to POB less beg at NE cor of NE ¼ run S 1066' W 385' to POB cont W 125' N 82' E 125' S 82' to POB.
EXISTING ZONING:	RR
FUTURE LAND USE:	Commercial
EXISTING USE:	Residence
PARCEL SIZE:	2.10 acres MOL
GENERAL LOCATION:	Oxford
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Commercial	NORTH: CL/RR = Vacant/Res
SOUTH: Commercial	SOUTH: CL/RR = Vacant/Res/Church
EAST: Commercial	EAST: CL = Vacant
WEST: Rural Residential	WEST: RR = Res
COMMISSIONER'S DISTRICT:	Doug Gilpin

CASE SUMMARY:

The subject property is located on CR 201 approximately 1/10 mile north of C-466 in the unincorporated Oxford area of Sumter County

The subject property is approximately 2.10 acres with a width of approximately 205 feet and depth of approximately 426 feet.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is commercial land uses and commercial zoning; however, there is one parcel with a rural residential land use and zoning. Properties in the general vicinity are either vacant or have a residence; however, there is one property with a church located on it.

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: 11 (In objection) 0 (In favor) 3

Zoning & Adjustment Board Recommendation: Approval (8-0)

Board of County Commissioners:



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2011-0017

Application 5/16/2011 KS

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 2.10 ACRES MOL
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OWNER SNYDER, GENEVIEVE J	ADDRESS 11841 COUNTY ROAD 201 OXFORD, FL 34484	PHONE
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AGENT/APPLICANT TRACY RAINS	ADDRESS	PHONE (352) 732-4464
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PARCEL # D18=011	SEC/TWP/RNG 181823	GENERAL LOCATION Oxford	DIRECTIONS TO PROPERTY N ON US US 301. W ON C-466. N ON CR 201. PROPERTY APPRX 1/10 MILE ON E SIDE OF RD.
Property Address 11841 CR 201, Oxford, FL 34484			

PARCEL SIZE 2.10 ACRES MOL	F.L.U. COMM	LEGAL DESCRIPTION BEG 984 FT S & 222 FT W OF NE COR OF SEC 18 FOR BEG RUN W 438 FT N 182 PT E 440 FT S 182 FT TO BEG & LESS S 12 FT THEREOF & BEG 1066 FT S & 222 FT W OF NE COR OF SEC RUN W 11 5 FT N 94 FT E 115 FT S 94 FT TO POB AND COMM 1066 FT S OF NE COR OF SEC RUN W 337 FT TO POB CONT W 173 FT N 82 FT W 130 FT N 12 FT E 303 FT S 94 FT TO POB LESS BEG AT NE COR OF NE 1/4RUN S 1066 FT W 385 FT TO POB CONT W 125 FT N 82 FT E 125 FT S 82 FT TO POB
PRESENT ZONING RR	PRESENT USE RESIDENCE	

REQUESTED REZONING REZONE 2.10 ACRES MOL FROM RR TO CL TO BRING INTO COMPLIANCE WITH THE FUTURE LAND USE MAP	REZONED ACREAGE 2.10 ACRES MOL	REZONED LEGAL DESCRIPTION SAME AS ABOVE
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ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U	CL/RR-VACANT/RES COMMERCIAL	CL-VACANT COMMERCIAL	CL/RR-VACANT/CHURCH/R COMMERCIAL	RR/RES RURAL RES

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.

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.

May 16, 2011

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 510 Colony Blvd. Villages Colony Cottage Recreation Center
 6/20/2011 6:30 PM Room: 142 Action: Approved

County Commission Meeting 7/12/2011 5:30 PM Room: 142 Action: _____

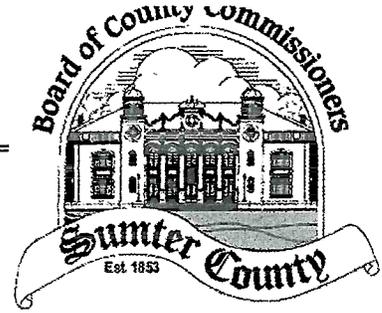
NOTICES SENT	11	RECEIVED IN FAVOR	3	RECEIVED OBJECTING	0
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Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

Board of County Commissioners
Division of Planning & Development

Development Review

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone: (352) 689-4460 • Fax: (352) 689-4461
Website: <http://sumtercountyfl.gov/DevelopmentReview>



Authorization Form for Individuals

State of Florida
County of Sumter

I/we, the undersigned as the () Applicant (X) Owners hereby authorize TRACY RAINS AND/OR BRAD DINKINS
to act as my/our agent in connection with the (X) Rezoning () Comprehensive Plan Amendment ()
Special Use Permit () Temporary Use Permit
() Conditional Use Permit () Operating Permit () Other: _____

on the following described property located in Sumter County, Florida:

SEC 18, TWP 18S, RNG 23E,

BEG 984 FT S & 222 FT W OF NE COR OF SEC 18 FOR BEG RUN W 438 FT N 182 PT E 440 FT S
182 FT TO BEG & LESS S 12 FT THEREOF & BEG 1066 FT S & 222 FT W OF NE COR OF SEC RUN
W 115 FT N 94 FT E 115 FT S 94 FT TO POB AND COMM 1066 FT S OF NE COR OF SEC RUN W
337 FT TO POB CONT W 173 FT N 82 FT W 130 FT N 12 FT E 303 FT S 94 FT TO POB LESS BEG
AT NE COR OF NE 1/4 RUN S 1066 FT W 385 FT TO POB CONT W 125 FT N 82 FT E 125 FT S 82
FT TO POB

Dated this 13th day of MAY, 2011

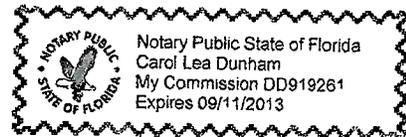
Signature
Printed Name: _____

X Genevieve J. Snyder
Signature
Printed Name: X Genevieve J Snyder

SWORN TO and subscribed before me this 13th day of MAY, 2011, by
Genevieve J. Snyder, personally known to me to the
person(s) named above or who produced the following identification.
Drivers License

Carol Lea Dunham
Notary Public, State of Florida
My Commission expires: 09/11/2013

(Seal)



Sumter County ** 2011 ** Legal Description

6/02/11 10.32.12

D18=011

Inq

SNYDER GENEVIEVE J

Street Number Dr Name

Unit City

Zip Code

11831 CR 201

* * * * * Legal Description * * * * *

BEG 984 FT S & 222 FT W OF NE COR OF SEC
18 FOR BEG RUN W 438 FT N 182 FT E 440
FT S 182 FT TO BEG & LESS S 12 FT THEREO
F & BEG 1066 FT S & 222 FT W OF NE COR O
F SEC RUN W 11 5 FT N 94 FT E 115 FT S 9
4 FT TO POB AND COMM 1066 FT S OF NE COR
OF SEC RUN W 337 FT TO POB CONT W 173 F
T N 82 FT W 130 FT N 12 FT E 303 FT S 94
FT TO POB LESS BEG AT NE COR OF NE 1/4
RUN S 1066 FT W 385 FT TO POB CONT W 125
FT N 82 FT E 125 FT S 82 FT TO POB

(More .)

PROP20 Please enter the desired function (or new parcel/account number)

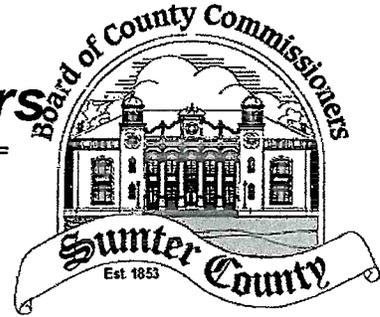
F1=Add F2=Change F3=Exit F4=Prompt F7/F8=Scroll PageUp/Dn F24=More Keys

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>

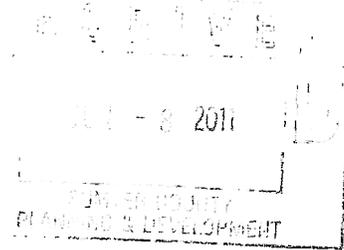


REVISED

NOTICE OF PUBLIC HEARING

June 1, 2011

C L D PROPERTIES LTD
101 NE 16TH AVE
OCALA, FL 34470



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

CASE# R2011-0017 to rezone **2.10 acres MOL** from **RR** to **CL (Light Commercial District)** 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 to bring the property into compliance with the future land use map.

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, June 20, 2011** at **6:30 PM**.

The property is located as follows: Oxford area. North on US 301 West on C-466 North on CR 201 The property is located approximately 1/10 mile on the east side of the road.

A **public hearing** before the Board of Sumter County Commissioners will be held at 910 N. Main Street, Bushnell, FL 33513, on **Tuesday, July 12, 2011**, 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 (352)689-4460

I approve of the above.

I do not approve of the above for the following reason(s): _____

Please return no later than **June 13, 2011**

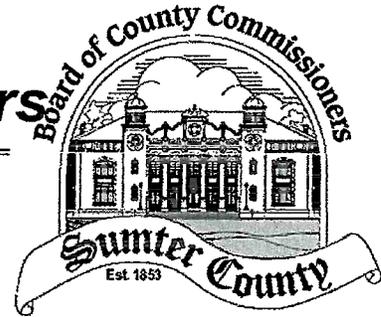
RE: CASE# **R2011-0017**

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>

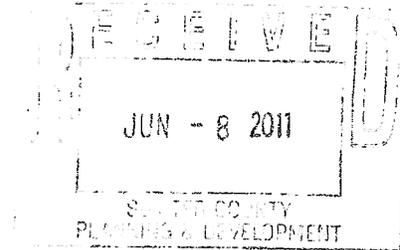


REVISED

NOTICE OF PUBLIC HEARING

June 1, 2011

C.L.D PROPERTIES LTD
101 NE 16TH AVE
OCALA, FL 34470



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

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I approve of the above.

I do not approve of the above for the following reason(s): _____

Please return no later than **June 13, 2011**

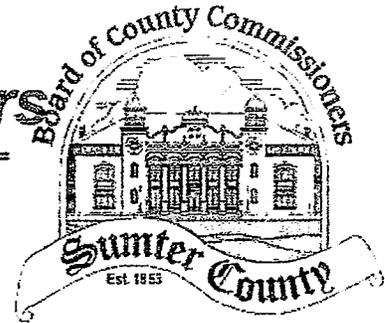
RE: CASE# **R2011-0017**

Board of County Commissioners

Division of Planning & Development

Planning Services

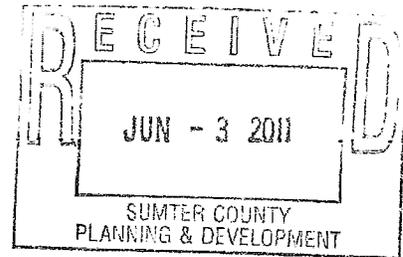
7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

May 23, 2011

K-P PROPERTIES OF LAKE COUNTY
111 S MAITLAND AVE STE 100
MAITLAND, FL 32751



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Genevieve J. Snyder. This property is being considered for rezoning at a public hearing.

CASE# R2011-0017 to rezone **2.10 acres MOL** from **RR** to **CL (Light Commercial District)** 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 to bring the property into compliance with the future land use map.

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, June 6, 2011** at **6:30 PM**.

The property is located as follows: Oxford area: North on US 301 West on C-466. North on CR 201 The property is located approximately 1/10 mile on the east side of the road.

A public hearing before the Board of Sumter County Commissioners will be held at 910 N Main Street, Bushnell, FL 33513, on **Tuesday, June 14, 2011, 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 (352)689-4460.

I approve of the above.
 I do not approve of the above for the following reason(s): _____

Please return no later than **May 31, 2011**

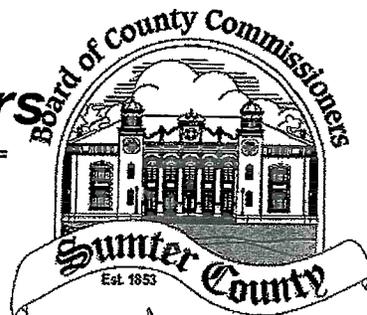
RE: CASE# **R2011-0017**

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>

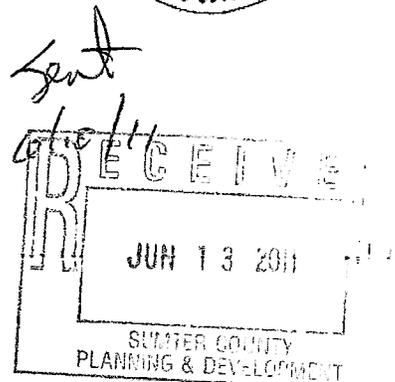


REVISED

NOTICE OF PUBLIC HEARING

June 1, 2011

K-P PROPERTIES OF LAKE COUNTY
111 S MAITLAND AVE STE 100
MAITLAND, FL 32751



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

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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 (352)689-4460.

I approve of the above.

I do not approve of the above for the following reason(s): _____

Please return no later than **June 13, 2011**

RE: CASE# **R2011-0017**

*Copy to
John
6-2-11*

RESOLUTION NUMBER _____

A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF SUMTER COUNTY, FLORIDA,
REZONING PROPERTY LOCATED WITHIN THE
UNINCORPORATED LANDS OF THE COUNTY

WHEREAS, the Board of County Commissioners of Sumter County received a complete and properly funded application for rezoning of property located within the unincorporated lands of Sumter County, and,

WHEREAS, after diligent review and consideration the above referenced rezoning was approved.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter County, Florida, as follows.

1 Based on competent substantial evidence presented and considered during a properly noticed quasi judicial hearing, the Board of County Commissioners of Sumter County hereby approves rezoning application R2011-0017. The lands described in application R2011 -0017 are hereby rezoned to CL, as that zoning category is described in the Sumter County Land Development Code.

DONE AND RESOLVED THIS ____ DAY OF _____, 2011,
at _____, Sumter County, Florida.

ATTEST GLORIA HAYWARD
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA

Deputy Clerk

Don Burgess, Chairman