

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
October 15, 2012

BOARD OF SUMTER COUNTY COMMISSIONERS
October 23, 2012

CASE NO. R2012-0043

APPLICANT: Leslie Ira Anderson & Nancy Louise
Wolven

REPRESENTATIVE: Jim Mariucci

REQUESTED ACTION: Rezone 3.12 acres MOL from a non-compliant
A5 to RR1C.

LEGAL DESCRIPTION: Sec. 7, Twp. 21S, Rng. 21E: Beg at SW cor of
NE ¼ of SW ¼ run N 50' to POB N 395.76' E
337.92' S 6°15'40" E 401.42' W to POB

EXISTING ZONING: Non-compliant A5

EXISTING USE: Residence

FUTURE LAND USE: Agricultural

PARCEL SIZE: 3.12 acres MOL

GENERAL LOCATION: Wahoo area

COMMISSIONER DISTRICT: District 4

SURROUNDING LAND USE:

NORTH: Agricultural

SOUTH: Agricultural

EAST: Agricultural

WEST: Agricultural

SURROUNDING ZONING:

NORTH: A5 – vacant

SOUTH: A5 – vacant

EAST: A5 – vacant

WEST: A5 – vacant

CASE SUMMARY:

The subject property is located on C-575 in the Wahoo area of Sumter County. This request is to rezone 3.12 acres MOL from a non-complaint A5 to RR1C. In addition, the RR1C zoning district allows for a conventional home or Class "A" mobile home.

The subject property is approximately 3.12 acres with a maximum width of approximately 1,172 feet and a maximum depth of approximately 698 feet. The dimensions of the subject property are consistent with the minimum lot size requirements of Section 13-551, Table 13-551A, for the RR1C zoning district.

The subject property will be served by septic and well.

CASE ANALYSIS:

The Agricultural Future Land Use allows a density of one dwelling unit per parcel.

This zoning district will bring this parcel to a correct zoning classification for the property size. This parcel is a vested parcel of record book OR Book 113 Page 568 recorded 10/26/70.

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 recommends approval.

Notices Sent: 7 (In objection) 2 (In favor) 0

Zoning & Adjustment Board Recommendation: Approval (5-0)

Board of County Commissioners Final Action: _____



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2012-0043

Application: 9/6/2012 SCO

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

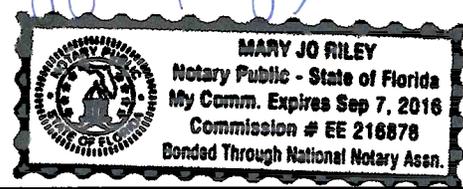
REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION Rezone 3.12 acres MOL from a non-compliant A5 to RR1C	
OWNER ANDERSON, LESLIE IRA & WOLVEN NANCY LOUI		ADDRESS 6546 EAGLE RIDGE WAY LAKELAND, FL 33813		PHONE (863) 712-7348	
PARCEL # M07=005	SEC/TWP/RNG 072121	GENERAL LOCATION Wahoo		DIRECTIONS TO PROPERTY The property is located on C-575 approximately 680' north of SW 58th Place on the east side of the road.	
Property Address 5703 C-575, Bushnell, FL 33513					
PARCEL SIZE 3.12 acres MOL		F.L.U. AGR		LEGAL DESCRIPTION BEG AT SW COR OF NE1/4 OF SW1/4 RUN N 50 FT TO POB N 395.76 FT E 337.92 FT S 06 DEG 15'40" SEC E 401.42 FT W TO POB	
PRESENT ZONING Non-compliant A5		PRESENT USE Residence			
REQUESTED REZONING Rezone 3.12 acres MOL from non-compliant A5 to RR1C to correct zoning on a vested parcel of record		REZONED ACREAGE 3.12 acres MOL		REZONED LEGAL DESCRIPTION Same as above	

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE	A5/Vacant	A5/Vacant	A5/Vacant	A5/Vacant
F.L.U.	AG	AG	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.

Mary Jo Riley, Notary



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.

Signature(s)
Date September 6, 2012

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	10/15/2012 6:30 PM	Room: Colony Cottage Rec. Center	Action: <u>APPROVAL</u>
County Commission Meeting	10/23/2012 5:30 PM	Room: Colony Cottage Rec. Center	Action: _____

NOTICES SENT

7

RECEIVED IN FAVOR

2

CEIVED OBJECTING

0

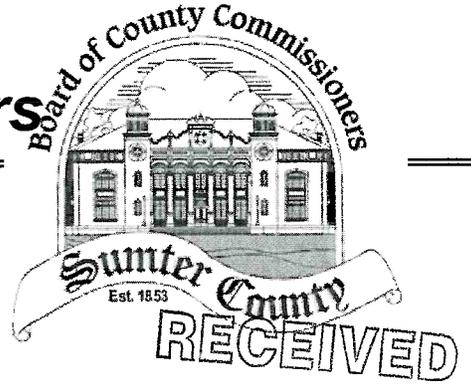
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

Board of County Commissioners

Development Services Division

Planning Services

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



OCT - 8 2012

SUMTER COUNTY
DEVELOPMENT SERVICES

Authorization Form for Individuals

State of Florida

County of POLK/SUMTER

We, the undersigned as the () Applicant (X) Owners hereby authorize Jim Mariucci to act as 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. 7, Twp. 21S, Rng. 21E:

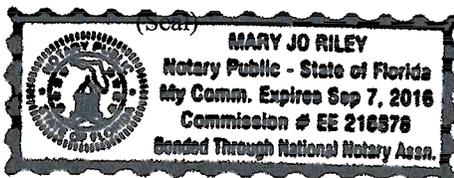
BEG AT SW COR OF NE1/4 OF SW1/4 RUN N 50 FT TO POB N 395.76 FT E 337.92 FT S 06 DEG 15'40" SEC E 401.42 FT W TO POB.

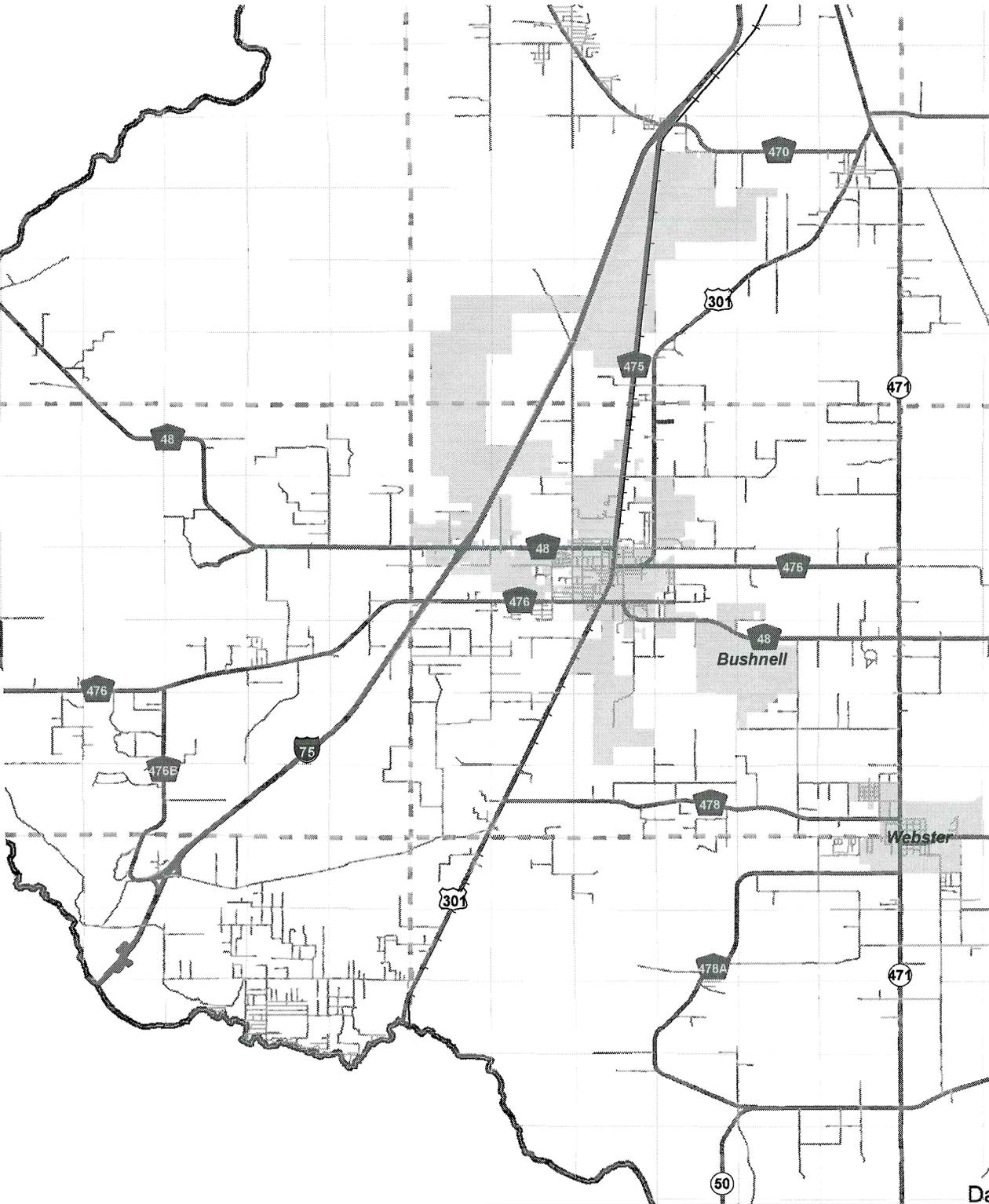
[Signature]
Signature
Printed Name: L. Ira Anderson

[Signature]
Signature
Printed Name: NANCY L. WOLVEN

SWORN TO and subscribed before me this 27th day of October, 2012, by L. Ira Anderson and Nancy L. Wolven, personally known to me to the person(s) named above ~~or who produced the following identification:~~

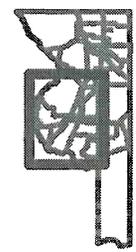
[Signature]
Notary Public, State of Florida
My Commission expires: _____





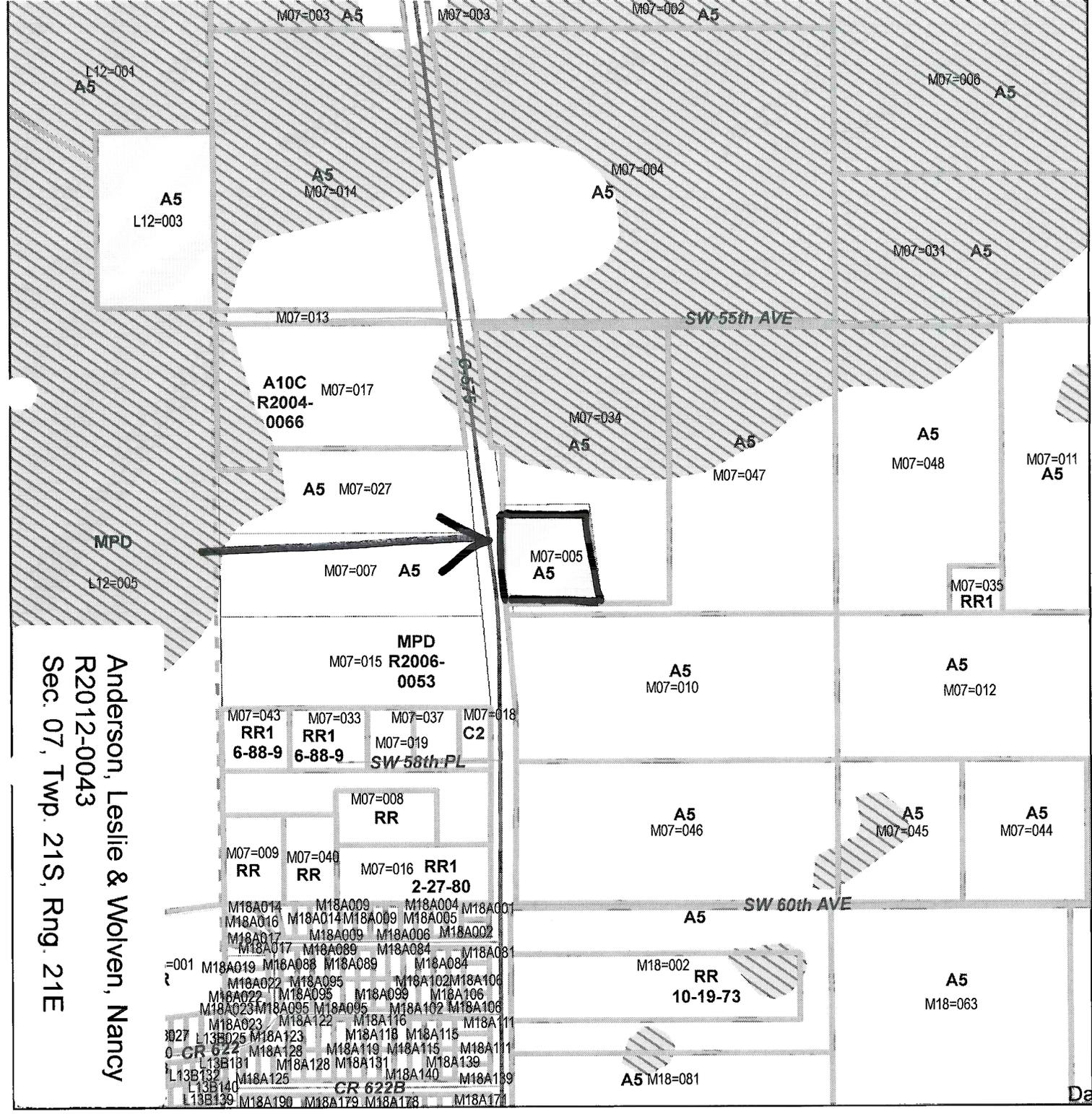
Anderson, Leslie & Wolven, Nancy
R2012-0043
Sec. 07, Twp. 21S, Rng. 21E

Legend
Florida Counties



1 inch = 2.1 miles

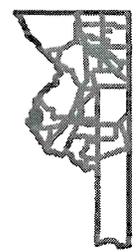
Date Prepared: September 13, 2012



Anderson, Leslie & Wolven, Nancy
 R2012-0043
 Sec. 07, Twp. 21S, Rng. 21E

Legend

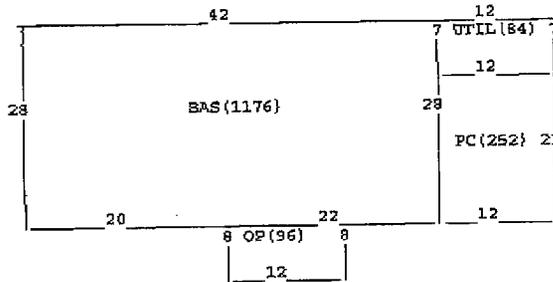
-  Non-Compliant
-  Compliant
-  100 Year Flood Zones
-  Parcels
-  Parcel Pin #'s
-  Florida Counties



1 inch = 0.12 miles

Date Prepared: September 11, 2012

ANDERSON LESLIE IRA &, WOLVEN NANCY LOUI
 7546 EAGLE RIDGE WAY
 ARLAND, FL 33813



Traverse:
 BAS(023R200P(D8R1208L12)R22PC(
 R12021UTIL(U7L1207R12)L12021)U
 28L42)

LAND VALUE 30,390
 MISC VALUE 3,580
 BLDG VALUE 57,500
 TOTAL VALUE 91,670
 VALUE BY CMA Mass Appr
 ASSESS VAL 91,670
 EXEMPT VAL 0
 TAXABLE 91,670
 MBRD 000010.04

Factors: L 77 M100 B100

EXEMPTIONS

Building Values:

EFF AREA 1,323
 SQFT RATE 50.62
 RCN 66,973
 DEPR 14.00
 OBSOL 0
 BUILDING 57,600

7703 C-575

BEG AT SW COR OF NE1/4 OF SW1/4 RUN N
 30 FT TO POB N 395.76 FT E 337.92 FT S 0
 3 DEG 15'40" SEC E 401.42 FT W TO POB

Appraiser :
 Appr Date : 12/13/1980
 DOR CODE : 0100
 MILE CODE : 1001
 Section : 07
 Township : 21
 Range : 21

AREA	GR AREA	PCT	AJ AREA	DESCRIPTION
BAS	1176	100	1176	Base Area
OP	96	30	29	Open Porch
PC	252	30	76	Carport
UTIL	84	50	42	Utility

GRANTOR NAME	BOOK/PAGE	SL DATE	QL	VI	SALE PRICE
ANDERSON MAXINE	2413/734	02/12	0	I	0
ANDERSON MAXINE	2403/150	01/12	0	I	0
	113/568	10/70	0	I	4,000
	621/359	12/96	0	I	0

STYLE R BLDG NO. 001
 Bldg Use : R45 Res 450
 Wall Type: 3 Wall Type 3
 Shape Fac: S Square
 Units : 000
 Sub Str : 00
 Wall Frm : 00
 Sheathing:
 Ext Wall : 00
 Roof Type: 00
 Roofing : 00
 Floors : 00
 Int Walls: 00
 Furring :
 Rooms :
 Plumbing : 00
 Heating : 00
 Elect :
 Equipment : 00
 AYB : 1965
 BYB : 1965
 Depr Tbl : 00
 Depr Pct : 000014
 Addl Depr:
 Fireplace: 00 N/A
 Addl Val : 000000

REC	BLDG	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1		POL1	Swim Pool Vinyl	16.00	30.00	480.00	3.60	1976	00	20	.00	3,680

MISC TOTAL 3,680

REC	LUSE	DESCRIPTION	ZONING	FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE	ADJ CODES	ADJ PRICE	VALUE
1	0103	Acreage 2.1-3.9 AC		.00	.00	3.12 A	3.12	11,000.00		12,650.00	30,390

ACRES TOTAL 3.12

LAND TOTAL 30,390

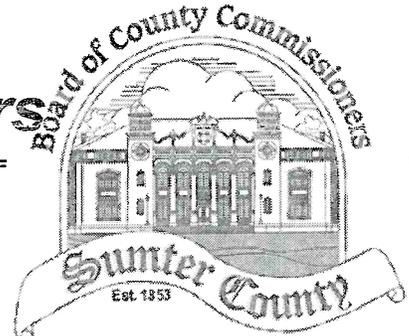
No. 4004
 SUMTER COUNTY PROPERTY APPRAISER
 Sep. 6. 2012- 9:18AM

Board of County Commissioners

Development Services Division

Planning Services

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



NOTICE OF PUBLIC HEARING

RECEIVED

OCT - 9 2012

SUMTER COUNTY
DEVELOPMENT SERVICES

September 25, 2012

THORNTON RAYMOND C, TRUSTEE
5047 CR 575
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 Leslie Ira Anderson & Nancy Louise Wolven. This property is being considered for rezoning at a public hearing.

CASE# R2012-0043 to rezone 3.12 acres MOL from A5 to RR1C (High Density Rural Residential) Zone which provides a high density rural residential atmosphere for one (1) conventional or Class A mobile home dwelling unit per parcel.

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, October 15, 2012, at 6:30 P.M.

The property is located as follows: Wahoo area: The subject property is located on C-575 approximately 680' north of SW 58th Place on the east 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 510 Colony Blvd., Colony Recreation Center, The Villages, Florida, The Villages, 32162 on Tuesday, October 23, 2012, 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, Suite 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): Stanchy Disapprove, could establish a precedent. There is a house on this property and this would put a mobile on either side. [] this would look terrible, awful.

Please return no later than October 8, 2012.

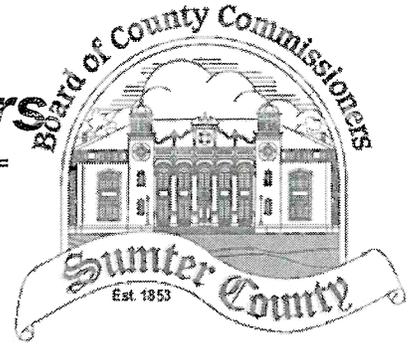
RE: CASE# R2012-0043

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_____ I approve of the above.

_____ I do not approve of the above for the following reason(s): would cheapen the area - reduce adjoining property values - and would look awful.

Please return no later than October 8, 2012.

RE: CASE# R2012-0043