



**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**March 5, 2012**

**Sumter County Board of County Commissioners**  
**March 13, 2012**

<b>CASE NO.</b>	R2012-0007
<b>APPLICANT</b>	James A. & Reida Glenn, et al.
<b>REPRESENTATIVE:</b>	Reida Glenn
<b>REQUESTED ACTION:</b>	Rezone 8.33 acres MOL from RR5 & RR3 to RR1 to allow the reconfiguration of the lot lines.
<b>EXISTING ZONING:</b>	RR5 & RR3
<b>FUTURE LAND USE:</b>	Agricultural
<b>EXISTING USE:</b>	Residence
<b>PARCEL SIZE:</b>	8.33 acres MOL
<b>GENERAL LOCATION:</b>	Oxford area
<b>LEGAL DESCRIPTION:</b>	Sec. 2, Twp. 18S, Rng. 22E. Comm at NE cor of NW 1/4 W 1809.29' S 528.11' to POB cont W 412.47' S 880 13' E 412.47' N 880.09' to POB.
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Agricultural	<b>NORTH:</b> RR5 - Residential
<b>SOUTH:</b> Agricultural	<b>SOUTH:</b> A5, RR5 - Residential
<b>EAST:</b> Agricultural	<b>EAST:</b> A5 Residential
<b>WEST:</b> Agricultural	<b>WEST:</b> RR5 Residential
<b>Commissioners District:</b>	District 2

**CASE SUMMARY:**

The property is located on the side of NE 137<sup>th</sup> Lane, north of CR 202. The parcels are approximately 8.33 acres MOL located in the Oxford area of unincorporated Sumter County. The request is to rezone 8.33 acres MOL from RR5 & RR3 to RR1 to allow the reconfiguration of the lot lines.

**CASE ANALYSIS:**

The general character of the area surround and within the local vicinity of the subject property is agricultural land uses and residential /agricultural zonings. Properties located to the north, south, east and west of the subject property have Agricultural Future Land Uses and A5 & RR5 zonings.

**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:    5            (In objection)    0            (In favor)    1**

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



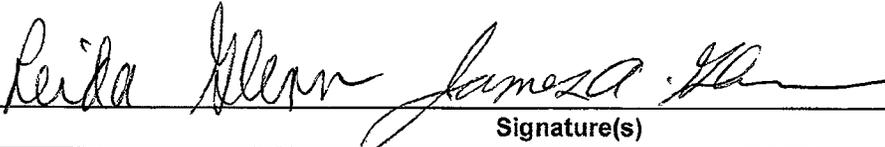
# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2012-0007**

Application: 1/24/2012 SCO

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

## REZONING

<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> RESIDENTIAL		<b>PROJECT DESCRIPTION</b> Rezone 8.33 acres MOL	
<b>OWNER</b> GLENN, JAMES A & REIDA*etal			<b>ADDRESS</b> PO BOX 292 OXFORD, FL 34484		<b>PHONE</b> (352) 748-2951
<b>PARCEL #</b> C02=027	<b>SEC/TWP/RNG</b> 021822	<b>GENERAL LOCATION</b> Oxford		<b>DIRECTIONS TO PROPERTY</b> THE PROPERTY IS LOCATED ON THE N SIDE OF NE 137TH LN N OF CR 202.	
<b>Property Address</b> 1098 NE 137TH LN, Oxford, FL 34484					
<b>PARCEL SIZE</b> 8 33 acres MOL		<b>F.L.U.</b> AGR		<b>LEGAL DESCRIPTION</b> COMM AT NE COR OF NW 1/4 RUN W 1809.29' S 950.50' TO POB CONT W 412 52' S 457 74' E 412.47' N 457 74' TO POB.  C02=021 COMM AT NE COR OF NW 1/4 RUN W 1809.29 FT S 528.11' TO POB CONT W 412 47' S 422 39' E 412.47' N 422 35' TO POB	
<b>PRESENT ZONING</b> RR5 & RR3		<b>PRESENT USE</b> Res			
<b>REQUESTED REZONING</b> REZONE 8 33 ACRES MOL FROM RR5 & RR3 TO RR1 TO RECONFIGURE PROPERTY LINES		<b>REZONED ACREAGE</b> 8 33 acres MOL		<b>REZONED LEGAL DESCRIPTION</b> Comm at NE cor of NW 1/4 run W 1809.29' S 528.11' to POB cont W 412.47' S 880.13' E 412.47' N 880.09' to POB	
<b>ABUTTING PROPERTY</b>	<b>NORTH</b>	<b>EAST</b>		<b>SOUTH</b>	<b>WEST</b>
<b>ZONING/USE</b> F.L.U.	RR5/Res Ag	A5/Res Ag		A5, RR5/Res Ag	RR5/Res Ag
<p><b>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></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)					January 24, 2012 _____ 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		3/5/2012 6:30 PM	Room:	Action: _____	
			Colony		
			Cottage		
			Rec. Center		
County Commission Meeting		3/13/2012 5:30 PM	Room: 142	Action: _____	

NOTICES SENT

5

RECEIVED IN FAVOR

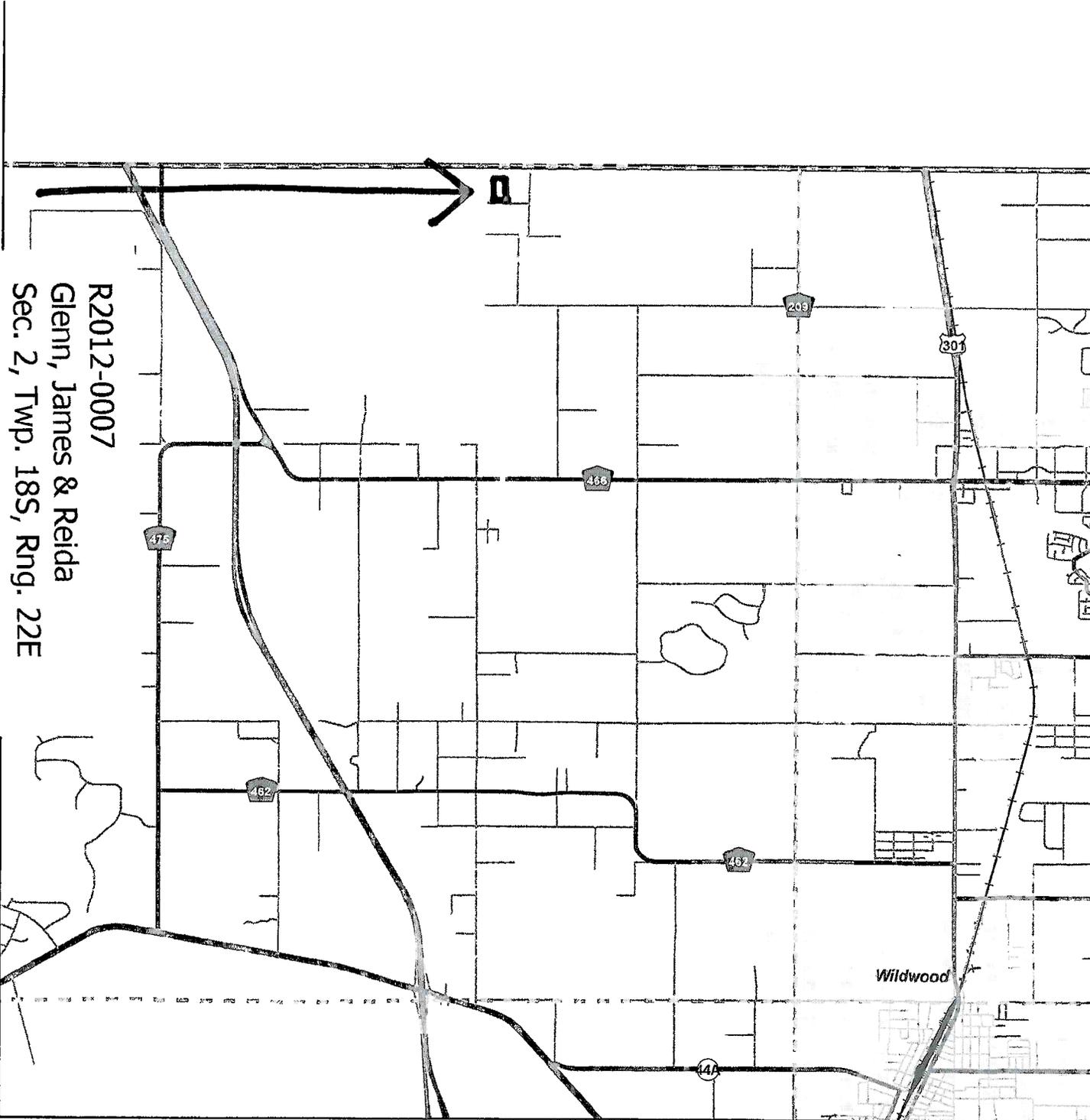
1

RECEIVED OBJECTING

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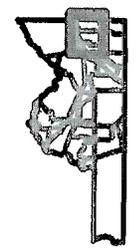
**Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.**



R2012-0007  
Glenn, James & Reida  
Sec. 2, Twp. 18S, Rng. 22E

**Legend**

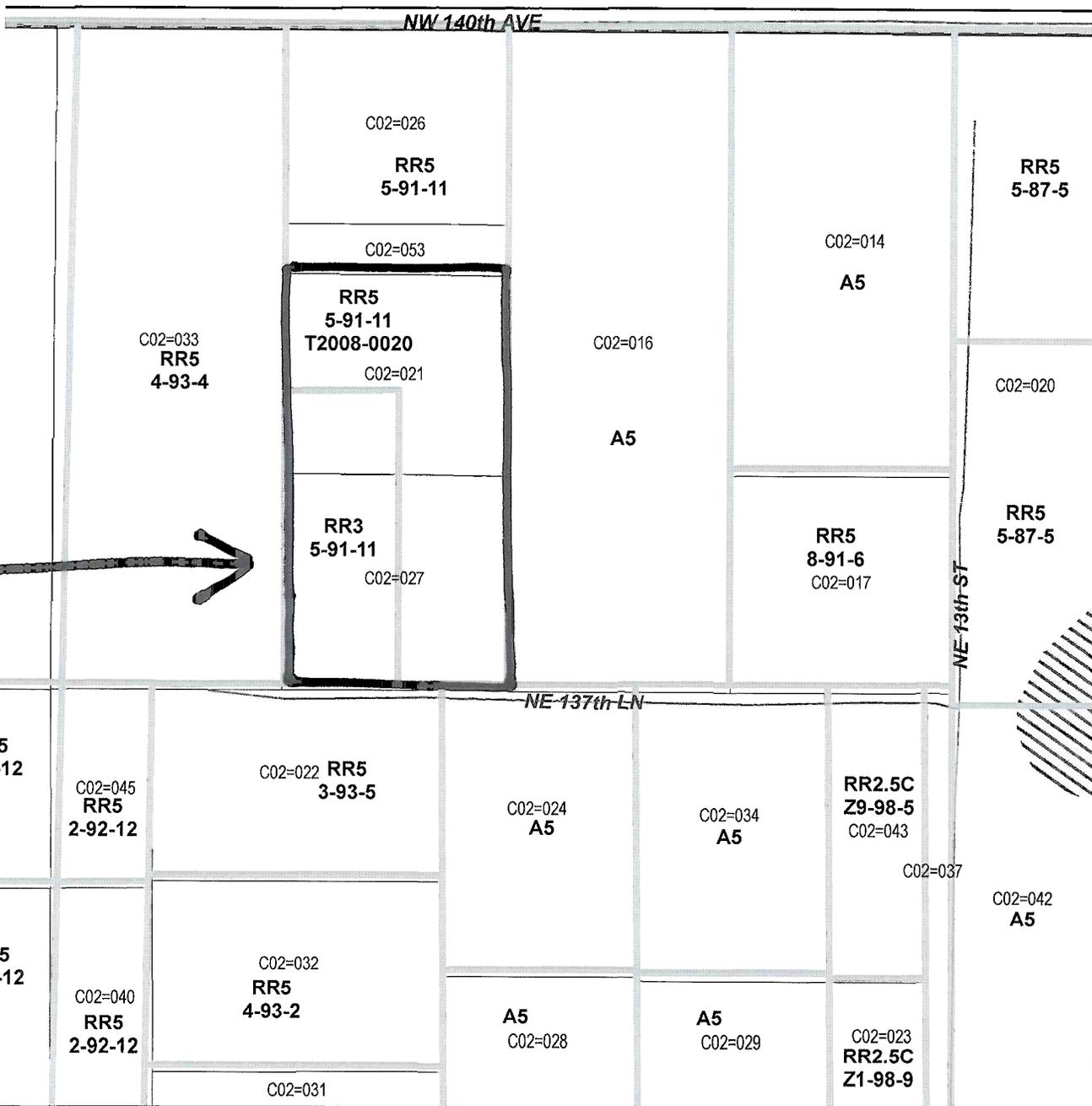
 Florida Counties



1 inch = 1.01 miles

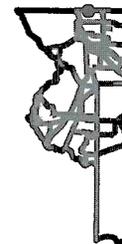
Date Prepared. 2-22-2012

R2012-0007  
 Glenn, James & Reida  
 Sec. 2, Twp. 18S, Rng. 22E



**Legend**

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



1 inch = 0.06 miles

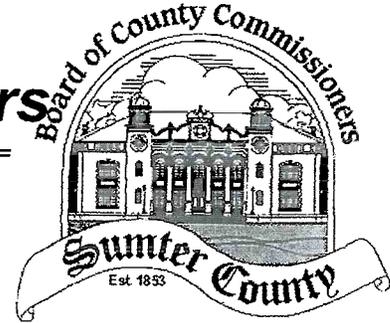
Date Prepared. 2-22-2012

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/plandevlop>



### Authorization Form for Individuals

State of Florida  
County of Sumter

I, the undersigned as the ( ) Applicant ( Owner) hereby authorize Reida Glenn  
to act as my/our agent in connection with the ( 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:

Dated this 24<sup>th</sup> day of January, 2002.

Richard Allen Glenn

Signature

Signature

Printed Name: Richard Allen Glenn Printed Name: \_\_\_\_\_

SWORN TO and subscribed before me this 24<sup>th</sup> day of January, 2002, by  
Richard Allen Glenn, personally known to me to the  
person(s) named above or who produced the following identification:

Margaret H. Murphy  
Notary Public, State of Florida  
My Commission expires: 11/15/15

(Seal)



Bradley T. Cornelius, AICP  
Planning Manager  
(352) 569-6027

Bradley S. Arnold,  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Vice Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Vacant, Dist 3  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell FL 33513

Garry Breeden, Dist 4  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513

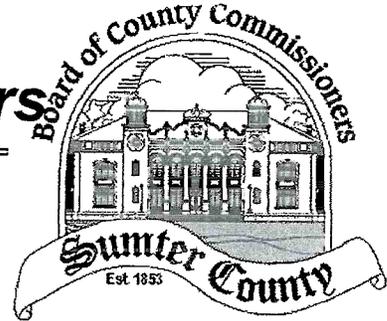
# Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461

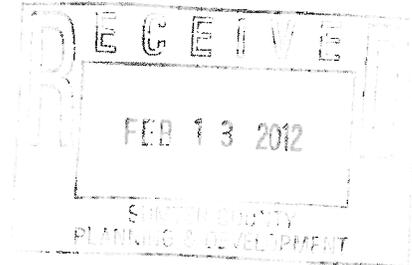
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

February 1, 2012

MILLEN ROBERT B & LINDA M, TRU  
1000 NE 137TH LN  
OXFORD, FL 34484



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **James A & Reida Glenn**. This property is being considered for **rezoning** at a public hearing.

**CASE# R2012-0007** To rezone **9.33 acres MOL** from a **RR5 & RR3** to **RR1 (High Density Rural Residential with Optional Housing) Zone** which provides a high density rural residential atmosphere for one (1) conventional or Class A or B mobile home dwelling unit.

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, March 5, 2012 at 6:30 P.M.**

The property is located as follows: **Oxford area**. Property is located on the north side of NE 137<sup>th</sup> Lane north of CR 202.

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 **Sumter County Government Office, 910 N Main Street, Room 142, Bushnell, FL 33513** on **Tuesday, March 13, 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, Florida, 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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return no later than February 24, 2012.

RE. CASE# R2012-0007