

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
March 5, 2012

Sumter County Board of County Commissioners
March 13, 2012

CASE NO. R2012-0008
APPLICANT Sharon K Fore
REPRESENTATIVE: Phillip or Joy Fore
REQUESTED ACTION: Rezone 2 acres MOL from A5 to RR1C to complete a lineal transfer
EXISTING ZONING: A5
FUTURE LAND USE: Agricultural
EXISTING USE: Vacant
PARCEL SIZE: 2 acres MOL
GENERAL LOCATION: Oxford Area
LEGAL DESCRIPTION: Sec. 14, Twp. 18S, Rng. 22E. Comm NE cor NW 1/4 of NW 1/4 thence S 418.83' to POB cont S 233.47' W 376.52' N 01°45'39" W 30.64' to the point of curvature of a curve concave E/LY having a radius of 540' thence NE/LY along the arc of said curve an arc distance of 85.68' said arc having a central angle of 09°05'28" a tangent distance of 42.931' and a chord bearing distance of N 02°47'04"E 85.59' to a point of reverse curvature concave W/LY having a radius of 475' thence NE/LY along the arc of said curve an arc distance of 95.23' said arc having a central angle of 11°29'12" a tangent distance of 47.774' and chord bearing and distance of N 01°35'13" E 95.07' to the point of tangency N 04°09'23"W a distance of 22.41' thence E 371.37' to POB

SURROUNDING LAND USE:

NORTH: Agricultural
SOUTH: Agricultural
EAST: Agricultural
WEST: Agricultural

SURROUNDING ZONING:

NORTH: A5 – Residence
SOUTH: RR – Mobile Home
EAST: A5 – Residence
WEST: A 5 – Vacant

Commissioners District:

District 2

CASE SUMMARY:

The subject property is located north of C-466 on an unnamed easement approximately ¼ mile west of CR 227 in the Oxford area of unincorporated Sumter County. The request is to rezone property from an A5 to

RR1C (High Density Rural Residential with Conventional Housing) Zoning to complete a lineal transfer. The RR1C zoning allows for one (1) conventional or Class A mobile home dwelling unit per parcel.

The subject property is approximately 2 acres MOL with a width of approximately 233 feet and a depth of 376 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.

This rezoning is to complete a lineal transfer from parent to child.

The lineal transfer is for 2 acres MOL out of a 10 acres MOL parent parcel. There is a warranty deed recorded OR 2414 PG 748 dated 2/27/2012.

CASE ANALYSIS:

The lineal transfer is consistent with the lineal transfer requirements of Section 13.308 (a) (1) of the Land Development Code.

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

Zoning & Adjustment Board Recommendation: _____

Board of County Commissioners: _____



SUMMER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2012-0008

Application: 2/21/2012 KSO

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 2 ACRES MOL	
OWNER FORE, SHARON KAY			ADDRESS 1212 E C-466 OXFORD, FL 34484		PHONE (352) 748-2565
AGENT/APPLICANT PHILIP OR JOY FORE			ADDRESS ,		PHONE (352) 748-2565
PARCEL # C14=105	SEC/TWP/RNG 14 18 22	GENERAL LOCATION Oxford		DIRECTIONS TO PROPERTY PROPERTY LOCATED N OF C-466 ON AN UNNAMED EASEMENT APPRX 1/4 MILE W OF CR 227	
PARCEL SIZE 2 ACRES MOL			F.L.U. AG		LEGAL DESCRIPTION COMM NE COR NW 1/4 OF NW 1/4 THENCE S 418.83' TO POB CONT S 233.47' W 376.52' N 01°45'39" W 30.64' TO THE POINT OF CURVATURE OF A CURVE CONCAVE E/LY HAVING A RADIUS OF 540' THENCE NE/LY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.68' SAID ARC HAVING A CENTRAL ANGLE OF 09°05'28" A TANGENT DISTANCE OF 42.931' AND A CHORD BEARING DISTANCE OF N 02°47'04"E 85.59' TO A POINT OF REVERSE CURVATURE CONCAVE W/LY HAVING A RADIUS OF 475' THENCE NE/LY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.23' SAID ARC HAVING A CENTRAL ANGLE OF 11°29'12" A TANGENT DISTANCE OF 47.774' AND CHORD BEARING AND DISTANCE OF N 01°35'13" E 95.07' TO THE POINT OF TANGENCY N 04°09'23"W A DISTANCE OF 22.41' THENCE E 371.37' TO POB
PRESENT ZONING NON-COMPLIANT A5			PRESENT USE VACANT		
REQUESTED REZONING REZONE 2 ACRES MOL FROM A5 TO RR1C TO COMPLETE A LINEAL TRANSFER			REZONED ACREAGE 2 ACRES MOL		REZONED LEGAL DESCRIPTION COMM NE COR NW 1/4 OF NW 1/4 THENCE S 418.83' TO POB CONT S 233.47' W 376.52' N 01°45'39" W 30.64' TO THE POINT OF CURVATURE OF A CURVE CONCAVE E/LY HAVING A RADIUS OF 540' THENCE NE/LY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.68' SAID ARC HAVING A CENTRAL ANGLE OF 09°05'28" A TANGENT DISTANCE OF 42.931' AND A CHORD BEARING DISTANCE OF N 02°47'04"E 85.59' TO A POINT OF REVERSE CURVATURE CONCAVE W/LY HAVING A RADIUS OF 475' THENCE NE/LY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.23' SAID ARC HAVING A CENTRAL ANGLE OF 11°29'12" A TANGENT DISTANCE OF 47.774' AND CHORD BEARING AND DISTANCE OF N 01°35'13" E 95.07' TO THE POINT OF TANGENCY N 04°09'23"W A DISTANCE OF 22.41' THENCE E 371.37' TO POB
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH A5-RES AG		EAST A5-RES AG		SOUTH RR-MH AG
					WEST A5-VACANT 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.

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.

Shawn Kay Joe

February 21, 2012

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.

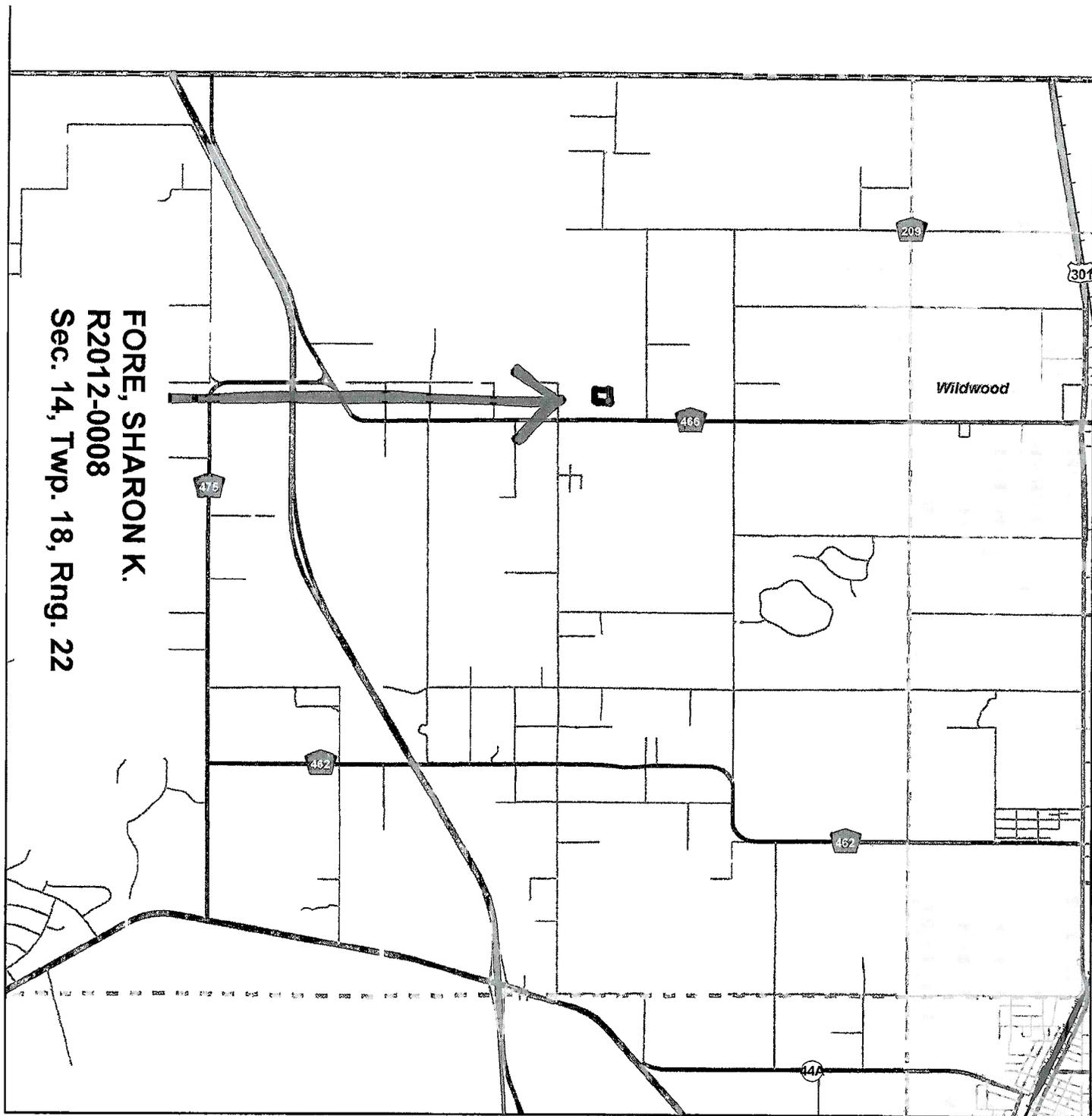
Zoning and Adjustment Board	3/5/2012 6:30 PM	Room: 142	Action: _____
County Commission Meeting	3/13/2012 5:30 PM	Room: 142	Action: _____

NOTICES SENT

RECEIVED IN FAVOR

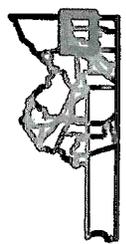
RECEIVED OBJECTING

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.



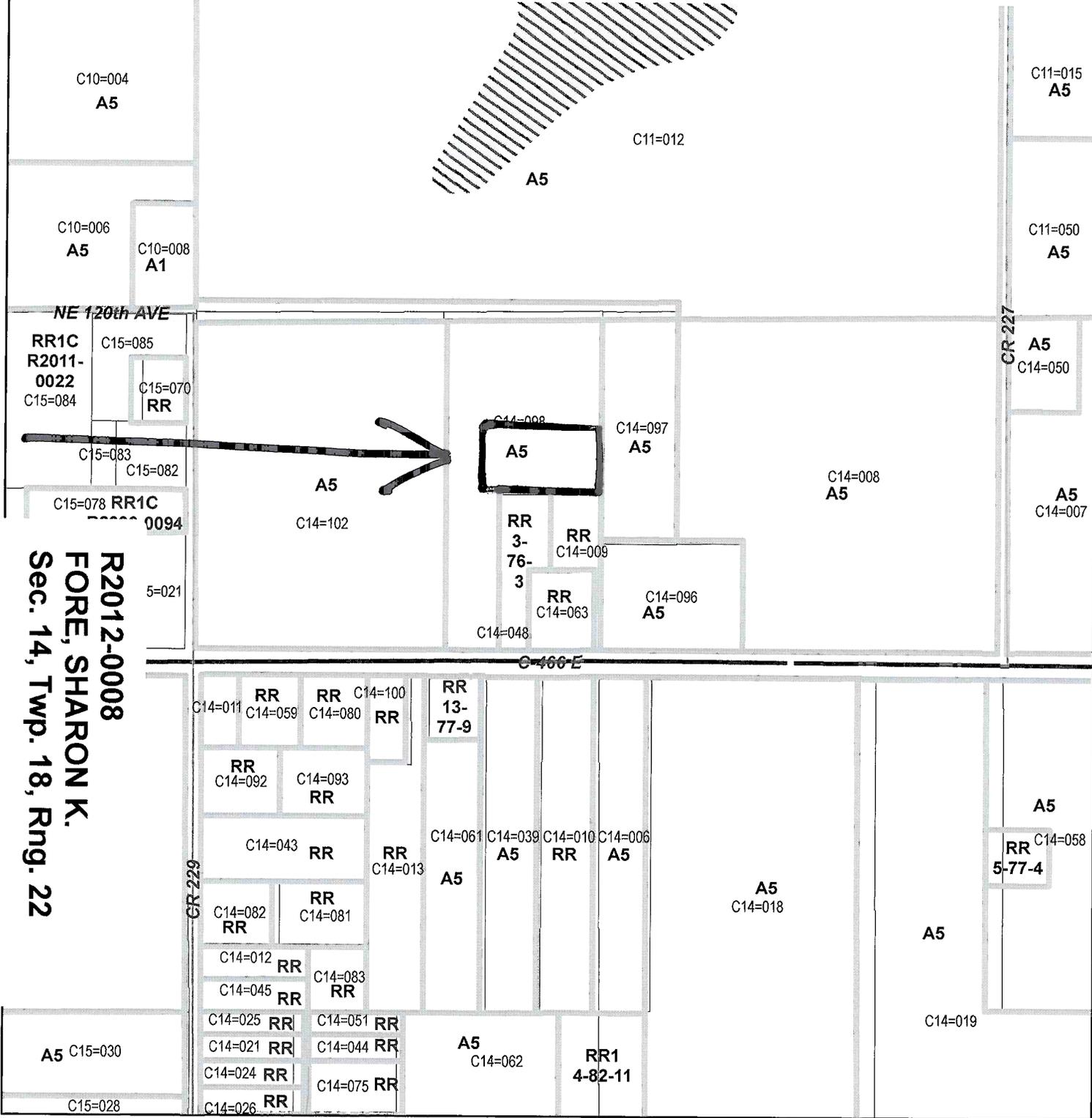
**FORE, SHARON K.
R2012-0008
Sec. 14, Twp. 18, Rng. 22**

Legend
Florida Counties



1 inch = 0.91 miles

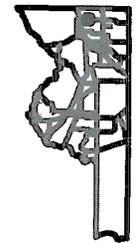
Date Prepared. 2-22-2012



**R2012-0008
FORE, SHARON K.
Sec. 14, Twp. 18, Rng. 22**

Legend

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



1 inch = 0.1 miles

Date Prepared 2-22-2012