

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
December 7, 2009

BOARD OF SUMTER COUNTY COMMISSIONERS
December 29, 2009

CASE NO. R2009-0024

APPLICANT: Edwin A. Keiler, Sr.

REPRESENTATIVE: N/A

REQUESTED ACTION: Rezone .96 acres MOL from RR1C to RR1 to allow a Class B mobile home.

EXISTING ZONING: RR1C

FUTURE LAND USE: Rural Residential

EXISTING USE: Vacant

PARCEL SIZE: .96 acres MOL

GENERAL LOCATION: Royal

SURROUNDING LAND USE: **SURROUNDING ZONING:**

NORTH: Rural Residential **NORTH:** RR = vacant

SOUTH: Rural Residential **SOUTH:** A5 = vacant

EAST: Rural Residential **EAST:** RR1C = vacant

WEST: Rural Residential **WEST:** A5 = vacant

COMMISSIONER'S DISTRICT: Doug Gilpin

CASE SUMMARY:

The subject property is located on C-462, west of US 301, in the unincorporated Royal area of Sumter County.

The subject property is approximately .96 acres with a width of approximately 186.78 feet and depth of approximately 250 feet.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is residential and pasture with existing Class B mobile homes. This rezoning is to allow a Class B mobile home on the property. A Class B mobile home is one that the model year of the home is

1981 or later except that pre-1981 models are allowed if presently titled as a mobile home or assessed as real property in Sumter County.

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: 6 (In objection) 0 (In favor) 0

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



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2009-0024**

Application: 10/21/2009 SGO

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

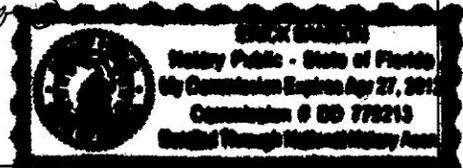
REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE Residential		PROJECT DESCRIPTION REZONE .96 ACRES MOL TO ALLOW A CLASS B	
OWNER KEILER SR, EDWIN A			ADDRESS 407 E CR 462, WILDWOOD, FL 34785		PHONE (352) 461-9682
PARCEL # C27=225	SEC/TWP/RNG 271822	GENERAL Royal		DIRECTIONS TO PROPERTY N ON US 301. W ON C-462. PROPERTY APPRX 3/4 MILE W OF CR 229 ON S SIDE OF RD.	
Property Address 287 E C-462, Wildwood, FL 34785					
PARCEL SIZE .96 ACRES MOL		F.L.U. RUR		LEGAL DESCRIPTION THE W 186.78 FT OF THE E 540 FT OF THE W 598 FT OF THE N 300 FT OF THE NE1/4 OF THE SW1/4 LESS R/W FOR CR 462 ACROSS THE N SIDE THEREOF 7/5/09 B 2091 P 530	
PRESENT ZONING RR1C		PRESENT USE VACANT			
REQUESTED REZONING REZONE .96 ACRES MOL FROM RR1C TO RR1 TO ALLOW A CLASS B MOBILE HOME		REZONED ACREAGE .96 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE	RR - VACANT	RR1C - VACANT	A5-VACANT	A5 - VACANT
F.L.U.	RURAL RESIDENTIAL	RURAL RESIDENTIAL	RURAL RESIDENTIAL	RURAL RESIDENTIAL

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.

STATE OF FLORIDA
COUNTY OF SUMTER
Edwin Keiler
Oct. 31-2009



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.

Edwin A. Keiler

October 21, 2009

Signature(s)

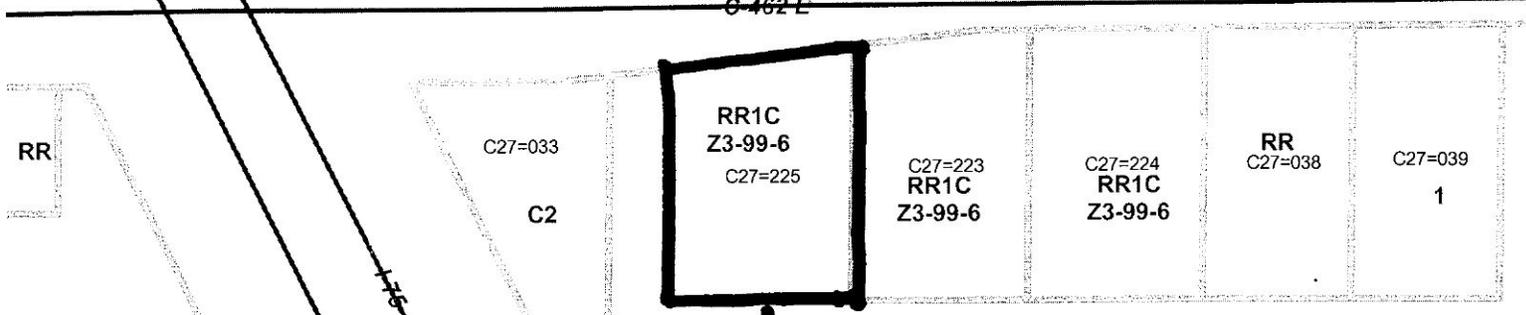
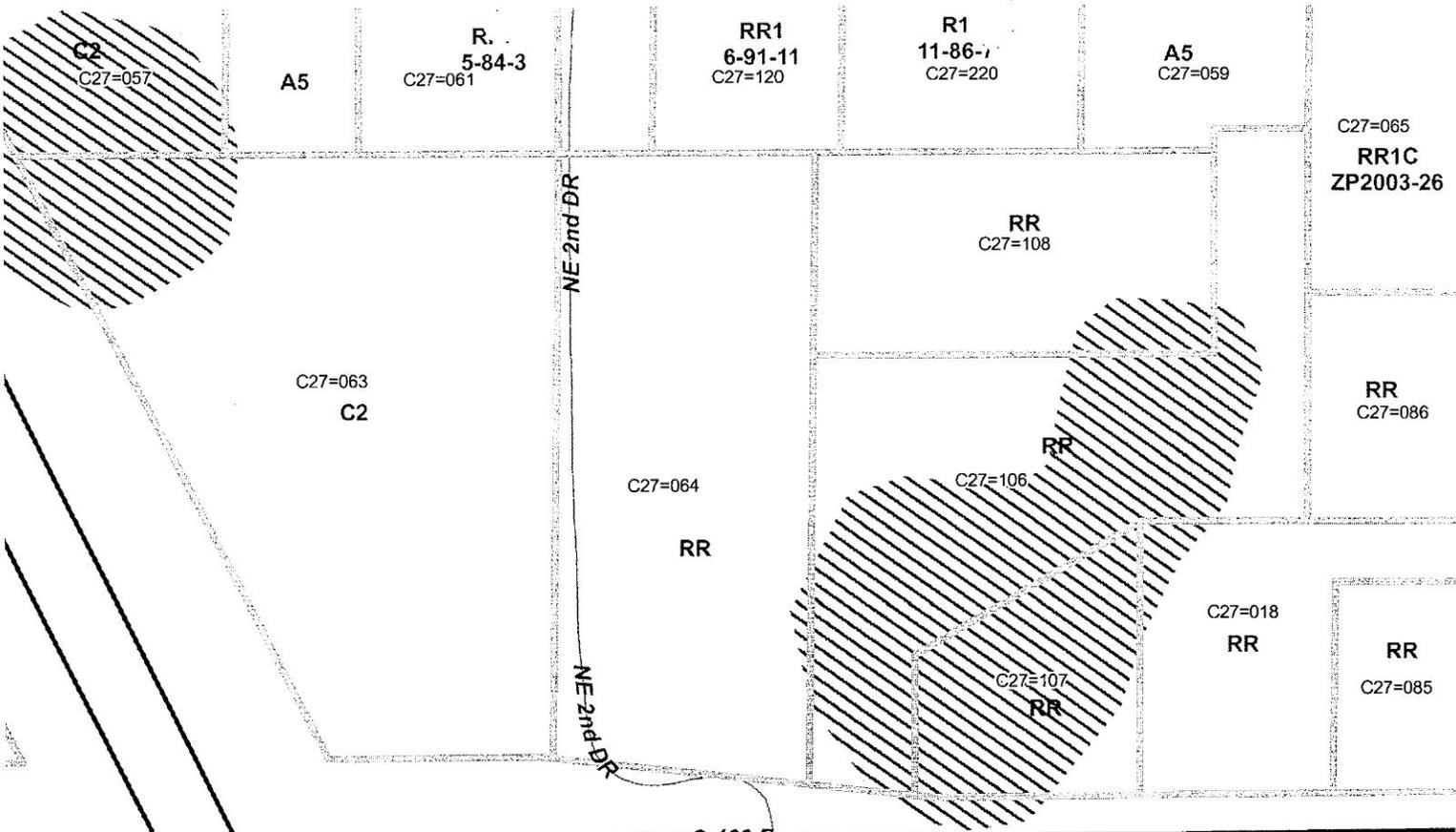
Date

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	12/7/2009 6:30 PM	Room: 442 Colony Cottage	Action: _____
County Commission Meeting	12/22/2009 5:30 PM	Room: 442	Action: _____

NOTICES SENT 6	RECEIVED IN FAVOR 0	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.



R2009-0024
 Keiler SR, Edwin A.
 Sec. 27, Twp. 18S, Rng. 22E

