

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2010-0002 - Rezoning to RR1C (Rural Residential) - Netishen Land Holdings, LLC - NE 92nd Rd/Wildwood

REQUESTED ACTION: **Approve rezoning R2010-0002**

Work Session (Report Only) **DATE OF MEETING:** 3/23/2010
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Planning

BUDGET IMPACT: _____
 Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant is requesting a rezoning on 2 acres MOL from non-compliant A5 to RR1C (Rural Residential)

The Zoning & Adjustment Board held a public hearing on March 15, 2010, and recommended approval (11-0)

- ZAB cases:
- 1) Shital, Inc. - R2010-0001
 - 2) Netishen Land Holdings, LLC - R2010-0002 *****
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SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

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

Project No: **R2010-0002**

Application: 2/10/2010 KSO

wpneti@comcast.net

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION REZONE 2 ACRES MOL TO RR1C	
OWNER NETISHEN LAND HOLDING LLC,			ADDRESS 35 BEACH HILL ROAD EXETER, NH 03833		PHONE (603) 793-1215
PARCEL # C27=158	SEC/TWP/RNG 27 19 23	GENERAL Oxford		DIRECTIONS TO PROPERTY N ON US 301. W ON C-462. S ON CR 229. W ON NE 92ND RD PROPERTY LOCATED ON N SIDE OF RD.	
Property Address					
PARCEL SIZE 2 ACRES MOL		F.L.U. RURAL RESIDENTIAL		LEGAL DESCRIPTION E 262.96 FT OF W 1051.84 FT OF S 165 FT OF NE1/4 OF SE1/4 1/13/10 B 2152 P 632	
PRESENT ZONING NON - COMPLIANT A5		PRESENT USE VACANT		C27=213 E 262.96 FT OF W 525.92 FT OF S 165 FT OF NE1/4 OF SE1/4 1/13/10 P 2152 BK 627	
REQUESTED REZONING REZONE 2 ACRES MOL FROM NON-COMPLIANT A5 TO RR1C TO BRING INTO COMPLIANCE WITH THE FLUM		REZONED ACREAGE 2 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE	A5-PASTURE	NON COMP A5/RR1C-MH/	A5-PASTURE	NON COMP A5-VACANT	
F.L.U.	RUR RES	RUR RES	RUR RES	RUR 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.					
<i>William P. Arista</i>					February 10, 2010
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		3/15/2010 6:30 PM	Room:	Action: <u>Approved (11-0)</u>	
County Commission Meeting		3/23/2010 5:30 PM	Room:	Action: _____	
NOTICES SENT	6	RECEIVED IN FAVOR	3	RECEIVED 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.					

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
March 15, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
March 23, 2010

CASE NO.	R2010-0002
APPLICANT:	Netishen Land Holdings, LLC
REPRESENTATIVE:	William "Bill" Netishen
REQUESTED ACTION:	Rezone 2 acres MOL from Non-compliant A5 to RR1C (High Density Rural Residential with Conventional Housing).
EXISTING ZONING:	Non-compliant A5
FUTURE LAND USE:	Rural Residential
EXISTING USE:	Vacant
PARCEL SIZE:	2 acres MOL
GENERAL LOCATION:	Wildwood
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Rural Residential	NORTH: A5 = vacant (pasture)
SOUTH: Rural Residential	SOUTH: A5 = vacant (pasture)
EAST: Rural Residential	EAST: Non-compliant A5, RR1C = mobile home, vacant
WEST: Rural Residential	WEST: Non-compliant A5 = vacant
COMMISSIONER'S DISTRICT:	Doug Gilpin

CASE SUMMARY:

The subject property is located approximately 1/10 mile west of CR 229 on the north side of NE 92nd Rd., in the unincorporated Wildwood area of Sumter County.

The subject property consists of two parcels with a combined acreage of approximately 2 acres with each parcel having a width of approximately 265 feet and depth of approximately 170 feet.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is residential and agricultural.

The parcel is approximately 2 acres MOL.

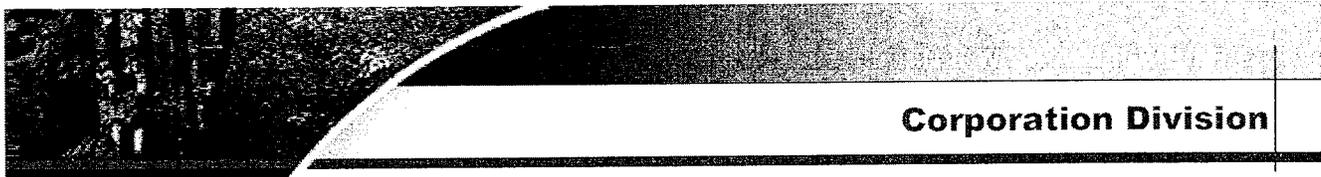
The property is located in an area of the county where there is a residential presence. The adopted future land use of the property is Rural Residential. This rezoning assigns the appropriate zoning district for the adopted future land use. The density allowed under the adopted future land use and proposed rezoning to RR1C is one dwelling unit per acre.

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) 3 (In favor) 0

Zoning & Adjustment Board Secretary: Sarah Hill



Corporation Division

[Search](#)
[By Business Name](#)
[By Business ID](#)
[By Registered Agent](#)
[Annual Report](#)
[File Online](#)

Date: 2/16/2010 **Filed Documents**
 (Annual Report History, View Images, etc.)

For a blank Annual Registration Report, click here.

Business Name History

Name	Name Type
Netishen Land Holdings LLC	Legal

Limited Liability Company - Domestic - Information

Business ID: 621709
Status: Good Standing
Entity Creation Date: 11/3/2009
Principal Office Address: 35 Beech Hill Rd
 Exeter NH 03833
Principal Mailing Address: No Address
Last Annual Report Filed Date:
Last Annual Report Filed: 0

Registered Agent

Agent Name: Netishen, David M.
Office Address: 35 Beech Hill Rd
 Exeter NH 03833
Mailing Address:

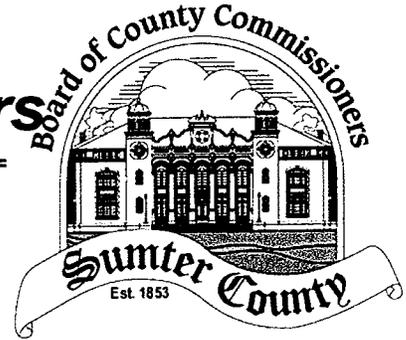
NEW! File Annual Report Online.

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 LLC

State of Florida
County of Sumter

I/we, the undersigned as the () Manager Managing Member of
NETISHEN LAND HOLDINGS, LLC,

And as the Applicant Owner hereby authorize Bill (William Netishen)

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:

Parcel ID # C27-158

The East 262.96 feet of the West 1051.84 feet of the South 165 feet of the Northeast
Quarter of the Southeast quarter of Section 27, Township 18 South, Range 22 East, Sumter County, Florida
Less road right of way.

Parcel ID# C27-213

The East 262.96 feet of the West 525.92 feet of the South 1665 Feet of the Northeast quarter of the
Southwest quarter of Section 27, Township 18 South, Range 22 East, Sumter County, Florida.
Less road right of way.

Dated this 3rd day of February, 2010.

David M. Netishen
Signature
Printed Name: David Netishen

David M. Netishen
Signature
Printed Name: David M. Netishen

SWORN TO and subscribed before me this 3rd day of February, 2010, by
David M. Netishen, personally known to me to the
person(s) named above or who produced the following identification: DRIVERS LICENSE.

Edwin V. Melin (Seal)
Notary Public, State of New Hampshire
My Commission expires: EDWIN V. MELIN, Commissioner of Deeds
My Commission Expires September 27, 2011

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
2nd Vice Chairman
Office: (352) 793-0200
Home: (352) 793-3930
910 N. Main Street
Bushnell, FL 33513

CR 235A

A1 C27=070
1-74-1

RR1 C27=175
1-86-11

A5 C27=052

A1 C27

A5 C26=150

G-462 E

GR-229

A1
4-85-9
C27=124

A5
C27=162

RR1
18-86-4
C27=161

A5

C26=162

A5
C27=153

A5 C27=053

A5
C26=141

RR1
9-88-3
C27=152

SUMTER

RR1
6-91-4
C27=157

C26=142
A5

A5
C27=211

A5
C27=213

A5
C27=210

A5
C27=158

C27=212
RR1
ZP2002-
0008

NE 92nd RD

GR-228

R2010-0002
Netishen Land Holdings, LLC
Sec. 27, Twp. 18S, Rng. 22E

C26=021
A5

GR-229

GR-229

NE 7th PATH

Rec 10.00
Doc 6.30
16.30

877.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

ATLAS CREST, INC. dba FREEDOM TITLE AGENCY ✓
1485 S. Fort Harrison Avenue
Clearwater, FL 33758

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
01/13/2010 03:03:28PM
DEED
DOC \$6.30
2010 996
PAGE 1 OF 1
8-2152 P-627
u

Property Appraiser Parcel Identification (Folio) Numbers:
271822-C27-213
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 11th day of January, A.D. 2010 by Roosevelt Parker aka Roosevelt Parker, herein called the grantor, to Netishen Land Holdings, LLC whose post office address is 35 Beach Hill Road, Exeter, NH 03833, hereinafter called the Grantee;

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sumter County, State of Florida, viz:

The East 262.96 feet of the West 525.92 feet of the South 165 Feet of the Northeast quarter of the Southeast quarter of Section 27, Township 18 South, Range 22 East, Sumter County, Florida. Less road right of way

THIS IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN

Subject to easements, restrictions and reservations of record, and to taxes for the year 2009 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature: [Signature]
Witness #1 Printed Name: GERALDINE M. BURKE
Witness #2 Signature: [Signature]
Witness #2 Printed Name: RAJIV KHANNA

Roosevelt Parker
By Amy Parker L.S.
Roosevelt Parker his atty-in-fact
1707 N. Martin Luther King Ave., #1, Clearwater, FL 33755

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 11th day of January, 2010 by Roosevelt Parker who is personally known to me or has produced DL as identification.

SEAL

[Signature]
Notary Signature
Printed Notary Signature

My Commission Expires:

* by Amy Parker
his atty-in-fact



Rec 10.00
Doc #6.30
16.30

877.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

ATLAS CREST, INC. dba FREEDOM TITLE AGENCY
1485 S. Fort Harrison Avenue
Clearwater, FL 33758

Property Appraisers Parcel Identification (Folio) Numbers:
271822-027-158
Grantee SS #:

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
01/13/2010 03:20:29PM
DEED
DOC \$6.30

PAGE 1 OF 1
B-2152 P-632

2010 1000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 11th day of January, A.D. 2010 by Rosavelt Parker aka Roosevelt Parker, herein called the grantor, to Netishen Land Holdings, LLC whose post office address is 35 Beach Hill Road, Exeter, NH 03833, hereinafter called the Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situated in Sumter County, State of Florida, viz:

The East 262.96 feet of the West 1051.84 feet of the South 165 feet of the Northeast quarter of the Southeast quarter of Section 27, Township 18 South, Range 22 East, Sumter County, Florida. Less road right of way.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN

Subject to easements, restrictions and reservations of record, and to taxes for the year 2009 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
GERALDINE M. BURKE
Witness #1 Printed Name

[Signature]
Witness #2 Signature
RASHI KHANNA
Witness #2 Printed Name

Rosavelt Parker By
[Signature] U.S.
Rosavelt Parker
1707 N. Martin Luther King Ave., #1, Clearwater, FL 33755

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 11th day of January, 2010 by Rosavelt Parker who is personally known to me or has produced DL as identification.

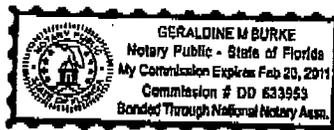
SEAL

[Signature]
Notary Signature

My Commission Expires:

Printed Notary Signature

* by Amy Parker
his atty-in-fact

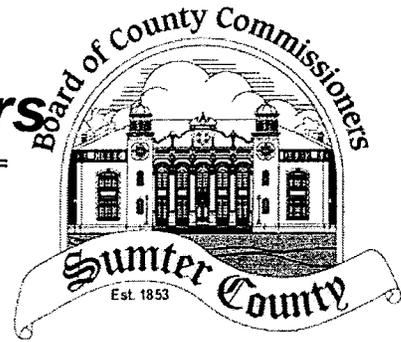


Board of County Commissioners

Division of Planning & Development

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



NOTICE OF PUBLIC HEARING

February 19, 2010

SESLER MERLENE
773 E CR 462
WILDWOOD, FL 34785



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

CASE# R2010-0002 to rezone 2 acres MOL from Non-compliant 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, Tea/Study, 510 Colony Blvd, The Villages, Florida 32162** on Monday, March 15, 2010 at 6:30 P.M.

The property is located as follows: Wildwood area: The subject property is located approximately 1/10 mile west of CR 229 on the north side of NE 92nd Rd.

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 **Colony Cottage Recreation Center, 510 Colony Blvd., The Parlor, The Villages, Florida**, on Tuesday, March 23, 2010 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, 910 North Main Street, Suite 301, Bushnell, Florida, 33513. Questions should be directed to the Planning Department at (352)793-0270.

I approve of the above.

I do not approve of the above for the following reason(s): ① We ARE IN Need of A highway ON the property FOR EASY Access FOR emergency vehicles.
② #1 Priority - Medical emergencies.

Please return no later than March 8, 2010.

RE: CASE# R2010-0002

Board of County Commissioners

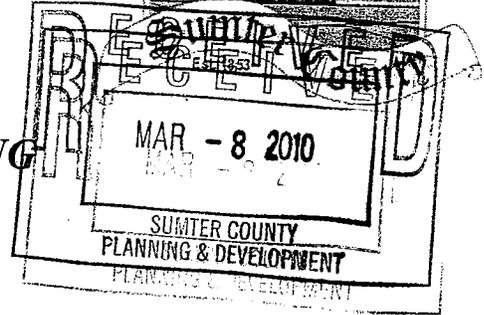
Division of Planning & Development

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



NOTICE OF PUBLIC HEARING



February 19, 2010

SESLER MERLENE
773 E CR 462
WILDWOOD, FL 34785

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

CASE# R2010-0002 to rezone **2 acres MOL** from Non-compliant 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, Tea/Study, 510 Colony Blvd, The Villages, Florida 32162** on Monday, March 15, 2010 at 6:30 P.M.

The property is located as follows: Wildwood area: The subject property is located approximately 1/10 mile west of CR 229 on the north side of NE 92nd Rd.

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I approve of the above.

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

① We ARE IN Need of a highway on the property for easy access for emergency vehicles.
② #1 Priority = Medical emergencies.

Please return no later than March 8, 2010.

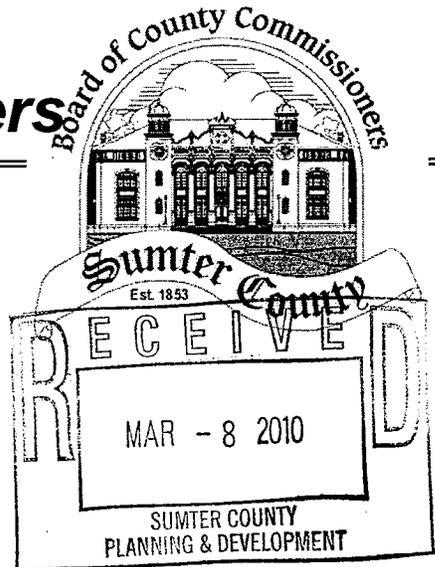
RE: CASE# R2010-0002

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NOTICE OF PUBLIC HEARING

February 19, 2010

WILLIAMS AARIE
9301 NE 7TH PATH
WILDWOOD, FL 34785

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

CASE# R2010-0002 to rezone 2 acres MOL from Non-compliant 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, Tea/Study, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, March 15, 2010** at **6:30 P.M.**

The property is located as follows: Wildwood area: The subject property is located approximately 1/10 mile west of CR 229 on the north side of NE 92nd Rd.

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I approve of the above.

I do not approve of the above for the following reason(s): This land has been in our family for many of years. My grandmother worked hard for family. I paid this land takes up about 3 yrs ago. We want a road through this dirt road. Why should our blood, sweat and tears be wasted and someone

Please return no later than March 8, 2010.

RE: CASE# R2010-0002

Who even knew what it was to labor or to work hard to keep it so if our children and their children will not have to rent for something that was given away to a stranger. Why should we purchase land from someone that did not buy it, but it was a gift. God is not please with greed. It was given they did not buy it, How can they turn around and sell it to someone. We want a paved road