

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2010-0004 - Rezoning to RR1C (Rural Residential) - Jeremy A. Parker - SW 81st Street/Wahoo

REQUESTED ACTION: Approve rezoning R2010-0004

Work Session (Report Only) **DATE OF MEETING:** 5/25/2010
 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 2.71 acres MOL from non-compliant A5 & RR to RR1C (Rural Residential) to complete a lineal transfer.

The Zoning & Adjustment Board held a public hearing on May 17, 2010, and recommended approval (11-0)

ZAB cases:

1) Jeremy A. Parker - R2010-0004***

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
May 17, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
May 25, 2010

CASE NO.	R2010-0004
APPLICANT:	Jeremy Parker
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone 2.71 acres MOL from a non-compliant A5 and RR to RR1C to complete a lineal transfer.
EXISTING ZONING:	Non-compliant A5 and RR
FUTURE LAND USE:	Agricultural
EXISTING USE:	Mobile Home
PARCEL SIZE:	2.71 acres MOL
GENERAL LOCATION:	Wahoo
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural	NORTH: A5 - residence & pasture
SOUTH: Agricultural	SOUTH: RR1C & A5 - pasture & mobile home
EAST: Agricultural	EAST: M1 & A5 - cemetery
WEST: Agricultural	WEST: A5 - residence & pasture
COMMISSIONER'S DISTRICT:	Garry Breeden

CASE SUMMARY:

The subject property is located on a private easement located off of SW 81st Street in the unincorporated Wahoo area of Sumter County.

The subject property is approximately 2.71 acres with a width of approximately 512 feet and depth of approximately 300 feet.

CASE ANALYSIS:

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

The applicant supplied a deed dated, 4/13/2010, B-2180, P-254. The lineal transfer meets all the lineal transfer requirements and is from grandfather to grandson

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 (11-0)

Board of County Commissioners:



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: R2010-0004

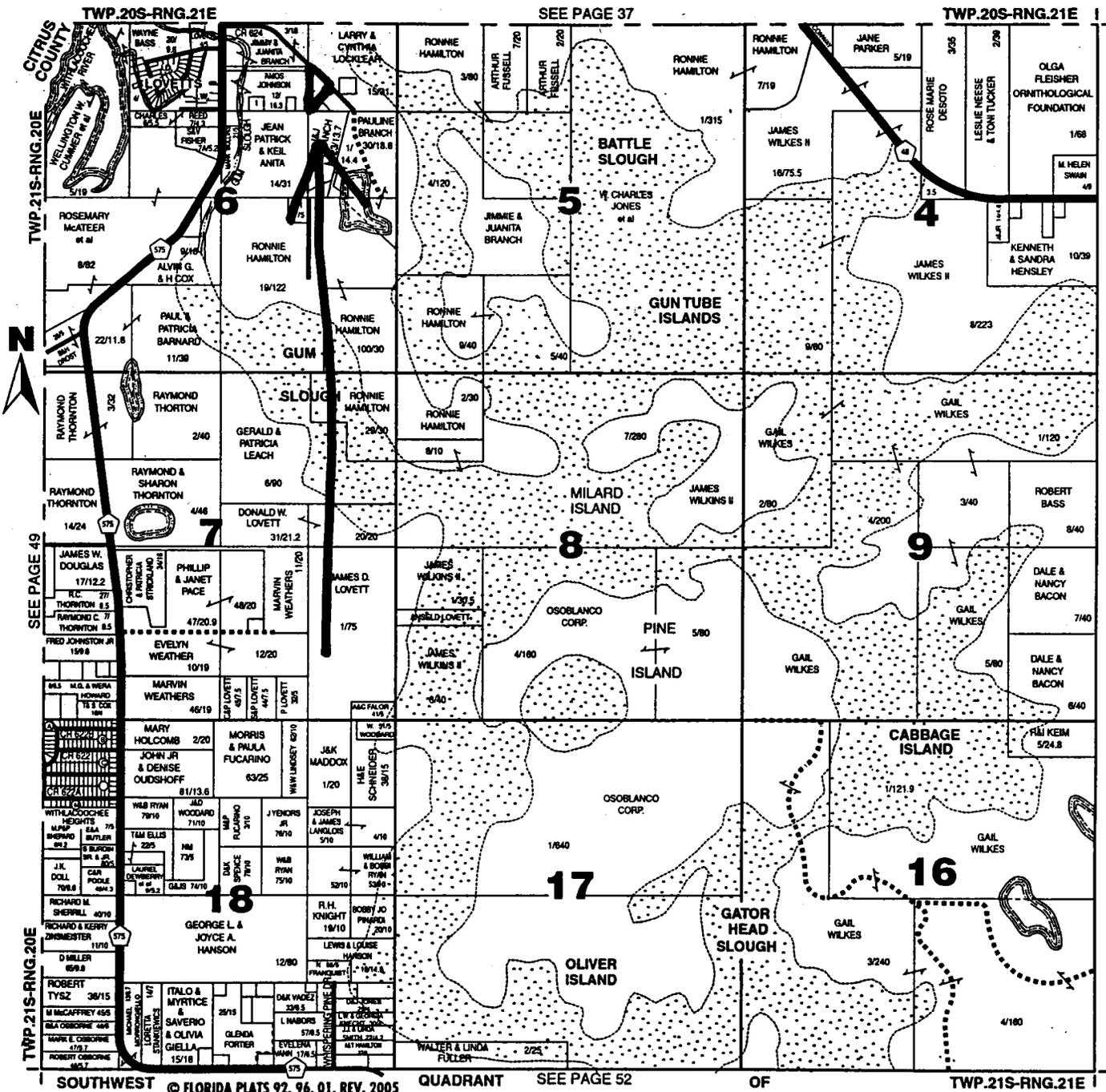
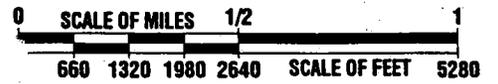
Application: 4/13/2010 KES

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION REZONE 2.71 ACRES MOL	
OWNER PARKER, JEREMY A		ADDRESS 4184 CR 624 BUSHNELL, FL 33513		PHONE (352) 457-1688	
PARCEL # M06=059	SEC/TWP/RNG 6 21 21	GENERAL Bushnell	DIRECTIONS TO PROPERTY W ON C-48. S ON C-575. SE ON CR 624. PROPERTY APPRX 3/10 MILE ON W SIDE OF ROAD		
Property Address 4184 CR 626, BUSHNELL, FL 33513					
PARCEL SIZE 2.71 ACRES MOL		F.L.U. AG		LEGAL DESCRIPTION BEG AT SW COR OF NE 1/4 OF NE 1/4 N 02 DEG 58' 34" E 631.40' S 43 DEG 51' 07" E 512.05' S 56 DEG 00' 35" W 467.39' TO POB	
PRESENT ZONING RR & NON COMPLIANT A5		PRESENT USE MOBILE HOME			
REQUESTED REZONING REZONE 2.71 ACRES MOL FROM A NON- COMPLIANT A5 & RR TO RR1 TO COMPLETE A LINEAL TRANSFER		REZONED ACREAGE 2.71 ACRES MOL		REZONED LEGAL DESCRIPTION <i>Same as above</i>	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE	A5-RES/PASTURE	M1/A5-CEMETERY	RR1C/A5-PASTURE/MH	A5-RES/PASTURE	
F.L.U.	AG	AG	AG	AG	
<p>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.</p>					
<p>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.</p>					
				April 13, 2010	
Signature(s)				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		5/17/2010 6:30 PM	Room: C.C.	Action: _____	
			REC		
County Commission Meeting		5/25/2010 5:30 PM	Room: Colony Cot	Action: _____	
NOTICES SENT		RECEIVED IN FAVOR	RECEIVED OBJECTING		
10		0	0		
<p>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.</p>					

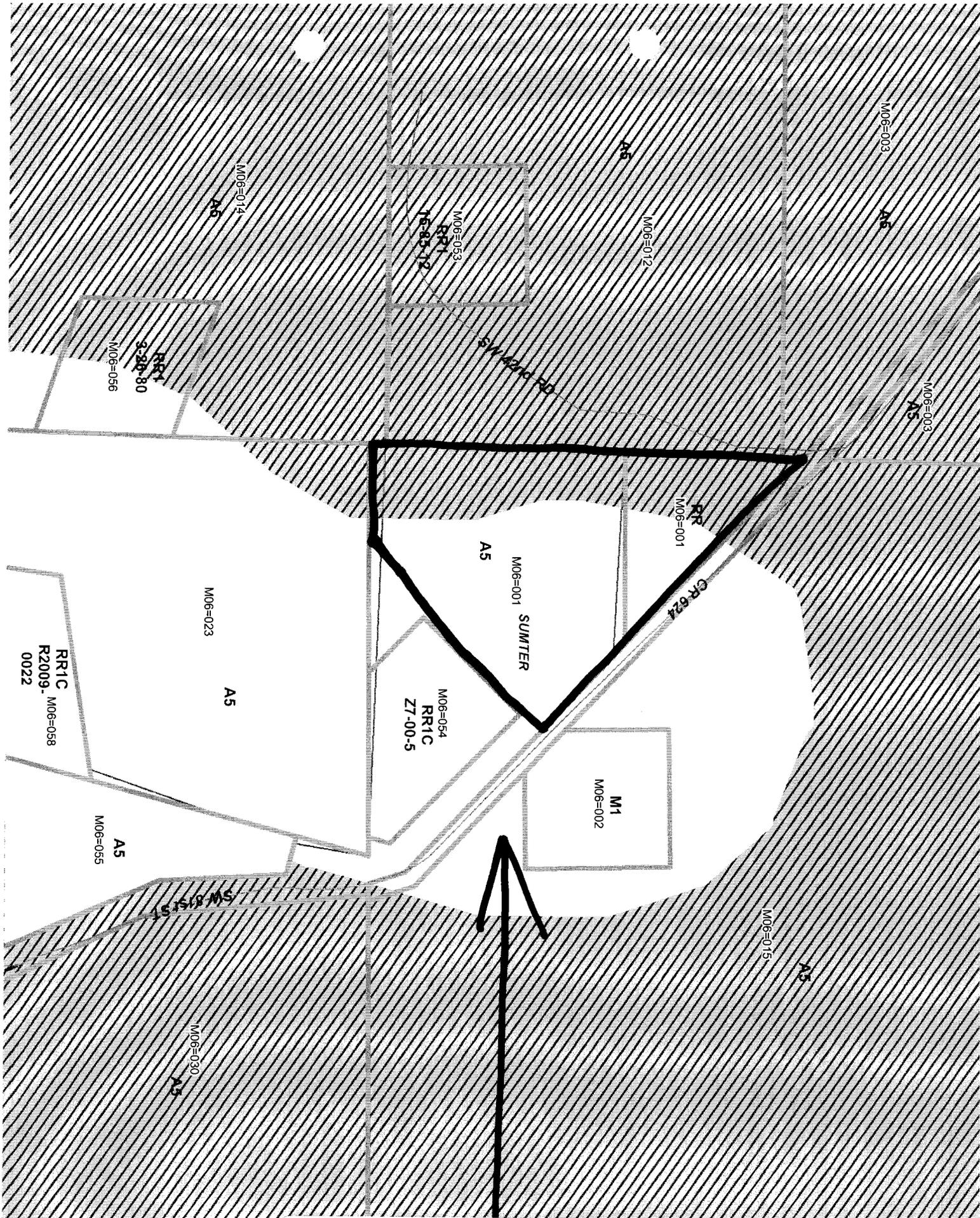
TWP.21S-RNG.21E

NORTHWEST QUADRANT
SUMTER COUNTY, FLORIDA



SOUTHWEST QUADRANT OF TWP.21S-RNG.21E
© FLORIDA PLATS 92, 96, 01, REV. 2005

R2010-0004
Jeremy A. Parker
Sec. 6 Twn 21S, Rng 21E



R2010-0004

Jeremy A. Parker

Sec. 6 Twn 21S Rnn 21E

18.50 Rec
70 Doc
2.00 copy
21-20

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
04/13/2010 09:51:38AM

PAGE 1 OF 2
B-2180 P-254

DEED
DOC \$0.70

2010 9399



al

PREPARED BY,
Jeremy A. Parker
RECORD & RETURN TO:
Jeremy A. Parker
4184 CR 624
Bushnell, FL 33513

Parcel Identification Number: M06-001

This Warranty Deed, made the 13th day of **April, 2010**, by **Jimmie Lee Branch**, hereinafter called the Grantor, to **Jeremy A. Parker**, whose post office address is **4181 CR 624, Bushnell, FL 33513**, herein after called the Grantee:

(Wherever used herein the term "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 \$10.00 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 situate in Sumter County, Florida, to wit:

SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to covenants, restrictions and easements of record.

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 the said land; that the Grantor hereby fully 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, 2009.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our Presence:

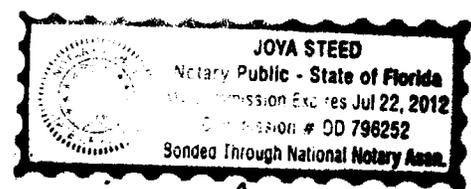
Joye Steed
Witness One

Jimmie Lee Branch
Jimmie Lee Branch

Joye Steed
Witness Printed Name

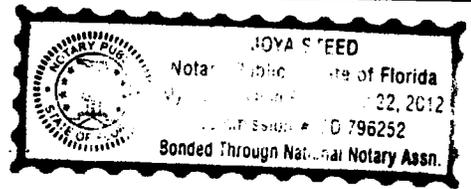
Juska Latruditi
Witness Two

Trisha Antonetti
Witness Printed Name



STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 13th day of April, 2010, by Jimmie Lee Branch, who is/are personally known to me or who has/have produced _____ as identification.



Joye Steed
Notary Public

Printed Name of Notary _____
My Commission Expires: _____

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
04/13/2010 09:51:38AM
DEED
DOC \$0.70

PAGE 2 OF 2
B-2180 P-255

2010 9399



SCHEDULE "A"

That portion of the NE ¼ of the NE ¼ of Section 6, Township 21 South, Range 21 East, Sumter County, Florida, described as follows: BEGIN at the Southwest corner of said NE ¼ of NE1/4, thence run N02°58'34"E along the West line of said NE ¼ of NE1/4, a distance of 631.40 feet to the Southwesterly right-of-way line of County Road No. 624, thence S43°51'07"E along said right-of-way line a distance of 512.05 feet, thence departing said right-of-way line, run S56°00'35"W a distance of 467.39 feet to the POINT OF BEGINNING.

The area described contains 2.71 acres, more or less.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither the Grantor nor any members of the household of the Grantor reside thereon.

"THIS CONVEYANCE CREATES A FAMILY EXEMPTION PARCEL WHICH IS SUBJECT TO ALL REGULATIONS AND RESTRICTIONS AS SET FORTH IN SECTION 18-308(a)(1) OF THE SUMTER COUNTY CODE."