

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2010-0005 - Rezoning to RR1 - Harrison - CR 721/Linden

**REQUESTED ACTION:** Approve rezoning R2010-0005

Work Session (Report Only)    **DATE OF MEETING:** 6/22/2010  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A                                              Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_                                              Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

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

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**HISTORY/FACTS/ISSUES:**  
The applicant is requesting a rezoning on 2.30 acres MOL from A1 to RR1 to allow a Class "B" mobile home. The general area is a mixture of conventional (site) built homes, and Class "A" and Class "B" mobile homes.

The Zoning & Adjustment Board held a public hearing on June 7, 2010, and recommended approval (11-0)

ZAB cases:  
1) Harrison - R2010-0005\*\*\*\*\*

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**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**

**June 7, 2010**

**BOARD OF SUMTER COUNTY COMMISSIONERS**

**June 22, 2010**

**CASE NO.** R2010-0005

**APPLICANT:** Edmond III & Rosa Lee Harrison

**REPRESENTATIVE:** Jonathan Harrison

**REQUESTED ACTION:** Rezone 2.30 acres MOL from A1 to RR1 to allow a class B mobile home.

**EXISTING ZONING:** A1

**FUTURE LAND USE:** Agricultural

**EXISTING USE:** Residence

**PARCEL SIZE:** 2.30 acres MOL

**GENERAL LOCATION:** Linden

**SURROUNDING LAND USE:** **SURROUNDING ZONING:**  
**NORTH:** Agricultural **NORTH:** RR1 - mobile home

**SOUTH:** Agricultural **SOUTH:** RR1/A1 - vacant

**EAST:** Agricultural **EAST:** RR/A1 - vacant

**WEST:** Agricultural **WEST:** RR5- mobile home

**COMMISSIONER'S DISTRICT:** Randy Mask

**CASE SUMMARY:**

The subject property is located on CR 721 approximately 2/10 mile north of SR 50 in the unincorporated Linden area of Sumter County.

The subject property is approximately 2.30 acres with a width of approximately 330 feet and depth of approximately 335 feet. The property is part of a vested subdivision, Roberts Addition to Linden.

**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 surrounding zonings allow for a mix of class A and class B mobile homes.

**DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:**

Staff deemed 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) 1 (In favor) 2**

**Zoning & Adjustment Board Recommendation: Approval**



# SUMMER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2010-0005**

Application: 5/13/2010 KES

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 2.30 ACRES MOL	
OWNER HARRISON, EDMOND O & ROSA LEE		ADDRESS PO BOX 56 LAUREL HILL, FL 32567		PHONE	
AGENT/APPLICANT JONATHAN HARRISON		ADDRESS		PHONE (321) 239-8117	
PARCEL # T20B031	SEC/TWP/RNG 202223	GENERAL Linden	DIRECTIONS TO PROPERTY E ON C-48. S ON SR 471. E ON CR 721. <del>FOLLOW AROUND CURVE. PROPERTY APPRX 1 1/5 MILE ON E SIDE OF RD.</del> <i>Property apprx. 2/10 North of SR 50 on E side of rd.</i>		
Property Address 13111 CR 721, Webster, FL 33597			LEGAL DESCRIPTION LOTS 3 & 4 BLK 4 ROBERTS ADD PB 1 PG 43		
PARCEL SIZE 2.30 ACRES MOL		F.L.U. AGR	PRESENT ZONING A1		
PRESENT ZONING A1		PRESENT USE RESIDENCE			
REQUESTED REZONING REZONE 2.30 ACRES MOL FROM A1 TO RR1 TO ALLOW A CLASS B MOBILE HOME		REZONED ACREAGE 2.30 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH RR1-MH AG	EAST RR/A1-PASTURE AG	SOUTH RR1/A1-VACANT AG	WEST RR5-MH 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.					
<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>					
  Signature(s)				May 13, 2010 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		6/7/10	<del>6/21/2010</del>	6:30 PM	Room: <i>Colony Cottage Rec. Center</i>
County Commission Meeting		6/22/10	<del>7/13/2010</del>	5:30 PM	Room: <i>The Villages</i> Action: <i>Colony Cottage Rec Center</i>
NOTICES SENT	6		RECEIVED IN FAVOR	2	
			RECEIVED OBJECTING	1	

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

T17C001 RR5  
1-89-7

S2005-0015

T17C001

T17C004

RR5  
1-89-7

T17C004

S2005-0015

RR5  
1-89-7

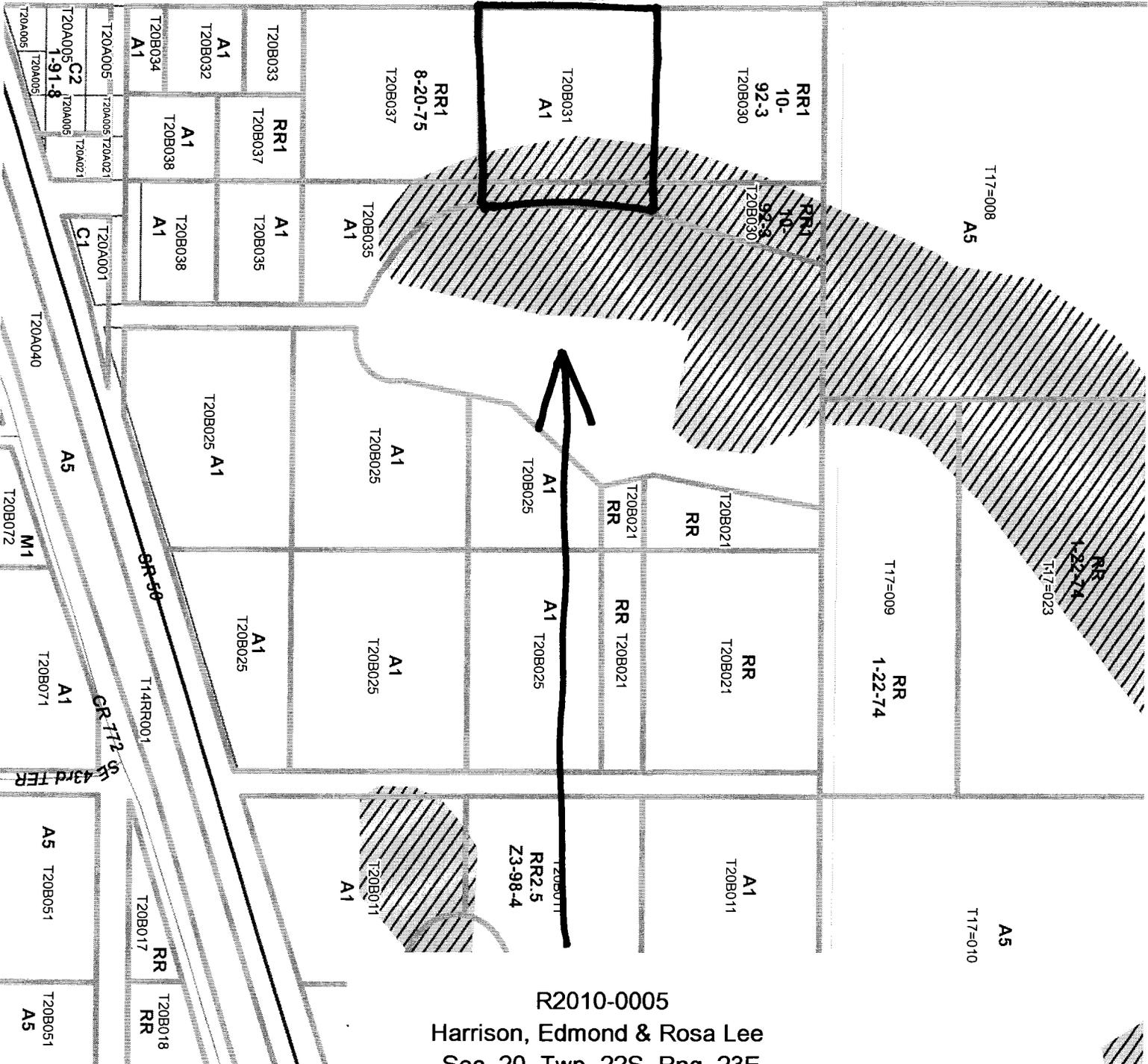
T20=030

RR5  
1-89-7

T20=007

A5  
T20=008

CR 721



R2010-0005

Harrison, Edmond & Rosa Lee  
Sec. 20, Twp. 22S, Rng. 23E





Sale price -35,000.

10.00 Rec  
245.00 DOC  
255.00

This instrument was prepared by:  
Felix M. Adams, Attorney  
Suite 201 - 138 Bushnell Plaza  
Bushnell, Florida 33513  
(352) 793-6900  
Parcel No. T20B031

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
03/25/2010 10:59:15AM  
DEED  
DOC \$245.00

PAGE 1 OF 1  
B-2173 P-760

2010 7551

WARRANTY DEED

THIS WARRANTY DEED made this March 25, 2010, between

Grantor: Darrell Stokes conveying non-homestead property  
Address: 907 N. Lakewood Ave., Ocoee, FL 34761  
AND

R -> Grantee(s): Edmond O. Harrison and Rosa Lee Harrison, his wife  
Address: P. O. Box 56, Laurel Hill, FL 32567

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Lots 3 and 4, Block 4, ROBERTS ADDITION TO LINDEN, as recorded in Plat Book 1, Page 43, Public Records of Sumter County, Florida.

Subject to taxes for the year 2010, easements, reservations and restrictions of record.

The said Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Kim Adams  
1st Witness

Darrell Stokes L.S.  
Darrell Stokes

Kim Adams  
printed name of 1st witness  
Helen R. Blackmon  
2nd Witness  
Helen R. Blackmon  
printed name of 2nd witness

UNOFFICIAL COPY

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by Darrell Stokes, on March 25, 2010.

My Commission Expires:

Helen R. Blackmon  
Notary Public

Personally known  
Identification produced FL/DL  
Oath taken Yes  No

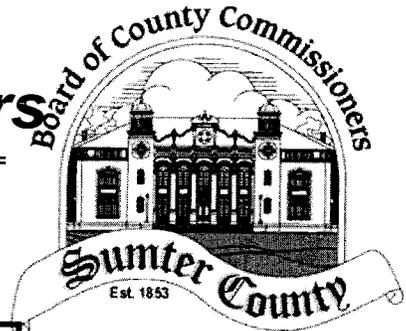


# Board of County Commissioners

## 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/planning>

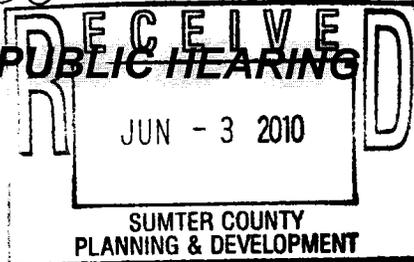


CASE # R2010-0005

### NOTICE OF PUBLIC HEARING

May 20, 2010

MOTES L D & PATSY  
633 JAY ST  
OCOEE, FL 34761



FAX: 352-793-0274

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Edmond & Rosa Lee Harrison**. This property is being considered for **rezoning** at a public hearing.

CASE# **R2010-0005** To rezone **2.30 acres MOL** from a **A1** 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, June 7, 2010** at **6:30 P.M.**

The property is located as follows: **Linden area**: Property is located on the east side of CR 721 approximately 2/10 mile north of SR 50.

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 Villages, Florida**, on **Tuesday, June 22, 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. \* If it allows:  
\*  I do not approve of the above for the following reason(s):  
① No high-density, multiple housing units  
② Multiple dwelling units will pollute water table  
③ Property has a low, wet/marshy area on its east side  
④ Our property is for building a single family home in future

Please return no later than June 1, 2010.

RE: CASE# **R2010-0005**

⑤ We desire the area of our property to remain zoned for single dwelling units. No multiple-family units.

5-30-10 \* ⑥ No mobile home park for multiple units.

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



## NOTICE OF PUBLIC HEARING

May 20, 2010

MUSCOLO MARCY & PATRICIA, BRAD  
13021 CR 721  
WEBSTER, FL 33597

To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Edmond & Rosa Lee Harrison**. This property is being considered for **rezoning** at a public hearing.

**CASE# R2010-0005** To rezone **2.30 acres MOL** from a **A1** 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.

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I approve of the above.  
 I do not approve of the above for the following reason(s): \_\_\_\_\_  
\_\_\_\_\_  
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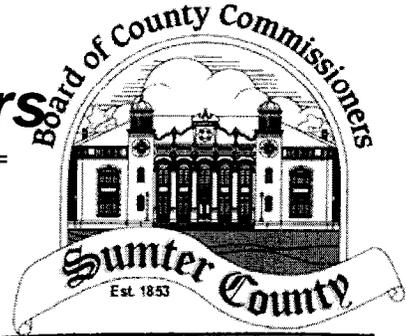
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# Board of County Commissioners

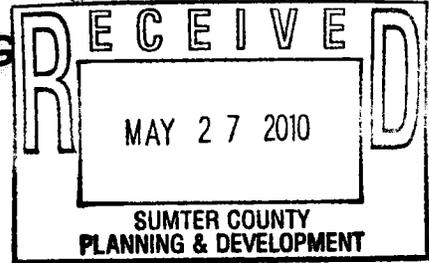
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