

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
December 6, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
December 14, 2010

CASE NO.	R2010-0015
APPLICANT:	Shelly L. Carter
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone 5 acres MOL from A5 to RR1C
EXISTING ZONING:	A5
FUTURE LAND USE:	Low Density Residential
EXISTING USE:	Mobile Home
PARCEL SIZE:	5 acres MOL
GENERAL LOCATION:	Coleman
LEGAL DESCRIPTION:	Sec. 25, Twp. 19S, Rng. 22E: E ½ of E ½ of S ½ of NE ¼ of SE ¼
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Low Density Residential	NORTH: RR = Mobile Home
SOUTH: City of Coleman	SOUTH: City of Coleman
EAST: Rural Residential	EAST: A5 = Mobile Home
WEST: Low Density Residential	WEST: A5 = Vacant
COMMISSIONER'S DISTRICT:	Doug Gilpin

CASE SUMMARY:

The applicant has requested a rezoning from A5 to RR1C (High Density Rural Residential with Optional Housing) on 5 acres MOL. The subject property is located on the south side of NE 33rd Place approximately 1/10 mile on the south side of the road.

The subject property is approximately 5 acres MOL with a width of approximately 360 feet and depth of approximately 640 feet.

CASE ANALYSIS:

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

Properties located to the north and west of the subject property have a Low Density Future Land Use. The properties to the south and east are located in the City of Coleman.

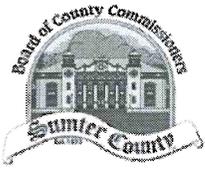
DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

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: 7 _____ **(In objection)** 4 _____ **(In favor)** 1 _____

Zoning & Adjustment Board Recommendation: _____ **Approval (11-0)** _____

Board of County Commissioners: _____



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2010-0015

Application: 11/4/2010 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 5 ACRES MOL FROM A5	
OWNER CARTER, SHELLEY L			ADDRESS PO BOX 372 COLEMAN, FL 33521		PHONE (351) 795-2774
PARCEL # F25=115	SEC/TWP/RNG 251922	GENERAL COLEMAN		DIRECTIONS TO PROPERTY N ON US 301 TO COLEMAN N ON EVANS ST/CR 519. E ON CR 519A. S ON E ON NE <i>28th Terr.</i> E on NE <i>33rd PL</i> PROPERTY APPRX 1/10 MILE ON S SIDE OF ROAD	
Property Address 2975 NE 33RD, WILDWOOD, FL 34785					
PARCEL SIZE 5 ACRES MOL		F.L.U. LDR		LEGAL DESCRIPTION E1/2 OF E1/2 OF S1/2 OF NE1/4 OF SE1/4	
PRESENT ZONING A5		PRESENT USE MH			
REQUESTED REZONING REZONE 5 ACRES MOL FROM A5 TO RR1C		REZONED ACREAGE 5 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	RR-MH LOW DENSITY RES	A5-MH RURAL RES	CITY OF COLEMAN CITY OF COLEMAN	A5-PASTURE <i>Vacant</i> LOW DENSITY 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.

Shelley Carter

Signature(s)

November 4, 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	12/6/2010 6:30 PM	Room: C.C.C.	Action: _____
County Commission Meeting	12/14/2010 5:30 PM	Room: 142	Action: _____

NOTICES SENT <i>7</i>	RECEIVED IN FAVOR <i>1</i>	RECEIVED OBJECTING <i>4</i>
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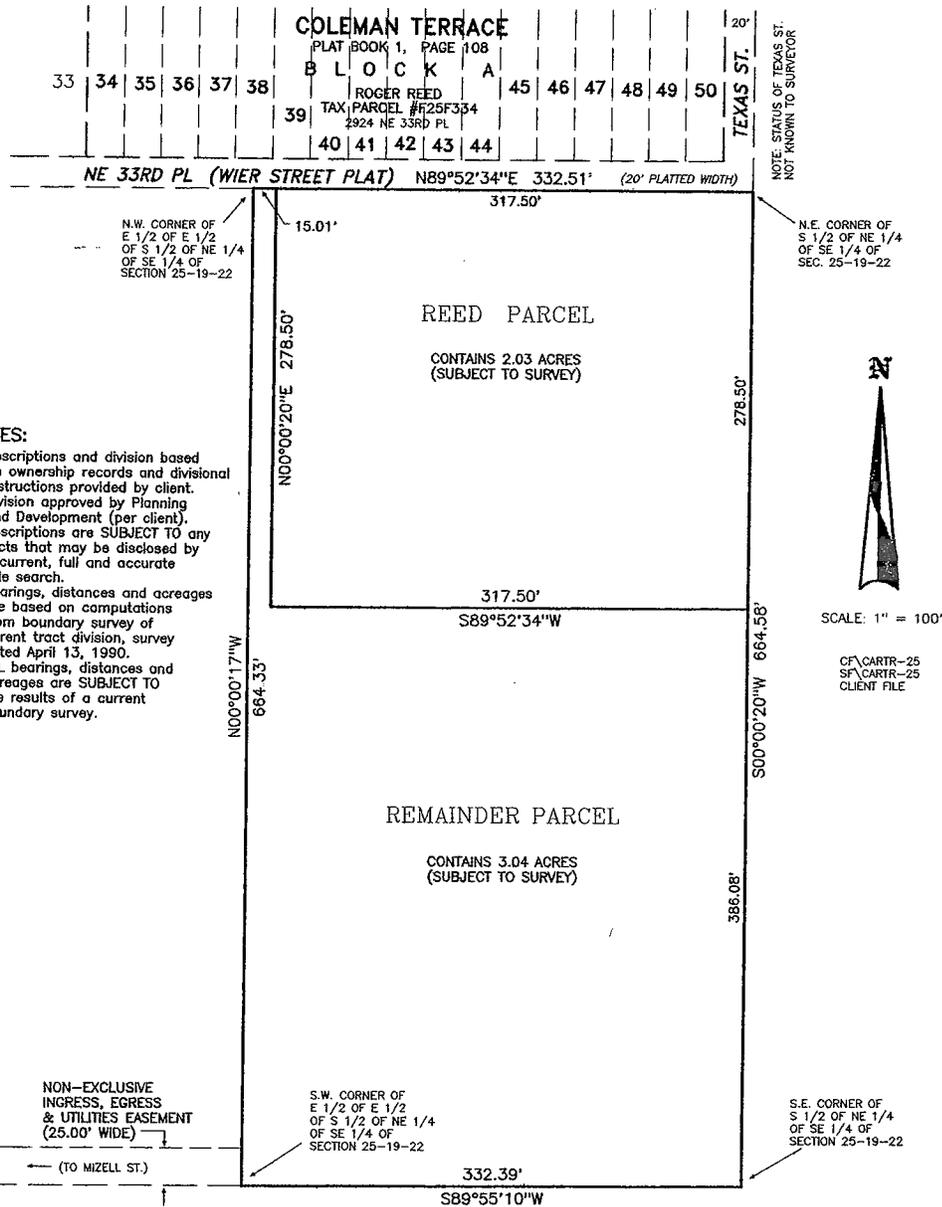
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

DESCRIPTION SKETCH

SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA

Prepared for: **SHELLEY CARTER**

NOT A SURVEY



NOTES:

1. Descriptions and division based on ownership records and divisional instructions provided by client.
2. Division approved by Planning and Development (per client).
3. Descriptions are SUBJECT TO any facts that may be disclosed by a current, full and accurate title search.
4. Bearings, distances and acreages are based on computations from boundary survey of parent tract division, survey dated April 13, 1990.
5. ALL bearings, distances and acreages are SUBJECT TO the results of a current boundary survey.

DESCRIPTIONS:

REED PARCEL:

The East 317.50 feet of the North 278.50 feet of the East 1/2 of the East 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 22 East, Sumter County, Florida.

REMAINDER PARCEL:

The East 1/2 of the East 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, LESS the East 317.50 feet of the North 278.50 feet thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 25 feet of the West 3/4 of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 22 East, Sumter County, Florida.

Douglas K. Hunt
Prepared by: **DOUGLAS K. HUNT**
Professional Surveyor and Mapper
Florida Certificate No. 2480

HUNT'S SURVEYING & MAPPING
Licensed Business No. 6819
1315 W. C-476, P.O. BOX 283, BUSHNELL, FL 33513
PHONE: (352) 793-3260 FAX: (352) 793-4669

DATE: November 4, 2010

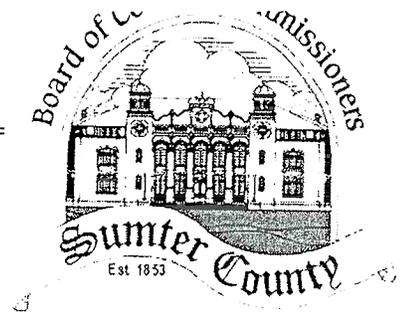
Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX (352) 689-4461

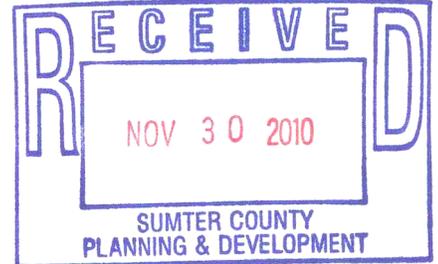
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

November 10, 2010

Hugh E. Evans
3026 City Rd 521
P.O. Box 685
Coleman, FL 33521



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of Shelley L. Carter. This property is being considered for rezoning at a public hearing.

CASE# R2010-0015 to rezone 5 acres MOL from 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, Parlor, 510 Colony Blvd, The Villages, Florida 32162 on Monday, December 6, 2010 at 6.30 P.M.

The property is located as follows: Coleman area:

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 910 N. Main Street, Room 142, Bushnell, Florida on Tuesday, December 14, 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, 7375 Powell Road, Suite 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352)689-4460.

I approve of the above.

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

I feel it will reduce the value of my property and I do not want a mobile home park that close to my property.

Please return no later than November 29, 2010.

RE: CASE# R2010-0015

Hugh E. Evans

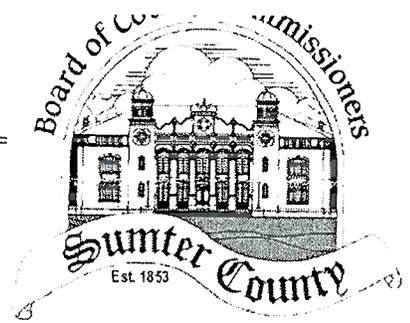
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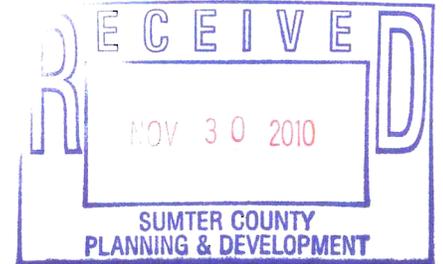
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NOTICE OF PUBLIC HEARING

November 10 2010

Charlene E. Douglas
9615 Central Ave
PO Box 685
Coleman, FL 33521



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

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I approve of the above.

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

*Will be too close to my property!
and reduce the value of my property*
Charlene E. Douglas

Please return no later than November 29, 2010.

RE: CASE# R2010-0015

Board of County Commissioners

Division of Planning & Development

Planning Services

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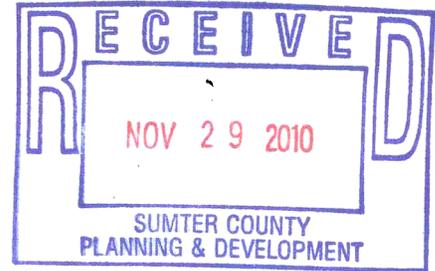
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NOTICE OF PUBLIC HEARING

November 10, 2010

LESSEY PETER F
ROTHENWEG 21
SCHWEGENHEIM, GERMANY



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~~I do not approve of the above.~~
 I do not approve of the above for the following reason(s):
Effects wild life (Coyotes, Foxes, Hawks); Decrease in Property value;
Disturbs the Rural setting; Not adequate access to the
Property; could effect the water table; Property is located
in marsh land (used to be a cypress pond); Trees would
need to be Removed in order to place homes;
Please return no later than November 22, 2010.

RE: CASE# R2010-0015

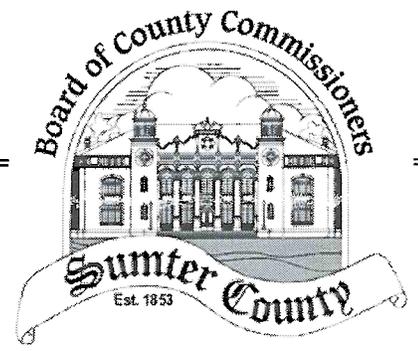
Current Property owner has delinquent Taxes
for previous years (08, 09 and now 10 are due)

Board of County Commissioners

Division of Planning & Development

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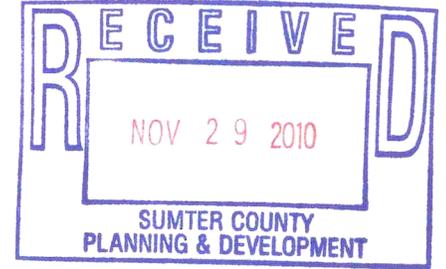
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Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

November 10, 2010

EVANS LONNIE G & CAROLYN S
PO BOX 159
COLEMAN, FL 33521



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I approve of the above.

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

*I disapprove as
This will lower our land value.*

Lonnie & Carolyn Evans

Please return no later than November 29, 2010.

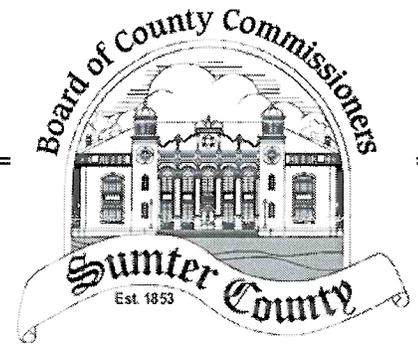
RE CASE# **R2010-0015**

Board of County Commissioners

Division of Planning & Development

Planning Services

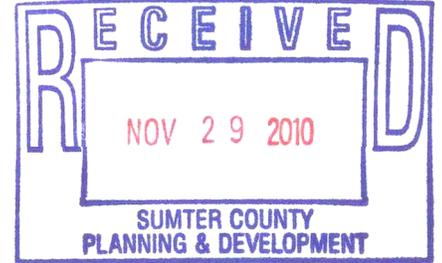
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Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

November 10, 2010

REED ROGER E
PO BOX 234
COLEMAN, FL 33521



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