

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2011-0010 - Rezoning to RR1 - Rashawn Harris - SE 5th Terrace/Bushnell
REQUESTED ACTION: ZAB & Staff recommend approval

Work Session (Report Only) **DATE OF MEETING:** 5/10/2011
 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 to rezone 1.03 acres MOL from non-compliant RR1C and RR1 to RR1 to allow a Class B mobile home.

- ZAB cases:
- 1) Rashawn Harris - R2011-0010*****
 - 2) Grover C. Jr. & Myro Gene Smith - R2011-0012
 - 3) Robert F. & Kathleen Bateman - R2011-0013
 - 4) Thomas J. Johnson - R2011-0015
 - 5) James O. & Julia M. Pitts - R2011-0016
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SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

May 2, 2011

BOARD OF SUMTER COUNTY COMMISSIONERS

May 10, 2011

CASE NO. R2011-0010

APPLICANT: Rashawn Harris

REPRESENTATIVE: Dwayne Harris

REQUESTED ACTION: Rezone 1.03 acres MOL from a non-compliant RR1C and RR1 to RR1 to allow a class "B" mobile home.

EXISTING ZONING: Non-compliant RR1C & RR1

FUTURE LAND USE: Rural Residential

EXISTING USE: Mobile Home

PARCEL SIZE: 1.03 acres MOL

GENERAL LOCATION: Bushnell

LEGAL DESCRIPTION: Sec. 15, Twp. 21S, Rng. 22E: Beg at SW cor of SW 1/4 of NW1/4 of SE 1/4 run N 00°20'44" W 333.85' to the POB cont N 00°20'44" W 111.81' N 76°35' 50" E 312.15' S 183.06' S 89°49'10" W 303.00' to the POB.

SURROUNDING LAND USE: **SURROUNDING ZONING:**

NORTH: Rural Residential **NORTH:** RR1C = Mobile Homes

SOUTH: Rural Residential **SOUTH:** RR1 = Mobile Homes

EAST: Rural Residential **EAST:** RR1 = Mobile Homes

WEST: Low Density Residential **WEST:** RR = Residence

COMMISSIONER'S DISTRICT: Gary Breeden

CASE SUMMARY:

The property is located on SE 5th Terrace approximately 1/10 mile north of CR 552 the east side of the road in the unincorporated Bushnell area of Sumter County.

The subject property is approximately 1.03 acres MOL with a width of approximately 105 feet and depth of approximately 300 feet.

The general uses of the surrounding properties are residential.

CASE ANALYSIS:

The subject property is approximately 1.03 acres MOL and is located on the east side of SE 5th Terrace, which is comprised of primarily residential uses. Property located to the north of the subject property has a Rural Residential Future Land Use and RR1C zoning. Property located to the south of the subject has a Rural Residential Future Land Use and RR1 zoning. Property located to the east of the subject property has a Rural Residential Future Land Use and

RR1 zoning. Property located to the west of the subject property has a Low Density Residential Future Land Use and RR zoning.

The property currently has a mobile home on it.

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

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: 5 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation: Approval (10-0)

Board of County Commissioners:



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2011-0010**

Application: 3/23/2011 SG

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 1.03 ACRES MOL FROM NON-COMPLIANT RR1C & R	
OWNER HARRIS, RASHAWN		ADDRESS 1412 NEIL ST PLANT CITY, FL 33563		PHONE	
AGENT/APPLICANT DWAYNE HARRIS		ADDRESS		PHONE (352) 603-9746	
PARCEL # N15=156	SEC/TWP/RNG 152122	GENERAL LOCATION Bushnell	DIRECTIONS TO PROPERTY S ON S FLORIDA ST. E ON C-476A. N ON SE 5TH TERR. THE PROEPRTY IS LOCATED APPROX 1/10 MILE ON THE E SIDE OF THE RD. (CR532)		
Property Address 6685 SE 5TH TERR, BUSHNELL, FL 33513					
PARCEL SIZE 1.03 ACRES MOL		F.L.U. RR		LEGAL DESCRIPTION BEG AT SW COR OF SW 1/4 OF NW1/4 OF SE 1/4 RUN N 00 DEG 20 MIN 44 SEC W 333.85 FT TO THE POB. CONT N 00 DEG 20 MIN 44 SC W 111.81 FT N 76 DEG 35 MIN 50 SEC E 312.15 FT, S 183.06 FT, S 89 DEG 49 MIN 10 SEC W 303.00 FT TO THE POB	
PRESENT ZONING RR1 & RR1C		PRESENT USE MOBILE HOME			
REQUESTED REZONING REZONE 1.03 ACRES MOL FROM NON-COMPLIANT RR1C AND RR1 TO RR1 TO ALLOW A CLASS B MOBILE HOME		REZONED ACREAGE 1.03 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE	RR1C MOBILE HOMES	RR1 MOBILE HOMES	RR1 MOBILE HOMES	RR RESIDENCE	
F.L.U.	RURAL RESIDENTIAL	RURAL RESIDENTIAL	RURAL RESIDENTIAL	LOW DENSITY RESIDENTIAL	
<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>					
				<p>March 23, 2011</p>	
Signature(s)				Date	
<p>A Public Hearing before the Zoning and Adjustment Board will be held on the date inidcated 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

5/2/2011 6:30 PM

Room:

Action: _____

Colony

Cottage

Rec. Center

County Commission Meeting

5/10/2011 5:30 PM

Room: Rm

Action: _____

142

Government

Complex

NOTICES SENT

5

RECEIVED IN FAVOR

0

RECEIVED OBJECTING

0

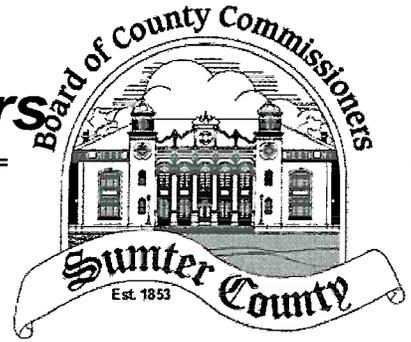
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Rd., Ste. 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/plandevlop>



Authorization Form for Individuals

State of Florida
County of Sumter

I/we, the undersigned as the () Applicant (X) Owner hereby authorize Dwayne Harris to act as my/our agent in connection with the (X) Rezoning (X) 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.

Sec. 15, Twp. 21S., Rng. 22E. BEG AT SW COR OF SW 1/4 OF NW1/4 OF SE 1/4 RUN N 00 DEG 20 MIN 44 SEC W 333.85 FT TO THE POB. CONT N 00 DEG 20 MIN 44 SEC W 111.81 FT N 76 DEG 35 MIN 50 SEC E 312.15 FT, S 183.06 FT, S 89 DEG 49 MIN 10 SEC W 303.00 FT TO THE POB

Dated this 4th day of April, 2011.

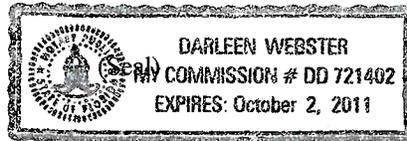
Rashawn Harris
Signature
Printed Name: Rashawn Harris

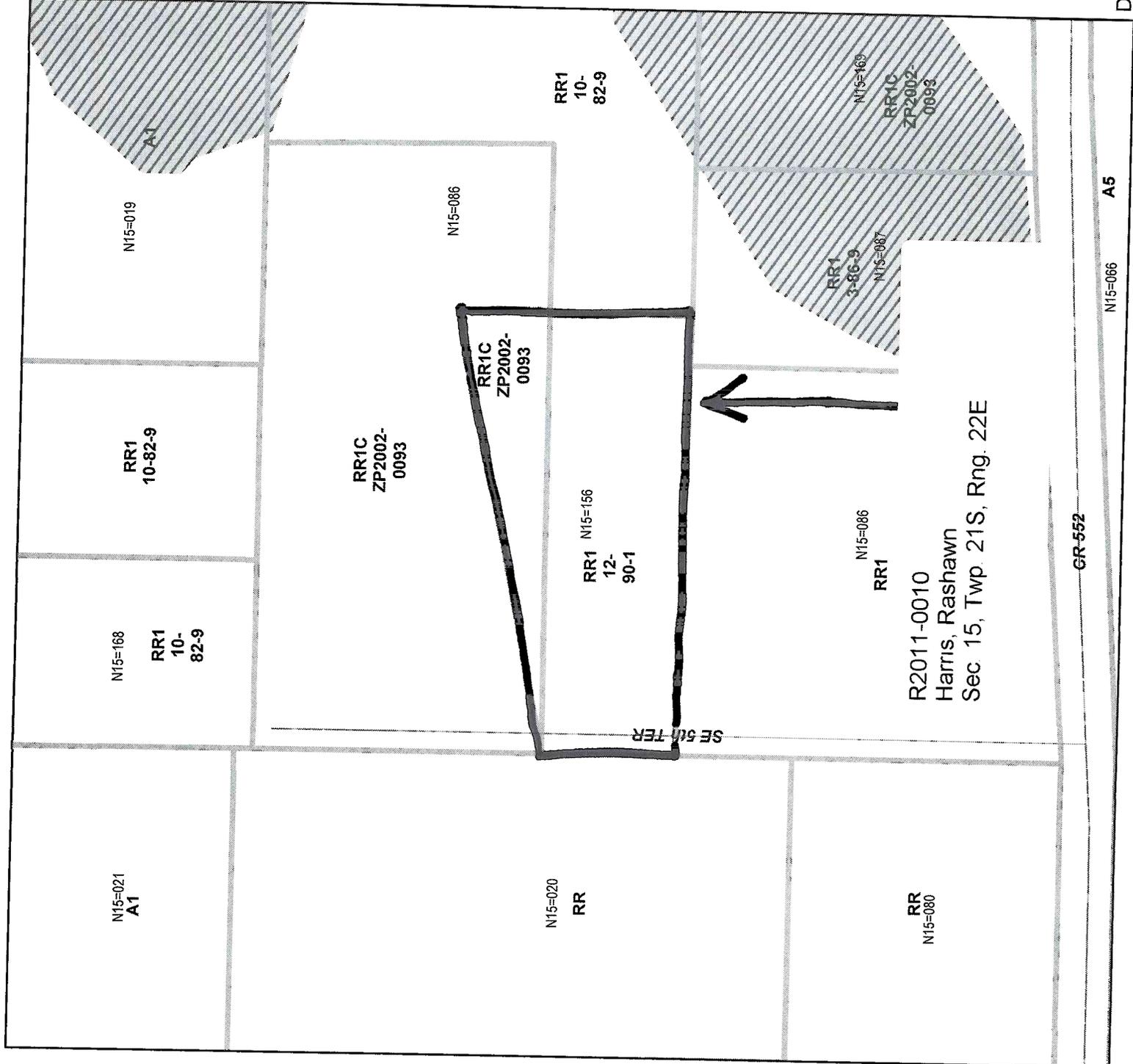
Signature
Printed Name: _____

SWORN TO and subscribed before me this 4 day of April, 2011, by Rashawn L. Harris, personally known to me to the person(s) named above or who produced the following identification:

Florida Drivers License

[Signature]
Notary Public, State of Florida
My Commission expires: 10-2-11





N15=021
A1

N15=168
RR1
10-
82-9

RR1
10-82-9

N15=019

A1

RR1C
ZP2002-
0093

N15=086

RR1C
ZP2002-
0093

N15=020
RR

RR1 N15=156
12-
90-1

RR1
10-
82-9

SE 5th TER

N15=086
RR1

R2011-0010
Harris, Rashawn
Sec. 15, Twp. 21S, Rng. 22E

RR1
3-86-9

N15=169

RR1C
ZP2002-
0093

RR
N15=080

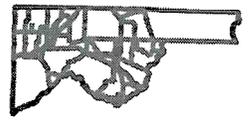
GR-552

N15=066

A5

Legend

-  Non-Compliant
-  Compliant
-  100 Year Flood Zones
-  Parcel Pin #'s



1 inch = 0.02 miles