

Currently, the property is vacant.

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

The applicant supplied a deed dated, 3/30/2011, B-2300, P-665. The lineal transfer meets all the lineal transfer requirements and is from son to father and mother.

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: 8 (In objection) 0 (In favor) 0

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

Board of County Commissioners:



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

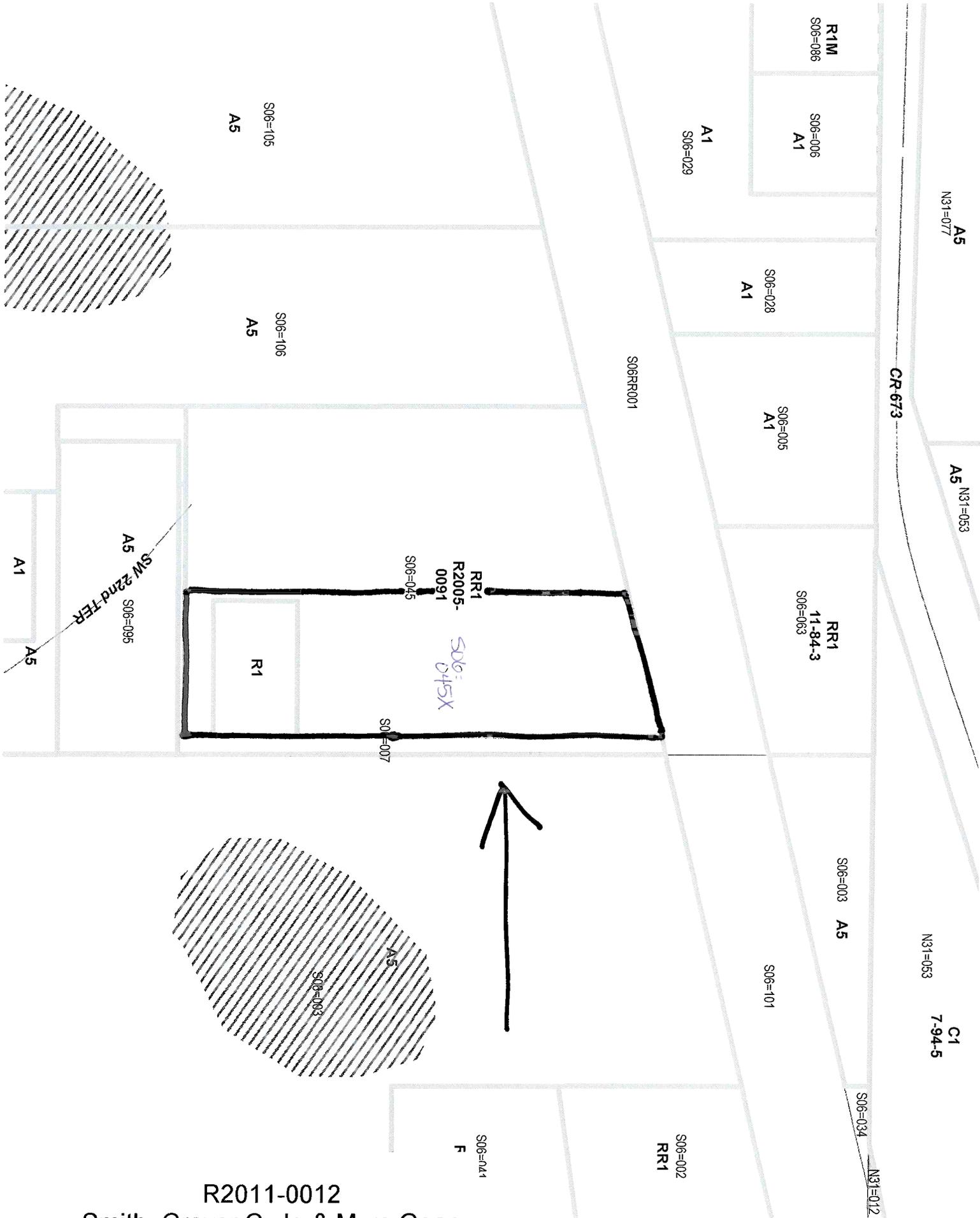
910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: R2011-0012

Application: 3/24/2011 KES

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION REZONE 2.19 ACRES MOL	
OWNER SMITH, GROVER C JR & MYRO GEAN			ADDRESS 10150 SW 22ND TERR WEBSTER, FL 33597		PHONE
PARCEL # S06=045X	SEC/TWP/RNG 6 22 22	GENERAL LOCATION St. Catherine		DIRECTIONS TO PROPERTY S ON US 301. W ON SW 102ND RD. N ON UNNAMED <i>GO APPROX 400'</i> EASEMENT PROPERTY AT END ON E SIDE	
Property Address					
PARCEL SIZE 2.19 ACRES MOL		F.L.U. AG		LEGAL DESCRIPTION THE E 184' OF NW 1/4 OF NE 1/4 LYING S OF RR LESS S 472.21' THEREOF <i>less the E 20'</i> & AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS THE S 50' OF THE ABOVE.	
PRESENT ZONING RR1 & NONVESTED R1		PRESENT USE VACANT			
REQUESTED REZONING REZONE 2.19 ACRES MOL FROM RR1 & NON VESTED R1 TO RR1 TO <i>ALLOW complete</i> <i>CLASS B MH a lineal transfer</i>		REZONED ACREAGE 2.19 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY	NORTH		EAST		WEST
ZONING/USE F.L.U.	RR1-RES AG		A5-RES AG		NON-COMPLIANT A5-RES 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>					
<p><i>Grover C Smith Jr</i> <i>Myro Gean Smith</i></p> <p>_____ Signature(s)</p>				<p>March 24, 2011</p> <p>_____ Date</p>	
<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		5/2/2011 6:30 PM	Room: CC	Action: _____	
County Commission Meeting		5/10/2011 5:30 PM	Room: 142	Action: _____	
NOTICES SENT 8		RECEIVED IN FAVOR 0		RECEIVED OBJECTING 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>					



R2011-0012
 Smith, Grover C. Jr. & Myro Gean
 Sec. 6, Twp. 22S., Rng 22E

352-250-0006

3/30/11
BK 2300
PG 665

This Instrument Prepared by:
Randall N. Thornton, Attorney
P O. Box 58
Lake Panasoffkee, Fla 33538

WARRANTY DEED

THIS DEED, made on March 30, 2011, between JAMES D SMITH and JENNIE L. POCH, as joint tenants with rights of survivorship, whose address is 10150 SW 22nd Terrace Webster, Fl 33597, (Grantor) and GROVER C. SMITH JR AND MYRO GEAN SMITH, HIS WIFE, whose address is 10150 SW 22nd Terrace Webster, Fl 33597, (Grantee)

WITNESSETH, that Grantors, for and in consideration of LOVE AND AFFECTION and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt of which is acknowledged, conveys to Grantees and Grantees heirs, executors, administrators and assigns forever the following described land situated in Sumter County, Florida, to-wit:

Portion of Tax Parcel #S06-045

The East 184 00 feet of that portion of the NW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 22 East, Sumter County, Florida, lying South of the Atlantic Coast Line Railroad, LESS the South 472 21 feet thereof

RESERVING UNTO GRANTOR THEIR SUCCESSORS AND ASSIGNS an easement for ingress and egress over and across the South 50 feet of the above described parcel

GRANTOR IS THE SON OF GRANTEE

"This conveyance creates a family exemption parcel which is subject to all regulations and restrictions as set forth in Section 13-308(a)(1) of the Sumter County Code "

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever

In Witness Whereof, Grantors have hereunto set grantors hand and seal the day and year first above written

Signed, sealed and delivered in our presence

Witnesses:

Sign: [Signature]
Print: JUSIE SCOTT

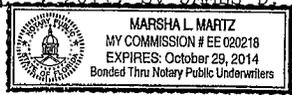
[Signature]
JAMES D SMITH

Sign: [Signature]
Print: MARSHA MARTZ

[Signature]
JENNIE L POCH

STATE OF FLORIDA
COUNTY OF SUMTER

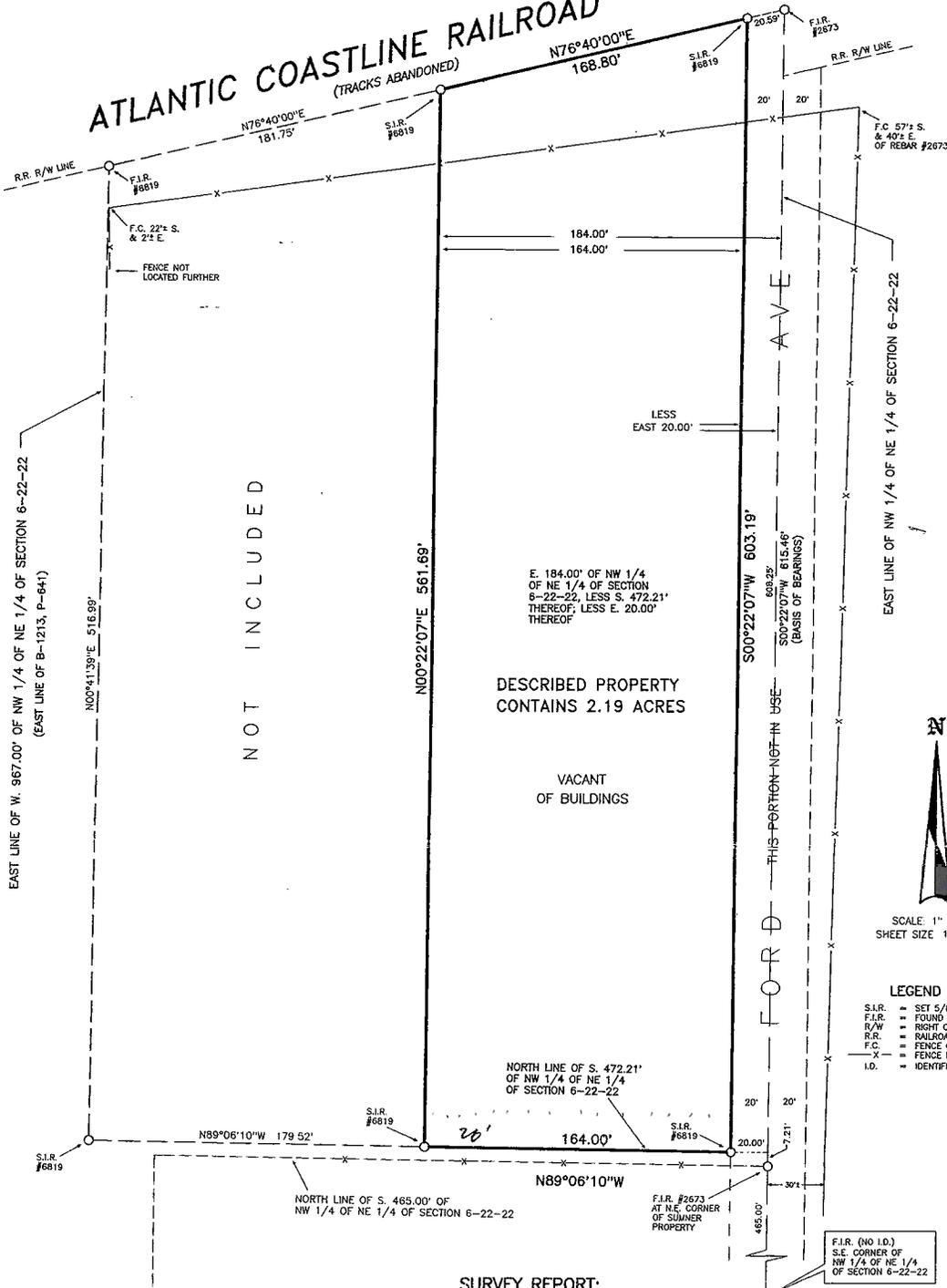
The foregoing instrument was acknowledged before me on the 30th day of March, 2011, by JAMES D. SMITH and JENNIE L. POCH



[Signature]
Notary Public, State of FL
My Commission Expires: _____

Personally known _____ or Produced Identification _____
Type of Identification _____

ATLANTIC COASTLINE RAILROAD (TRACKS ABANDONED)



SCALE: 1" = 60'
SHEET SIZE 11" X 17"

- LEGEND**
- S.I.R. = SET 5/8" REBAR
 - F.I.R. = FOUND 5/8" REBAR
 - R/W = RIGHT OF WAY
 - R.R. = RAILROAD
 - F.C. = FENCE CORNER
 - X = FENCE LINE
 - I.D. = IDENTIFICATION

DESCRIPTION:

The East 184.00 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 22 East, Sumter County, Florida, lying South of the Atlantic Coast Line Railroad, LESS the South 472.21 feet thereof; ALSO LESS the East 20.00 feet thereof, platted as one-half of Ford Avenue in COMMERCIAL CENTER, according to the plat thereof recorded in Plat Book 1, Page 144, Public Records of Sumter County, Florida.

Subject to covenants, restrictions and easements of record (including platted streets within said COMMERCIAL CENTER).

SURVEY REPORT

DATA SOURCES:

1. Description prepared from survey. Survey based on ownership records and divisional instructions provided by client.
2. Copy of record plat of COMMERCIAL CENTER.
3. Retacement of section and parent tract monumentation, found in place.
4. Bearings (assumed) are matched to the call of $S00^{\circ}22'07''W$ for the East line of NW 1/4 of NE 1/4 of Section 6-22-22.

LIMITATIONS:

1. This survey is SUBJECT TO any facts that may be disclosed by a current, full and accurate title search.
2. Neither underground or above ground utilities or installations were located for this survey.
3. Subsurface and environmental conditions were not examined or considered as a part of this survey.

BOUNDARY SURVEY

Prepared for: SMITH	Date of Survey: January 27, 2011	CERTIFICATION: I hereby certify that the survey shown herein was made in accordance with the "Minimum Technical Standards" for surveying and mapping in the State of Florida: Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. <i>Douglas K. Hunt</i> 2/22/11 Douglas K. Hunt, Professional Surveyor and Mapper Florida Certificate No. 2480 VOID UNLESS EMBOSSED WITH RAISED SURVEYORS SEAL PLAT BOOK _____ CB _____ PAGE 5876
Certified To: GROVER SMITH JAMES D. SMITH	Revisions	
HUNT'S SURVEYING & MAPPING, PLLC LICENSED BUSINESS NO. 6819	Coordinate File: GRVSMTH6 Screen File: GRVSMTH6 Reference: CLIENT FILE	
P.O. Box 283 - 1315 W. C-476, Bushnell, Florida 33513 Phone: (352) 793-3260 Fax: (352) 793-4669		