

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2011-0015 - Rezoning to R2C - Johnson - CR 606/Bushnell

REQUESTED ACTION: ZAB & Staff recommend approval

Work Session (Report Only) **DATE OF MEETING:** 5/10/2011
 Regular Meeting Special Meeting

CONTRACT: N/A

Effective Date: _____

Vendor/Entity: _____

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 1.15 acres MOL from to R2M to R2C to bring the property into compliance with the Future Land Use Map.

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.	R2011-0015
APPLICANT:	Thomas Johnson
REPRESENTATIVE:	Deborah Johnson
REQUESTED ACTION:	Rezone 1.15 acres MOL from R2M to R2C.
EXISTING ZONING:	R2M
FUTURE LAND USE:	Low Density Residential
EXISTING USE:	Vacant/Misc Building
PARCEL SIZE:	1.15 acres MOL
GENERAL LOCATION:	Bushnell
LEGAL DESCRIPTION:	Sec. 17, Twp. 21S, Rng. 22E: Comm at NW cor of SW ¼ of SW ¼ run S 00°03'38" E 39.03' N 89°55'10" E 40.15' to pt on E R/W line of CR 609A and also S R/W line of CR 476 run S 00°03'38" E 532.46' for POB run N 89°55'10" E 50' N 00°03'38" W 97.31' N 87°24'51" E 240.45' S 00°07'20" E 197.49' to pt on N R/W line of CR 606; thence S 89°51'49" W 250.37' N 45°10'35" W 56.54' to pt on E R/W line of CR 609A N 00°03'38" W 50' to POB.
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Low Density Residential	NORTH: R1MR = Mobile Home Park
SOUTH: Low Density Residential	SOUTH: RR = mobile home
EAST: Low Density Residential	EAST: R2C = residence
WEST: Rural Residential	WEST: RR = mobile home
COMMISSIONER'S DISTRICT:	Garry Breeden

CASE SUMMARY:

The property is located on the northeast corner of CR 606 & CR 609A, in the unincorporated area of Bushnell.

The parcel has a width of 76 feet and a depth of 300 feet.

The property surrounding the parcel is a mixture of Low Density Residential and Rural Residential land uses. The property surrounding the parcel is a mixture of mobile homes and residences.

The property is a portion of a larger parcel which was rezoned in 2007. The parent parcel has a mobile home park, in which the mobile homes may be owned by the occupant and the land is rented.

CASE ANALYSIS:

The property owner is requesting the rezoning to allow a single-family residence/modular home to be placed on the parcel. The current zoning will only allow the placement of a mobile home on the property.

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: 9 (In objection) 0 (In favor) 0

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

Board of County Commissioners:



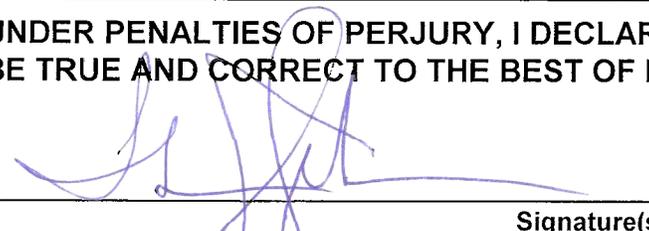
SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2011-0015**

Application: 4/11/2011 SCO

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 1.15 acres MOL from R2M to R2C	
OWNER JOHNSON, THOMAS J		ADDRESS 9989 85TH ST LARGO, FL 33777		PHONE (727) 543-9154	
AGENT/APPLICANT Deborah Thomas <i>Johnson</i>		ADDRESS		PHONE	
PARCEL # N17=112	SEC/TWP/RNG 172122	GENERAL LOCATION Bushnell	DIRECTIONS TO PROPERTY <i>Property on the SE cor of CR 606 & CR 609A.</i>		
Property Address CR 606, BUSHNELL, FL 33513					
PARCEL SIZE 1.15 acres MOL		F.L.U. LDR		LEGAL DESCRIPTION COMM AT NW COR OF SW 1/4 OF SW 1/4 RUN S 00 DEG 03'38" E 39.03 FT, N 89 DEG 55'10" E 40.15 FT TO PT ON E R/W LINE O CR 609A AND ALSO S R/W LINE OF CR 476 RUN S 00 DEG 03'38" E 532.46 FT FOR POB, RUN N 89 DEG 55'10" E 50.00 FT, N 00	
PRESENT ZONING R2M		PRESENT USE Vacant/Misc Bldg			
REQUESTED REZONING Rezone 1.15 acres MOL from R2M to R2C to bring the property into compliance with the Future Land Use		REZONED ACREAGE 1.15 acres MOL		REZONED LEGAL DESCRIPTION Same as above	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE F.L.U.	R1MR/Mobile Home Park LDR	R2C/Residence LDR	RR/Mobile Home LDR	RR/MH RR	
<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>					
 _____ Signature(s)				_____ Date April 11, 2011	
<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

5/18/2011 6:30 PM

Room: _____ Action: _____

2

Colony
Cottage
Rec. Center

County Commission Meeting

5/27/2011 5:30 PM

Room: _____ Action: _____

10

Rm 142
Bushman

Colony
Cottage
Rec. Center

NOTICES SENT

9

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.

RR1C
R2006-0021

RR

RR

RR

RR

RR

RR

C-476 W

RR

R2C
R2007-
0055

CN
R2007-0055
S2010-0012

RR

R1MR
47-73-7

RR

SW 19th DR

RR

RR

RR

CN
R2007-
0055

R2M
R2007-
0055

R2C
R2008-
0055

RR

RR

CR 609A

SW 68th LN

RR

RR

RR

RR

RR

RR

R2011-0015
Johnson, Thomas
Sec. 17, Twp 21S, Rng 22E

