

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
May 2, 2011

BOARD OF SUMTER COUNTY COMMISSIONERS
May 10, 2011

CASE NO.	R2011-0016
APPLICANT:	Julia & James Pitts
REPRESENTATIVE:	Kristy Adams
REQUESTED ACTION:	Rezone 24.75 acres MOL from A5 to A10 to allow a class "B" mobile home.
EXISTING ZONING:	A5
FUTURE LAND USE:	Agricultural
EXISTING USE:	Vacant
PARCEL SIZE:	24.75 acres MOL
GENERAL LOCATION:	Webster
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural	NORTH: A5 = residence
SOUTH: Agricultural	SOUTH: A5 & RR5 = residence
EAST: Agricultural	EAST: A5 = vacant
WEST: Agricultural	WEST: A5 = residence
COMMISSIONER'S DISTRICT:	Randy Mask

CASE SUMMARY:

The subject property is located on CR 707 approximately 3/10 mile south of C-478E in the unincorporated Webster area of Sumter County.

The subject property is approximately 24.75 acres with a width of approximately 660 feet and depth of approximately 1,320 feet.

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. Properties located to the north, east and west of the subject property have an Agricultural Future Land Uses and A5 zoning. Property located to the south of the subject property has an Agricultural Future Land Use and RR5 and A5 zonings.

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: 3 (In objection) 0 (In favor) 1

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

Board of County Commissioners:



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2011-0016**

Application: 4/20/2011 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 24.75 ACRES MOL FROM A5 TO A10	
OWNER PITTS, JULIA M & JAMES O			ADDRESS PO BOX 728 WEBSTER, FL 33597		PHONE
AGENT/APPLICANT KRISTY ADAMS			ADDRESS		PHONE (352) 568-0118
PARCEL # T03=009	SEC/TWP/RNG 032223	GENERAL LOCATION Webster		DIRECTIONS TO PROPERTY E ON C-476E. S ON SR 471. E ON C-478E. S ON CR 707 THE PROPERTY IS LOCATED APPROX 4/10 MILE ON THE W SIDE OF THE ROAD.	
Property Address CR 707, Webster, FL 33597					
PARCEL SIZE 24.75 ACRES MOL		F.L.U. AGR		LEGAL DESCRIPTION SW1/4 OF NW1/4 LESS N1/2 OF NE1/4 OF SW1/4 OF NW1/4 AND LESS THE S 1/4 OF SW1/4 OF NW1/4	
PRESENT ZONING A5		PRESENT USE VACANT			
REQUESTED REZONING REZONE 24.75 ACRES MOL FROM A5 TO A10 TO ALLOW A CLASS B MOBILE HOME		REZONED ACREAGE 24.75 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE F.L.U.	A5 RESIDENCE AGRICULTURE	A5 - VACANT AGRICULTURE	A5 & RR5 RESIDENCE AGRICULTURE	A5-RESIDENCE AGRICULTURE	
<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>Kristy Adams</i></p>					<p>April 20, 2011</p>
<p>Signature(s)</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: Colony Cottage Rec. Center	Action: _____	
County Commission Meeting		5/10/2011 5:30 PM	Room: 142	Action: _____	
NOTICES SENT 3		RECEIVED IN FAVOR 1		RECEIVED OBJECTING 0	

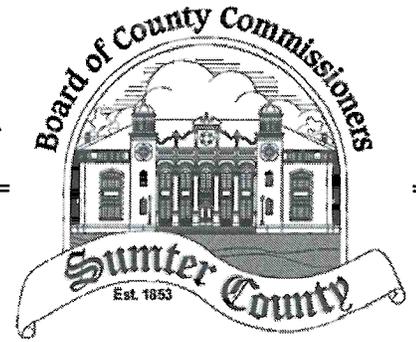
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

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) Owners hereby authorize **Kristy Adams** to act as my/our agent in connection with the (X) Rezoning () 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 03, TWP. 22S, RNG 23E SW1/4 OF NW1/4 LESS N1/2 OF NE1/4 OF SW1/4 OF NW1/4
AND LESS THE S 1/4 OF SW1/4 OF NW1/4

Dated this 20th day of April, 2011

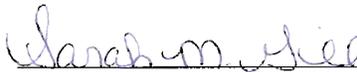


Signature
Printed Name: James O. Pitts



Signature
Name: Julia M. Pitts

SWORN TO and subscribed before me this 20th day of April, 2011, by
James O Pitts & Julia M. Pitts, personally known to me to the
person(s) named above or who produced the following identification:
FLDL



Notary Public, State of Florida
My Commission expires: 9/8/2013

(Seal)



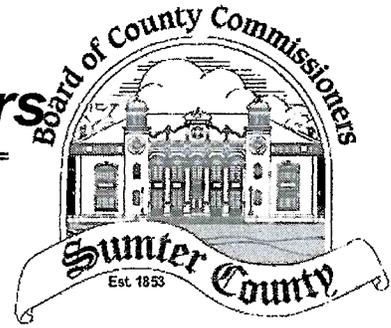
Board of County Commissioners

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



NOTICE OF PUBLIC HEARING

April 20, 2011

ADAMS KRISTY P & WILLIAM R
PO BOX 654
CENTER HILL, FL 33514

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

CASE# R2011-0016 to rezone **24.75 acres MOL** from **A5** to **A10 (General Agricultural with Optional Housing) Zone** which allows one (1) conventionally-built or mobile home dwelling unit per parcel.

A **public hearing** before the Zoning and Adjustment Board will be held at the Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida on **Tuesday, May 2, 2011** at **6:30 p.m.**

The property is located as follows. Webster area. South of C-478E on the west side of CR 707

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 in Room 142, 910 North Main Street, Bushnell, Florida, on **Tuesday, May 10, 2011** at **5:30 p.m.**

Written comments filed with the Zoning and Adjustment Board, 7375 Powell Road, Ste. 115, Wildwood, FL 34785, will be heard. Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to SUMTER COUNTY ZONING AND BUILDING DEPARTMENT, 7375 Powell Road, Suite 115, Wildwood, FL 34785

I approve of the above.

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

Please return no later than **April 28, 2011**

RE. CASE# **R2011-0016**