

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2011-0033 · Rezoning on 1.35 acres MOL from RR to CL (Light Commercial) ·  
Cedar Crossings · SR 44 & CR 165/Wildwood (ZAB recommends approval)

**REQUESTED ACTION:** **Approve Rezoning R2011-0033**

Work Session (Report Only)    **DATE OF MEETING:** 11/22/2011  
 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 a rezoning on 1.35 acres MOL from RR to CL (Light Commercial). This rezoning is related to SS2011-0011, which if approved will change the Future Land Use from Low Density Residential to Commercial This rezoning is consistent with the new land use amendment.

The Zoning & Adjustment Board held a public hearing on November 7, 2011, and recommended approval (5-0).

ZAB cases.

- 1) Christy & Bobby Causey - R2011-003
  - 2) Donald Jones, et al - R2011-0031
  - 3) Keith & Tracy Jones · R2011-0034
  - 4) Lake Warehouse & Storage - SS2011-0010
  - 5) Lake Warehouse & Storage - R2011-00032
  - 6) Cedar Crossing - SS2011-0011
  - 7) Cedar Crossing - R2011-0033\*\*\*\*\*
-

**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**November 7, 2011**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**November 22, 2011**

<b>CASE NO.</b>	R2011-0033
<b>APPLICANT:</b>	Cedar Crossing, Inc
<b>REPRESENTATIVE:</b>	Reggie Caruthers
<b>REQUESTED ACTION:</b>	Rezone 1.35 acres MOL from RR to CL.
<b>LEGAL DESCRIPTION:</b>	Sec. 15, Twp. 19S, Rng. 23E. Lots 6, 7 & 8 Blk G Orange Home Subdivision PB 1 PG 101 ½ & beg at SE cor of Lot 5 Blk G run S/ly along west line of Ruskin Ave. 200' NW/ly along N line of Lot 6 125' NE/ly 200' to center of S line of Lot 3 SE/ly to POB & E ½ of Lot 3 & Lots 4 & 5 Blk G Orange Homes Subdivision.
<b>EXISTING ZONING:</b>	RR
<b>FUTURE LAND USE:</b>	Commercial (SS2011-011 pending)
<b>EXISTING USE:</b>	Office
<b>PARCEL SIZE:</b>	1.35 acres MOL
<b>GENERAL LOCATION:</b>	Wildwood
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Low Density Residential	<b>NORTH:</b> A5 = vacant
<b>SOUTH:</b> Low Density Residential	<b>SOUTH:</b> non-vested C2 = vacant
<b>EAST:</b> Low Density Residential	<b>EAST:</b> RR = mobile homes
<b>WEST:</b> Low Density Residential/Commercial	<b>WEST:</b> RR/CL = vacant/residence/ mobile home

**CASE SUMMARY:**

The subject property is located on the northwest corner of SR 44 & CR 165

The subject property is approximately 1.35 acres. The property being rezoned has a width of approximately 325 feet and depth of approximately 125 feet.

**CASE ANALYSIS:**

The subject property is located within a neighborhood of mixed residential and commercial uses. Surrounding land uses include mobile homes, single-family residences, and light commercial uses. The subject property is adjacent to property designated General on the Future Land Use Map. The proposed land use amendment is consistent with adjacent land uses.

**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: 14 (In objection) 1 (In favor) 2**

**Zoning & Adjustment Board: Approval (5-0)**



# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

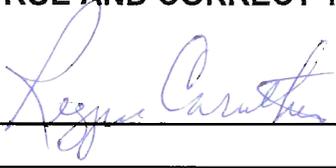
910 N. Main Street, Suite 301 Bushnell, FL 33513  
Tel. (352) 793-0270 Fax (352) 793-0274

**Project No:** R2011-0033

Application: 10/7/2011 KSO

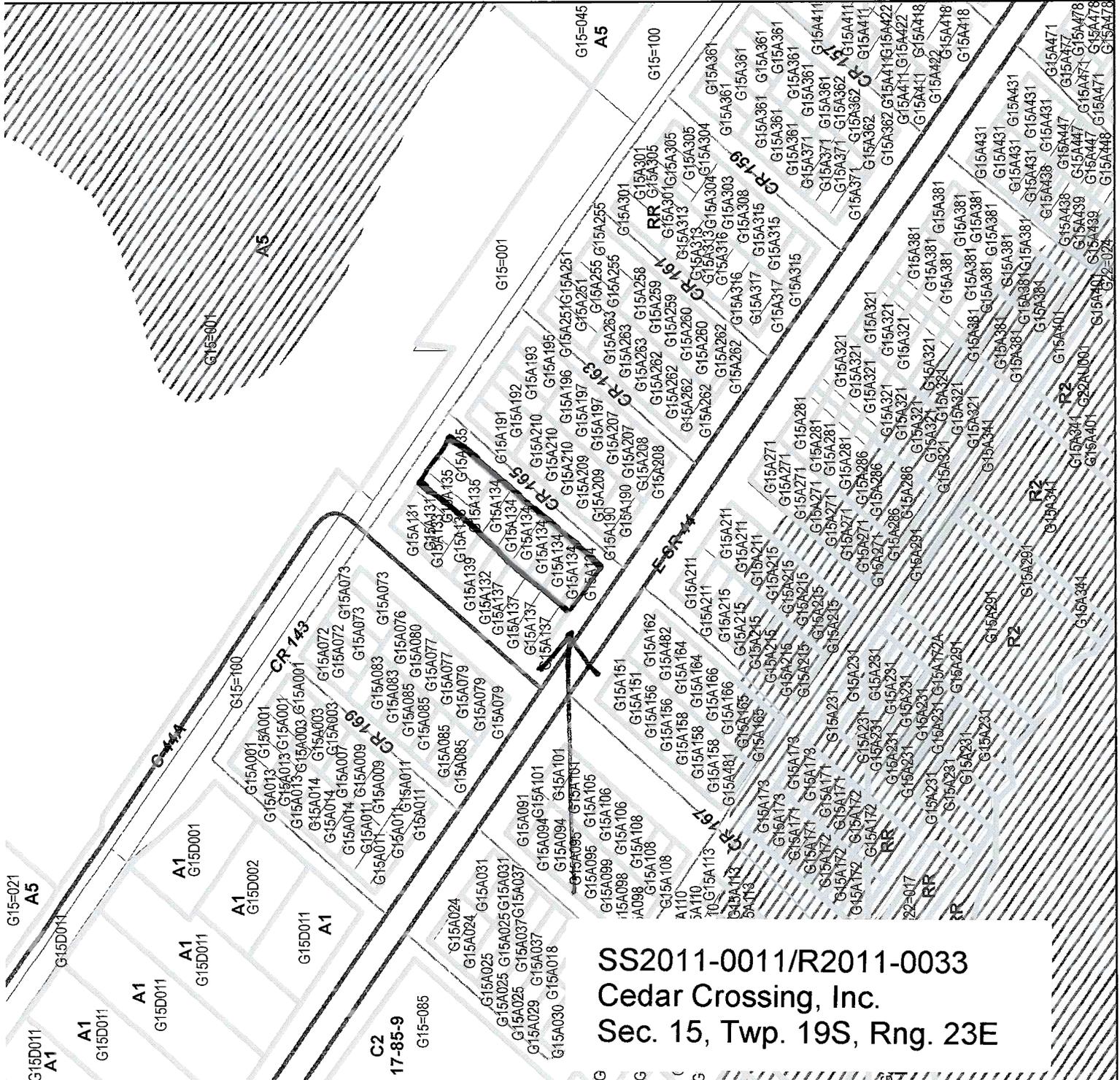
**Parent Project:** SS2011-0011

## REZONING

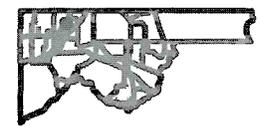
<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> COMMERCIAL		<b>PROJECT DESCRIPTION</b> REZONE FROM RR TO COMMERCIAL	
<b>OWNER</b> CEDAR, CROSSING INC			<b>ADDRESS</b> 11262 N US HIGHWAY 301 OXFORD, FL 34484		<b>PHONE</b> (352) 748-1182
<b>PARCEL #</b> G15A134	<b>SEC/TWP/RNG</b> 151923	<b>GENERAL LOCATION</b> Wildwood		<b>DIRECTIONS TO PROPERTY</b> PROPERTY LOCATED ON THE NW CORNER OF SR 44 & CR 165.	
<b>Property Address</b> 5168 CR 165, Wildwood, FL 34785					
<b>PARCEL SIZE</b> 1.0 ACRE MOL		<b>F.L.U.</b> COMMERCIAL		<b>LEGAL DESCRIPTION</b> LOTS 6 7 & 8 BLK G ORANGE HOME SUBD PB 1PG 101 1/2 & BEG AT THE SE COR OF LOT 5 BLK G RUN S/LY ALONG W LINE OF RUSKIN AE 200 FT NW/LY ALONG N LINE OF LOT 6 125FT NE/LY 200 FT TO THE CENTER OF THE S LINE OF LOT 3 SE/LY TO POB	
<b>PRESENT ZONING</b> RR		<b>PRESENT USE</b> OFFICE		<i>G15A135 E 1/2 of lots 3, 4 &amp; 5 of Blk G Orange Homes Sub.</i>	
<b>REQUESTED REZONING</b> REZONE 1 ACRE MOL FROM RR TO CL TO BRING INTO COMPLIANCE WITH THE FUTURE LAND USE MAP		<b>REZONED ACREAGE</b> 1 ACRE MOL		<b>REZONED LEGAL DESCRIPTION</b> LOTS 6 7 & 8 BLK G ORANGE HOME SUBD PB 1PG 101 1/2 & BEG AT THE SE COR OF LOT 5 BLK G RUN S/LY ALONG W LINE OF RUSKIN AVE 200 FT NW/LY ALONG N LINE OF LOT 6 125FT NE/LY 200 FT TO THE CENTER OF THE S LINE OF LOT 3 SE/LY TO POB	
<i>E 1/2 of lots 3, 4 &amp; 5 of Blk G Orange Homes Sub.</i>					
<b>ABUTTING PROPERTY</b> ZONING/USE F.L.U.	<b>NORTH</b> <del>RR-RES</del> <i>RES AS/VACANT</i> LDR	<b>EAST</b> RR-MH'S LDR		<b>SOUTH</b> NON VESTED C2 LDR	<b>WEST</b> RR/CL-VACANT/RES/MH LDR/COMMERCIAL
<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><b>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.</b></p>					
 _____ Signature(s)					October 7, 2011 _____ Date
<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>					
<b>Zoning and Adjustment Board</b>		11/7/2011 6:30 PM	<b>Room:</b> C.C.C.	<b>Action:</b> _____	
<b>County Commission Meeting</b>		11/22/2011 5:30 PM	<b>Room:</b> C.C.C.	<b>Action:</b> _____	
<b>NOTICES SENT</b>		<b>RECEIVED IN FAVOR</b>		<b>RECEIVED OBJECTING</b>	

**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 driveway or easement, and will not come on site unless access requires it.**

---



- Legend**
- Non-Compliant
  - Compliant
  - 100 Year Flood Zones
  - Parcels
  - Parcel Pin #'s
  - Florida Counties



1 inch = 0.07 miles

Date Prepared: 10-17-11

**SS2011-0011/R2011-0033**  
**Cedar Crossing, Inc.**  
**Sec. 15, Twp. 19S, Rng. 23E**

## Farnsworth, Sue

---

**From:** Melanie Peavy <mpeavy-wildwood@cfl.rr.com>  
**Sent:** Friday, October 14, 2011 9:50 AM  
**To:** Farnsworth, Sue  
**Subject:** RE. Cedar Crossing Small Scale Amendment

Sue,

You were reviewing the correct map as adopted by the ISBA/JPA. I was looking at the JPA Future Land Use Map that we have been working on with Brad but has not yet been adopted

Please disregard comment #2

Thank you.

Melanie Peavy  
Development Services Director  
CITY OF WILDWOOD  
352-330-1330 x115  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

**From:** Farnsworth, Sue [mailto:sue.farnsworth@sumtercountyfl.gov]  
**Sent:** Thursday, October 13, 2011 3:53 PM  
**To:** Melanie Peavy  
**Subject:** RE: Cedar Crossing Small Scale Amendment

Hi Here's the map I have for the JPA.

sue

**From:** Melanie Peavy [mailto:mpeavy-wildwood@cfl.rr.com]  
**Sent:** Thursday, October 13, 2011 3:27 PM  
**To:** Farnsworth, Sue  
**Subject:** RE: Cedar Crossing Small Scale Amendment

Sue,

I have reviewed the application and have the following comments.

- 1) City Water is about 1.5 miles from the site. Wastewater is further. It is not feasible for the City to provide utility service at this time for the minimal amount needed.
- 2) The FLU on the JPA map is County Low Density Residential. Does the County have other plans for this area?

Melanie Peavy  
Development Services Director  
CITY OF WILDWOOD  
352 330-1330 x115

**From:** Farnsworth, Sue [mailto:[sue.farnsworth@sumtercountyfl.gov](mailto:sue.farnsworth@sumtercountyfl.gov)]  
**Sent:** Tuesday, October 11, 2011 10:02 AM  
**To:** Mpeavy-wildwood@cfl.rr.com  
**Cc:** Steele, Kathy; Cornelius, Brad  
**Subject:** Cedar Crossing Small Scale Amendment

Melanie,

We have received a set of land use applications from Cedar Crossing, Inc for parcels G15A134 and G15A135. It is a one acre site located near the intersection of 44 and 44A southeast of Wildwood. It is currently in use as an office. We are working on the legal description. The property is located within the ISBA. The applicant is requesting a small scale amendment to Commercial on the FLU, a rezoning to Light Commercial, and a Minor Special Use Permit to allow a staging area for a landscaping business.

Here are the application numbers  
Small scale SS2011-0011 (LDR to Com)  
Rezoning R2011-0033 (RR to Light Com)  
Special Use S2011-0007 (for a staging area)

These applications go before the ZAB on Nov 7<sup>th</sup>. The small scale and rezoning are scheduled for the BOCC on Nov 22.

We will need your comments by Nov 1<sup>st</sup>. Please let me know the status of water & sewer to the site and confirm that this site is Light Commercial/Office on the ISBA FLU map. Please let me know if you need any further information or have any questions.

Thanks,  
Sue

	<p><b>Sue Farnsworth</b> Planner Planning and Development Building Services 7375 Powell Rd, Ste 115 Wildwood, FL 34785 352-689-4464 <a href="mailto:sue.farnsworth@sumtercountyfl.gov">sue.farnsworth@sumtercountyfl.gov</a> <a href="http://www.sumtercountyfl.gov">www.sumtercountyfl.gov</a></p>
---	---

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

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



## NOTICE OF PUBLIC HEARING

October 20, 2011

STINNETT LARRY A  
5189 CR 165  
WILDWOOD, FL 34785



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Cedar Crossing, Inc.** This property is being considered for a **small scale land use amendment and rezoning** at a public hearing.

**CASE# SS2011-0011** to change the future land use on **1 acre MOL** from **Low Density Residential** to **General Commercial**.

**CASE# R2011-0033** to change the zoning on **1 acre MOL** from **RR (Rural Residential)** to **CL (Light Commercial)**.

The property is located as follows. Located on the NW corner of SR 44 and CR 165

The Sumter County Zoning & Adjustment Board will hold a rezoning and land use public hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida, on **Monday, November 7, 2011, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a rezoning and land use public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, November 22, 2011, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to: SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste. 115, Wildwood, FL 34785.

I approve of the above.

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

*See Attachment*

**Please return no later than November 1, 2011.**

RE: CASES# **SS2011-0011 and R2011-0033**

To whom it may concern:

I am a 72 year old retired man, who bought my property because it was very peaceful and quiet, with very little traffic. Now the peace has ended and the noise has increased 10 fold. I am not against the property becoming Commercial, I am against the noise. I am now being awoken at 6:00, by the loud vehicles arriving and the equipment being readied for the day. It seems that most of the vehicles of the employees have no mufflers or "glass-packs", also the Gas and Trash pickup twice a week, very early in the morning. I would suggest an entrance from 44, since the noise would be much less on CR 165, and a high sound proofing fence around the property.

*L.D. Stennett*

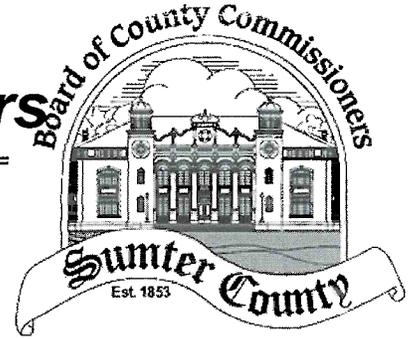


# Board of County Commissioners

## Division of Planning & Development

### Planning Services

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



## NOTICE OF PUBLIC HEARING

October 20, 2011

HUDGINS WILLIAM O  
6423 SUMMIT DR  
ORLANDO, FL 32810

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Cedar Crossing, Inc.** This property is being considered for a **small scale land use amendment and rezoning** at a public hearing.

**CASE# SS2011-0011** to change the future land use on **1 acre MOL** from **Low Density Residential** to **General Commercial**.

**CASE# R2011-0033** to change the zoning on **1 acre MOL** from **RR (Rural Residential)** to **CL (Light Commercial)**.

The property is located as follows: Located on the NW corner of SR 44 and CR 165

The Sumter County Zoning & Adjustment Board will hold a rezoning and land use public hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida, on **Monday, November 7, 2011, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a rezoning and land use public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, November 22, 2011, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary Any questions you may have should be directed to: SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste. 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 November 1, 2011.**

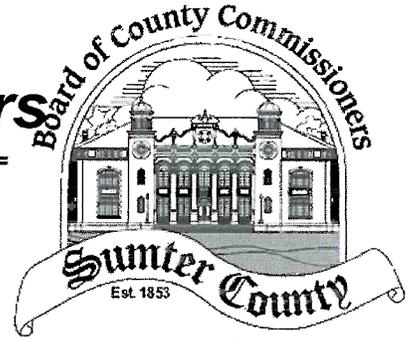
RE. CASES# **SS2011-0011 and R2011-0033**

# Board of County Commissioners

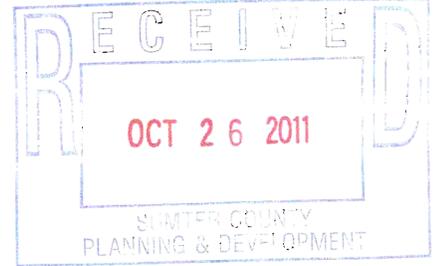
## Division of Planning & Development

### Planning Services

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



## NOTICE OF PUBLIC HEARING



October 20, 2011

TRI COUNTY LANDSCAPE, CONTRACT  
5168 CR 165  
WILDWOOD, FL 34785

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Cedar Crossing, Inc.** This property is being considered for a **small scale land use amendment and rezoning** at a public hearing.

**CASE# SS2011-0011** to change the future land use on **1 acre MOL** from **Low Density Residential** to **General Commercial**.

**CASE# R2011-0033** to change the zoning on **1 acre MOL** from **RR (Rural Residential)** to **CL (Light Commercial)**.

The property is located as follows: Located on the NW corner of SR 44 and CR 165

The Sumter County Zoning & Adjustment Board will hold a rezoning and land use public hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida, on **Monday, November 7, 2011, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a rezoning and land use public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, November 22, 2011, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary Any questions you may have should be directed to SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste. 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 November 1, 2011.**

RE. CASES# **SS2011-0011 and R2011-0033**

RESOLUTION NUMBER \_\_\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, REZONING PROPERTY LOCATED WITHIN THE UNINCORPORATED LANDS OF THE COUNTY

WHEREAS, the Board of County Commissioners of Sumter County received a complete and properly funded application for rezoning of property located within the unincorporated lands of Sumter County, and,

WHEREAS, after diligent review and consideration the above referenced rezoning was approved.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter County, Florida, as follows:

1 Based on competent substantial evidence presented and considered during a properly noticed quasi judicial hearing, the Board of County Commissioners of Sumter County hereby approves rezoning application R2011-0033 The lands described in application R2011-0033 are hereby rezoned to CL, as that zoning category is described in the Sumter County Land Development Code.

DONE AND RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011,  
at \_\_\_\_\_, Sumter County, Florida.

ATTEST GLORIA HAYWARD  
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS  
OF SUMTER COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Don Burgess, Chairman