

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
November 7, 2011

BOARD OF SUMTER COUNTY COMMISSIONERS
November 22, 2011

CASE NO.	R2011-0034
APPLICANT:	Keith & Tracy Jones
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone 8.6 acres MOL from A5 to RR1C to complete a lineal transfer
LEGAL DESCRIPTION:	Sec. 2, Twp. 18S, Rng. 22E. Beg 2025' N & 1058.86' W of SE cor of W ½ of SW ¼ run W 273.57' N 654.8' E 271.88' S 654.7' to POB & Beg 2025' N of SE cor of sec W 300.09' N 654.94' E 300.09' S to POB
EXISTING ZONING:	A5
FUTURE LAND USE:	Agricultural
EXISTING USE:	Residence
PARCEL SIZE:	8.6 acres MOL
GENERAL LOCATION:	Oxford
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural	NORTH: RR5 = Vacant/Residence/ Mobile Home
SOUTH: Agricultural	SOUTH: A5 = Residence
EAST: Agricultural	EAST: RR5 = Mobile Home
WEST: Agricultural	WEST: A5 = Vacant

CASE SUMMARY:

The subject property is located on the south side of NE 135th Grove approximately 2/10 mile west of CR 202.

The subject property is approximately 8.6 acres. The property being rezoned has a width of approximately 572 feet and depth of approximately 654 feet.

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is agricultural and residential. The subject property is being divided to complete a lineal transfer. The applicant is creating one lineal transfer from parent to child. The applicant supplied recorded deed, dated October 10, 2011, OR 2365, PG 42, with the correct lineal transfer verbiage.

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: 4 (In objection) 0 (In favor) 0

Zoning & Adjustment Board: Approval (5-0)



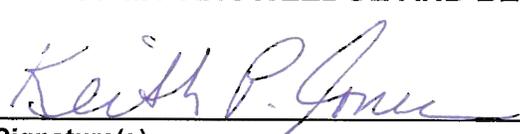
SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **R2011-0034**

Application: 10/7/2011 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 8.6 acres MOL from A5 to RR1C	
OWNER JONES, KEITH & TRACY		ADDRESS PO BOX 133 OXFORD, FL 34484		PHONE	
AGENT/APPLICANT Britny Jones		ADDRESS		PHONE	
PARCEL # C02=030	SEC/TWP/RNG 021822	GENERAL Oxford	DIRECTIONS TO PROPERTY The property is located on NE 135th Grove on the S side of the road approx 2/10 mile W of CR 202.		
Property Address 1101 NE 135th GRV, Oxford, FL 34484					
PARCEL SIZE 8.6 acres MOL		F.L.U. AG		LEGAL DESCRIPTION BEG 2025 FT N & 1058.86 FT W OF SE COR OF W1/2 OF SW1/4 RUN W 273.57 FT N 654.8 FT E 271.88 FT S 654.7 FT TO POB	
PRESENT ZONING A5		PRESENT USE Res		C03=007 BEG 2025 FT N OF SE COR OF SEC RUN W 300.09 FT N 654.94 FT E 300 09 FT S TO POB	
REQUESTED REZONING Rezone 8.6 acres MOL from A5 to RR1C to complete a lineal transfer		REZONED ACREAGE 8.6 acres MOL		REZONED LEGAL DESCRIPTION Same as above	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH RR5/Vac, Res, MH AG	EAST RR5/MH AG	SOUTH A5/Res AG	WEST A5/Vacant 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>					
 Signature(s)			 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>					
Zoning and Adjustment Board		11/7/2011 6:30 PM	Room: Colony Cottage Rec. Center	Action: _____	
County Commission Meeting		11/22/2011 5:30 PM	Room: Colony Cottage Rec. Center	Action: _____	
NOTICES SENT		4	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.

1850 Rec
7000
19-20

THIS INSTRUMENT PREPARED BY / RETURN TO:
Eric D. Laughebruner, Esq./gen
14250 Burrell
1023 Lake Sumter Landing
The Villages, FL 32162

Britny Jones
P.O. Box 133
Oxford, FL 34484

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of October, 2011 between Keith P. Jones and Tracy R. Jones, his wife, whose post office address is P.O. Box 133, Oxford, Florida 34484, grantor, and Britny Leigh Jones, a single woman, whose post office address is P.O. Box 133, Oxford, Florida 34484, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida to wit:

See attached Exhibit "A"

Parcel Identification Number: _____

THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH, AND THE LEGAL DESCRIPTION WAS SUPPLIED BY THE PARTIES; THE PREPARER OF THIS INSTRUMENT ASSUMES NO LIABILITY FOR THE STATE OF THE TITLE OR ANY INACCURACY OF THE LEGAL DESCRIPTION.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:
James Webb
Printed Name: James Webb
Kristy Russell
Printed Name: Kristy Russell

Keith P. Jones
Keith P. Jones

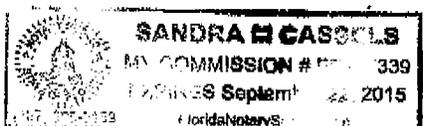
WITNESSES:
James Webb
Printed Name: James Webb
Kristy Russell
Printed Name: Kristy Russell

Tracy R. Jones
Tracy R. Jones

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 7th day of October, 2011, by Keith P. Jones, who is personally known to me or produced a Drivers License identification.

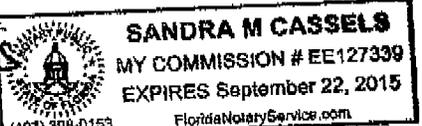
Sandra M Casseles
NOTARY PUBLIC - STATE OF FLORIDA
Sandra M Casseles
(Print Name of Notary Public)
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 7th day of October, 2011, by Tracy R. Jones, who is personally known to me or produced a Drivers License as identification.

Sandra M Casseles
NOTARY PUBLIC - STATE OF FLORIDA
Sandra M Casseles
(Print Name of Notary Public)
My Commission Expires: _____



Inst: 20110206233 Date: 10/10/2011 Time: 3:37 PM
Doc Stamp: Deed: 0.70
D.C. Gloria R. Hayward Sumter County Page 1 of 2 B7395 P-42

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 22 EAST; THENCE N00°39'40"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 2025.00 FEET; THENCE S89°45'43"W, 1058.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'43"W, 273.57 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE N00°48'32"E, ALONG SAID WEST LINE A DISTANCE OF 478.87 FEET; THENCE N89°46'21"E, 272.33 FEET; THENCE S00°39'40"W, 478.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE 50.00 FEET WIDE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PARCEL.

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 22 EAST; THENCE N00°39'40"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 2025.00 FEET; THENCE S89°45'43"W, 1058.86 FEET; THENCE N00°39'40"E, 478.80 FEET TO THE POINT OF BEGINNING; THENCE S89°46'21"W, 50.01 FEET; THENCE N00°39'40"E, 175.91 FEET TO A POINT ON THE SOUTH LINE OF A 30 FEET WIDE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 447, PAGE 317, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°46'59"E, ALONG THE SAID SOUTH LINE, 50.01 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°39'40"W, 175.90 FEET TO THE POINT OF BEGINNING.