

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2011-0030 - Rezoning on 10.14 acres MOL from A5 & RR to A10C · Christy & Bobby Causey · CR 708/Center Hill (ZAB recommends approval)

**REQUESTED ACTION:** **Approve Rezoning R2011-0030**

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

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**HISTORY/FACTS/ISSUES:**

The applicant is requesting a rezoning on 10 14 acres MOL from RR & A5 to A10C to bring the property into compliance with the Future Land Use Map.

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

ZAB cases:

- 1) Christy & Bobby Causey - R2011-0030\*\*\*\*\*
  - 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>                     | R2011-0030   |
| <b>APPLICANT:</b>                   | Christy & Bobby Causey   |
| <b>REPRESENTATIVE:</b>              | Lauren Wells   |
| <b>REQUESTED ACTION:</b>            | Rezone 10 14 acres MOL from A5 & RR to A10C to bring into compliance with the Future Land Use Map. |
| <b>EXISTING ZONING:</b>             | A5 & RR5   |
| <b>FUTURE LAND USE:</b>             | Agricultural   |
| <b>EXISTING USE:</b>                | Vacant   |
| <b>PARCEL SIZE:</b>                 | 10 14 acres MOL  |
| <b>GENERAL LOCATION:</b>            | Center Hill  |
| <b><u>SURROUNDING LAND USE:</u></b> | <b><u>SURROUNDING ZONING:</u></b>  |
| <b>NORTH:</b> Agricultural          | <b>NORTH:</b> C2 = residence   |
| <b>SOUTH:</b> Agricultural          | <b>SOUTH:</b> RR1/A5 = vacant  |
| <b>EAST:</b> Agricultural           | <b>EAST:</b> A5 = vacant   |
| <b>WEST:</b> Agricultural           | <b>WEST:</b> RR/C2 = vacant  |

**CASE SUMMARY:**

The subject property is located on the northwest corner of CR 708 & CR 714 in the unincorporated Center Hill area of Sumter County

The subject property is approximately 10 14 acres with a width of approximately 660 feet and depth of approximately 660 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 south, east and west of the subject property have an Agricultural Future Land Uses and A5, RR1 & RR zonings. Property located to the north of the subject property has an Agricultural Future Land Use and a non-vested C2 zoning.

**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) 2 (In favor) 1**

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

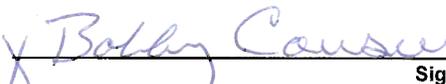


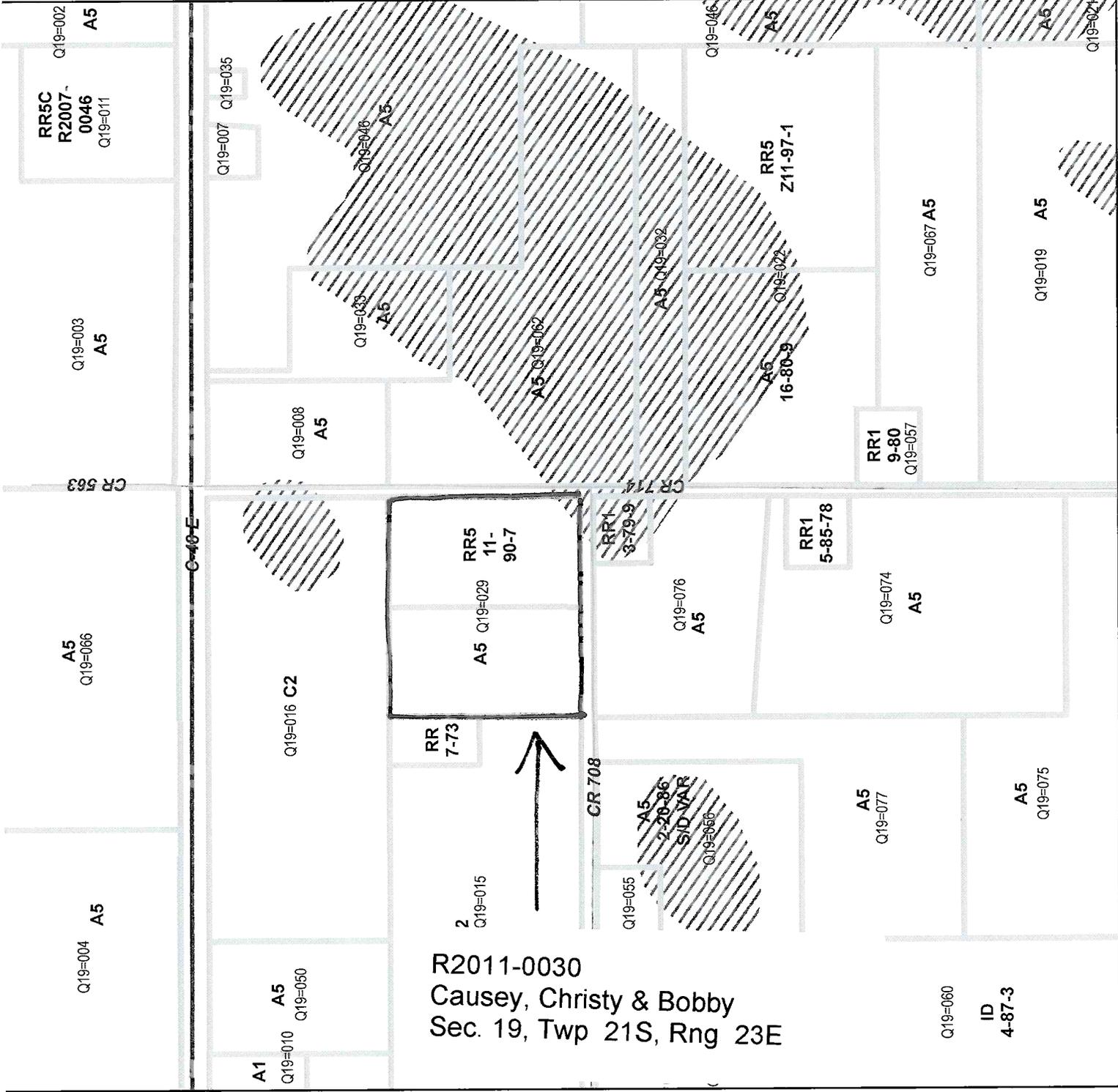
**SUMTER COUNTY  
ZONING AND ADJUSTMENT BOARD**

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

Project No: **R2011-0030**  
Application: 9/30/2011 KES

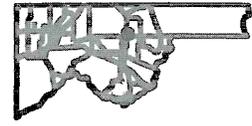
**REZONING**

|  |                       |  |   |   |  |
|--|-----------------------|--|---|---|--|
| PROJECT TYPE<br>REZONING   |                       | PROJECT SUBTYPE<br>RESIDENTIAL               |   | PROJECT DESCRIPTION<br>REZONE 10.14 ACRES MOL TO A10C       |  |
| OWNER<br>CAUSEY, CHRISTY L & BOBBY   |                       | ADDRESS<br>3341 CR 708 CENTER HILL, FL 33514 |   | PHONE   |  |
| AGENT/APPLICANT<br>LAUREN WELLS  |                       | ADDRESS                                      |   | PHONE<br>(352) 457-5547                                     |  |
| PARCEL #<br>Q19=029  | SEC/TWP/RNG<br>192123 | GENERAL<br>CENTER HILL                       | DIRECTIONS TO PROPERTY<br>E ON C-48. S ON CR 714. PROPERTY IS LOCATED ON THE NW COR OF CR 708 & CR 714. |   |  |
| Property Address<br>CR 714, CENTER HILL, FL 33514  |                       |  |   |   |  |
| PARCEL SIZE<br>10.14 ACRES MOL   |                       | F.L.U.<br>AG                                 |   | LEGAL DESCRIPTION<br>THE SE 1/4 OF SE 1/4 OF NW 1/4         |  |
| PRESENT ZONING<br>A5/RR5   |                       | PRESENT USE<br>VACANT                        |   |   |  |
| REQUESTED REZONING<br>REZONE 10.14 ACRES MOL FROM A5 & RR5 TO A10C TO BRING INTO COMPLIANCE WITH THE FLUM  |                       | REZONED ACREAGE<br>10.14 ACRES MOL           |   | REZONED LEGAL DESCRIPTION<br>THE SE 1/4 OF SE 1/4 OF NW 1/4 |  |
| ABUTTING PROPERTY<br>ZONING/USE<br>F.L.U.  | NORTH<br>C2-RES<br>AG | EAST<br>A5-VACANT<br>AG                      | SOUTH<br>RR1/A5-VACANT<br>AG  | WEST<br>RR/C2-VACANT<br>AG                                  |  |
| 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.  |                       |  |   |   |  |
| <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>   |                       |  |   |   |  |
| <br>Signature(s)  |                       |  |   | September 30, 2011<br>Date                                  |  |
| 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. |                       |  |   |   |  |
| Zoning and Adjustment Board  |                       | 11/7/2011 6:30 PM                            | Room:<br>Colony<br>Cottage<br>Rec. Center   | Action: _____   |  |
| County Commission Meeting  |                       | 11/22/2011 5:30 PM                           | Room:<br>Colony<br>Cottage<br>Rec. Center   | Action: _____   |  |
| NOTICES SENT <b>4</b>  |                       | RECEIVED IN FAVOR <b>1</b>                   |   | RECEIVED OBJECTING <b>2</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 roadway or easement, and will not come on site unless access requires it.  |                       |  |   |   |  |



R2011-0030  
 Causey, Christy & Bobby  
 Sec. 19, Twp 21S, Rng 23E

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



1 inch = 0.09 miles

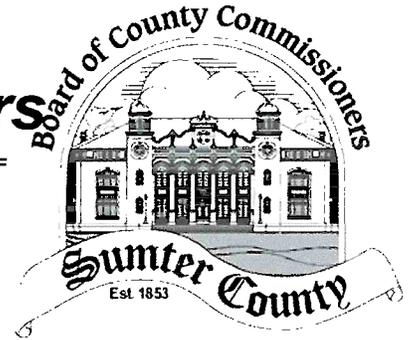
Date Prepared 10-17-11

# 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) Owner hereby authorize Bobby Causey 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:

#### Insert Legal Description:

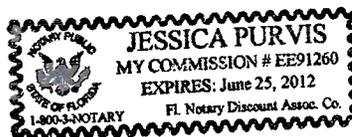
Christy Causey  
Signature  
Printed Name: Christy Causey

Bobby Causey  
Signature  
Printed Name: Bobby Causey

SWORN TO and subscribed before me this 30th day of Sept, 2011, by Christy & Bobby Causey, personally known to me to the person(s) named above or who produced the following identification:

Jessica Purvis  
Notary Public, State of Florida  
My Commission expires: 6-25-12

(Seal)

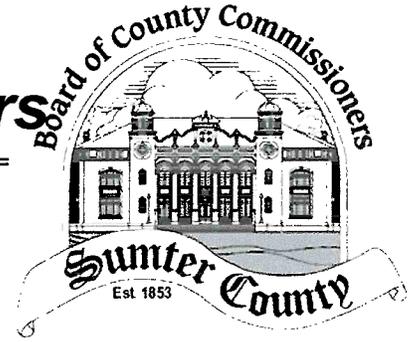


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Website: <http://sumtercountyfl.gov/plandevlop>



### Authorization Form for Individuals

State of Florida  
County of Sumter

I/we, the undersigned as the ( ) Applicant (X) Owner hereby authorize Lauren Wells 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:

### Insert Legal Description:

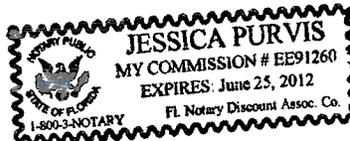
Christy Causey  
Signature  
Printed Name: Christy Causey

Lauren Wells  
Signature  
Printed Name: Lauren Wells

SWORN TO and subscribed before me this 30th day of Sept, 2011, by Christy Causey & Lauren Wells, personally known to me to the person(s) named above or who produced the following identification:

Jessica Purvis  
Notary Public, State of Florida  
My Commission expires: 6-25-12

(Seal)



Q19=077

THE N 3/4 OF W 1/2 OF E 1/2 OF SW 1/4 LESS THE S 1062.11 FT AND LESS THE N 715 FT OF W 527 FT AND THE N 353.94 FT OF S 1062.11 FT OF N 3/4 OF W 1/2 OF E 1/2 OF SW 1/4 SECTION 19 TOWNSHIP 21 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA

Q19=029

THE SE 1/4 OF SE 1/4 OF NW 1/4 SECTION 19 TOWNSHIP 21 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA

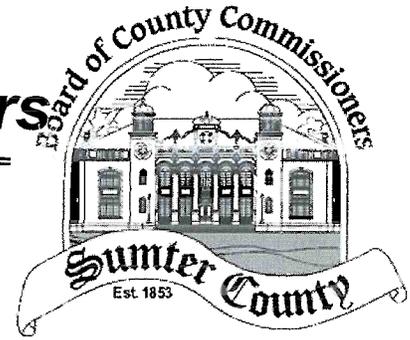
# Board of County Commissioners

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## NOTICE OF PUBLIC HEARING

October 20, 2011

JUDY WILLIAM J  
3341 CR 708  
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 **Christy & Bobby Causey** This property is being considered for **rezoning** at a public hearing.

CASE# **R2011-0030** to rezone **10.14 acres MOL** from **A5 & RR5** to **A10C (General Agricultural with Conventional Housing) Zone** which allows one (1) conventionally-built or Class A mobile home dwelling unit per ten acre parcel.

A **public hearing** before the Zoning and Adjustment Board will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, November 7, 2011 at 6:30 p.m.**

The property is located as follows: Center Hill area. The property is located on the northwest corner of CR 708 & CR 714.

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 at Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162 on **Tuesday, November 22, 2011 at 5:30 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DEPARTMENT, 7375 Powell Road, Ste. 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352)689-4460.

I approve of the above.

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

*William J. Judy*

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

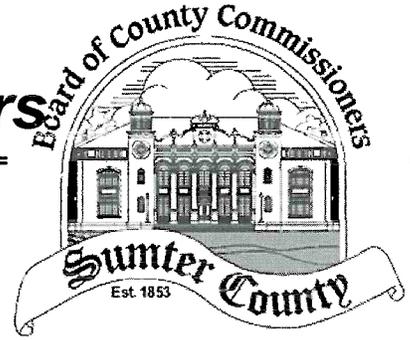
RE. CASE# **R2011-0030**

# Board of County Commissioners

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## NOTICE OF PUBLIC HEARING

October 20, 2011

BURKE WILLIAM JR  
3335 CR 708  
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 Christy & Bobby Causey. This property is being considered for **rezoning** at a public hearing.

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I approve of the above.

I do not approve of the above for the following reason(s): I was informed that they intend to put a cattle truck wash out facility here. CR 714 is not conducive to large semi-trucks. Water will stand on the land because of the clay foundation.

Please return no later than November 1, 2011

RE. CASE# R2011-0030

standing water will lead to mosquitos, odors and possible spill-over to adjoining properties. I definitely do not approve of this change.

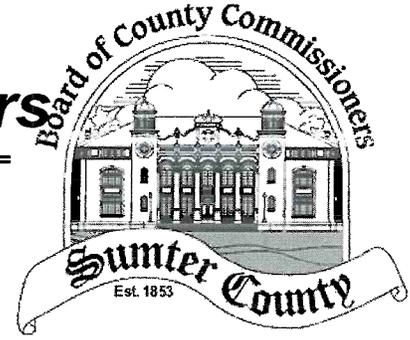
*William T Burke JR*

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## NOTICE OF PUBLIC HEARING



October 20, 2011

MADDOX STUART W & LORI G, CO-T  
401 JUMPER DR S  
BUSHNELL, FL 33513

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

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I approve of the above.

I do not approve of the above for the following reason(s): Mobile homes devalue adjoining property. In addition to that, there have been mobile homes on this

Please return no later than November 1, 2011

RE. CASE# R2011-0030

Property in the past. They were not well maintained, the yard was full of debris, doors on the homes were standing wide open a lot of the time and a travel trailer was also set up next to it for more than a year. We do not approve of this change.

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 R2011-0030. The lands described in application R2011-0030 are hereby rezoned to A10C, 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