



**Sumter County Planning and Zoning Special Master
May 4, 2020, 6 P.M.
The Villages Sumter County Service Center (7375 Powell Rd.,
Room 102, Wildwood, FL 34785)**

V2020-0002 - Beard

Variance request to reduce the roadway setback from C-470 N from 75-foot to 40-foot to allow installation of a MH.

Documents:

[V2020-0002 Beard Application_ADA.pdf](#)
[V2020-0002-Beard Staff report_ADA.pdf](#)

R2020-0009 - Robbie Shoemaker for Crowder

Recommendation to the BOCC on rezoning 20 acres from A10C to RR5C.

Documents:

[R2020-0009- Crowder Application_ADA.pdf](#)
[R2020-0009-Crowder Staff report_ADA.pdf](#)

R2020-0010 - Archie Ellwood for AEllwood LLC

Recommendation to the BOCC on rezoning 0.9 ac from R2C to R2M.

Documents:

[R2020-0010 Ellwood Application_ADA.pdf](#)
[R2020-0010 -Ellwood Staff report_ADA.pdf](#)

S2020-0001 - Tommy's Hauling

Recommendation to the BOCC on modification and renewal of a special use permit for a sand excavation and hauling business.

Documents:

[S2020-0001 tommys Hauling_ADA.pdf](#)
[S2020-0001 -Tommys Hauling Staff Report_ADA_.pdf](#)

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # V2020-0002
Date Recv'd: 3-12-2020
Planner: Patricia Burgos

ZSM date 4/6/2020 6:00 pm

VARIANCE APPLICATION

Applicant Information:

Name of Property Owner(s): Bret Beard

Address: 8279 E.C. 470, Sumterville, FL 33585

Owner Phone: 352-460-5487 Email: bretbeard99@gmail.com

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Request: (Additional information may be attached)

To reduce the setback from C-470 to allow me to put a home on the property

What is the Nature of the Hardship:

I am not able to put a double-wide mobile home on lot due to 75' road setback from C 470 N

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

Lot 25 BLK 1 Unit 2 Panacoochee Retreats PB2 PG 14

Street Address: _____

Parcels # **F31B007**

Current Use: **Vacant**

Please Provide:

1. Deed or other proof of ownership
2. Signed authorization if applicant is not the land owner
3. Site plan/sketch drawn to scale showing how property will be used (identify areas where the variance is being requested – setbacks, landscaping, etc))
4. Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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.

Bret Beard

3/12/2020

Signature

Date

Bret Beard

Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Building permits may be required following approval before business can be conducted.

PARCEL ID: F31B007
Owner: Bret D. Beard
Zoning: R4M



approx 30ft. X 64ft.

Farnsworth, Sue

From: bret beard <bretbeard99@gmail.com>
Sent: Friday, April 17, 2020 5:21 AM
To: Farnsworth, Sue
Subject: Re: Special Master Meeting for variance request in Lake Panasoffkee

This is correct. Thanks

Sent from my iPhone

On Apr 16, 2020, at 2:53 PM, Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov> wrote:

Good morning Bret,

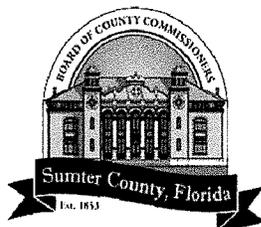
We are planning to restart the Sumter County Planning and Zoning Special Master meetings on May 4th. Holding the meeting is contingent upon the Florida Governor's Safer at Home order ending on April 30th. If Governor DeSantis extends the Safer at Home order we will be rescheduling the meeting and I will let you know.

Your variance request is scheduled for the May 4th meeting. The meeting will be held in room 102 of The Villages Sumter County Service Center, 7375 Powell Rd, Wildwood, FL. This is the same office where you originally applied for the variance. The meeting will start at 6 pm. Your application is first on the agenda.

As per our discussion I will be advertising your request as **reducing the roadway setback from C-470 from 75-ft to 40-ft**. You will be meeting the required 10-ft setback to the south property line. Please email back to confirm that this is the requested variance. I will need this confirmation in writing.

Thank you,

Sue



Sue Farnsworth

Planner

Planning and Building
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov



NOTE: The Sumter County Board of County Commissioners is a government entity making this and future email transmissions including attachments subject to inspection under Florida Statutes Chapter 119 unless specifically exempted or deemed confidential by law.

VARIANCE APPLICATION
May 4, 2020

CASE NO. V2020-0002

LANDOWNER: Bret Beard

REQUESTED ACTION: Variance to reduce the roadway setback required from C- 470 N from 75-ft to 40-ft to allow installation of a mobile home.

PARCEL NUMBER: F31B007

LEGAL DESCRIPTION: LOT 25 BLK 1 UNIT 2 PANACOOCHEE RETREATS PB 3 PG 14

EXISTING ZONING: R4M

EXISTING USE: Vacant

FUTURE LAND USE: Commercial

PARCEL SIZE: 0.9 acres

GENERAL LOCATION: Lake Panasoffkee area - Southeast corner of C 470 N and CR 426E

SURROUNDING USES AND ZONING:

The subject property is a platted lot at the southeast corner of C 470 N and CR 426E (Map). There are single-family homes and mobile homes along the south side of C 470 N. Properties on the south side of C 470 N are zoned R4M and are developed residentially. Properties on the north side of C 470 N are zoned Light Commercial (CL) and are undeveloped.

CASE SUMMARY:

The applicant is requesting this variance to allow the installation of a home on the subject property (Attachment).

The lot was lawfully created as part of the Panacoochee Retreats plat in 1959. Typical lots within Panacoochee Retreats are 75-foot wide and 120-ft deep with the narrower dimension oriented along the road frontage. Corner lots are typically five-foot wider and/or longer. The subject property is 85-foot wide and 125-foot deep with the narrower dimension oriented along CR 426E. This creates a situation where the 85-foot wide lot is encumbered by a 70-foot roadway setback requirement along its north edge (C 470 N) and a ten-foot setback requirement along its south edge. Adhering to the setback requirements of the Land Development Code results in a five-foot wide building envelope. (Attachment 2).

CASE ANALYSIS:

The Planning and Zoning Special Master (PZSM) must make all of the following findings to grant the variance [Section 13-237(c)(1) Land Development Code]. Staff’s analysis of each of the findings required for the issuance of a variance by the PZSM is provided in italic type following each finding:

Due to conditions beyond the control of the applicant, strict or literal enforcement of the Land Development Code results in practical difficulties or unnecessary or undue hardships;

Literal enforcement of the Land Development Code would limit the buildable area of the lot to a depth of only five foot. A variance approval is necessary to avoid undue hardship by allowing reasonable development.

Hardship is unique and not shared by other properties;

The owner’s situation is unique and not shared by neighbors. Other properties within the neighborhood are oriented to provide greater depth.

Hardship is related to the land, building or structure and not personal circumstances;

The hardship is specific to the land and not personal circumstances.

Hardship not the result of the applicant’s own actions;

The property was platted prior to the applicant’s ownership. The hardship is not a result of his actions.

Variance is the minimum variance needed for reasonable use of the land, building or structure;

The variance is the minimum required to allow placement of a home on the property.

Variance will not be detrimental to the public welfare;

The variance will not be detrimental to the public welfare. The variance does not encroach into any easements nor negatively impact the potential development of the adjacent property.

Variance will not result in the extension of a non-conforming situation nor authorize the non-conforming use of land;

The variance will not result in a non-conforming situation or authorize a non-conforming use of land.

Variance will not permit a use prohibited by the Land Development Code;

This variance does not permit a use prohibited by the Land Development Code.

Surrounding non-conforming lands, buildings or structures can not be considered in the approval of the variance.

No nonconforming use of neighboring lands, structures, or buildings in the same land use zone, and no permitted use of lands, structures and buildings in other land use zones have been considered as grounds for the authorization of the variance.

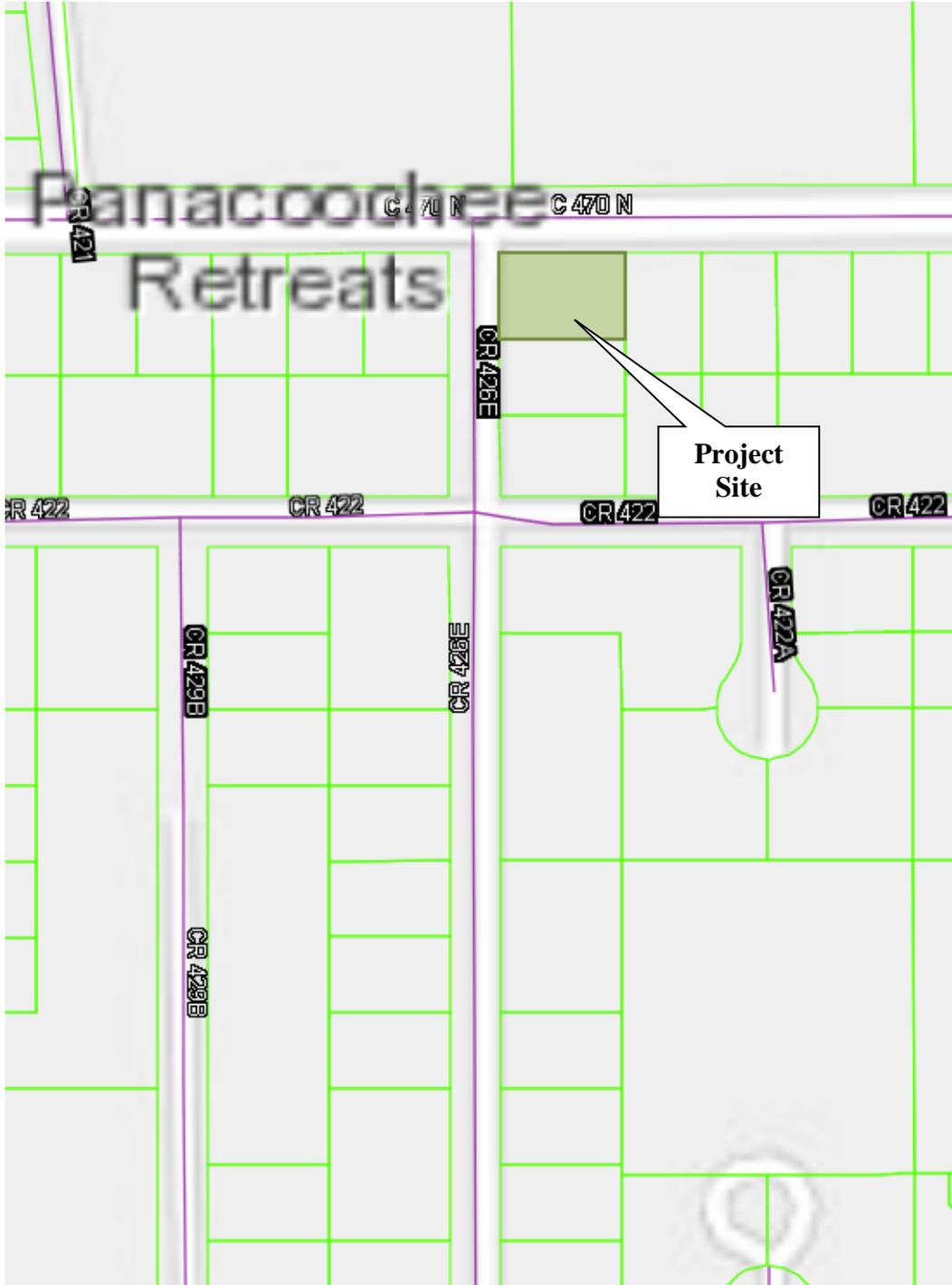
DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

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 with the following conditions:

1. All residential structures on the property shall maintain at least a forty (40) foot setback to the north property line along C 470 N.
2. Residential structures that require building permits, shall maintain at least a ten-foot setback to the south property line.

Notices Sent: 37 (In support/no comment) 3 (Not in support) 1

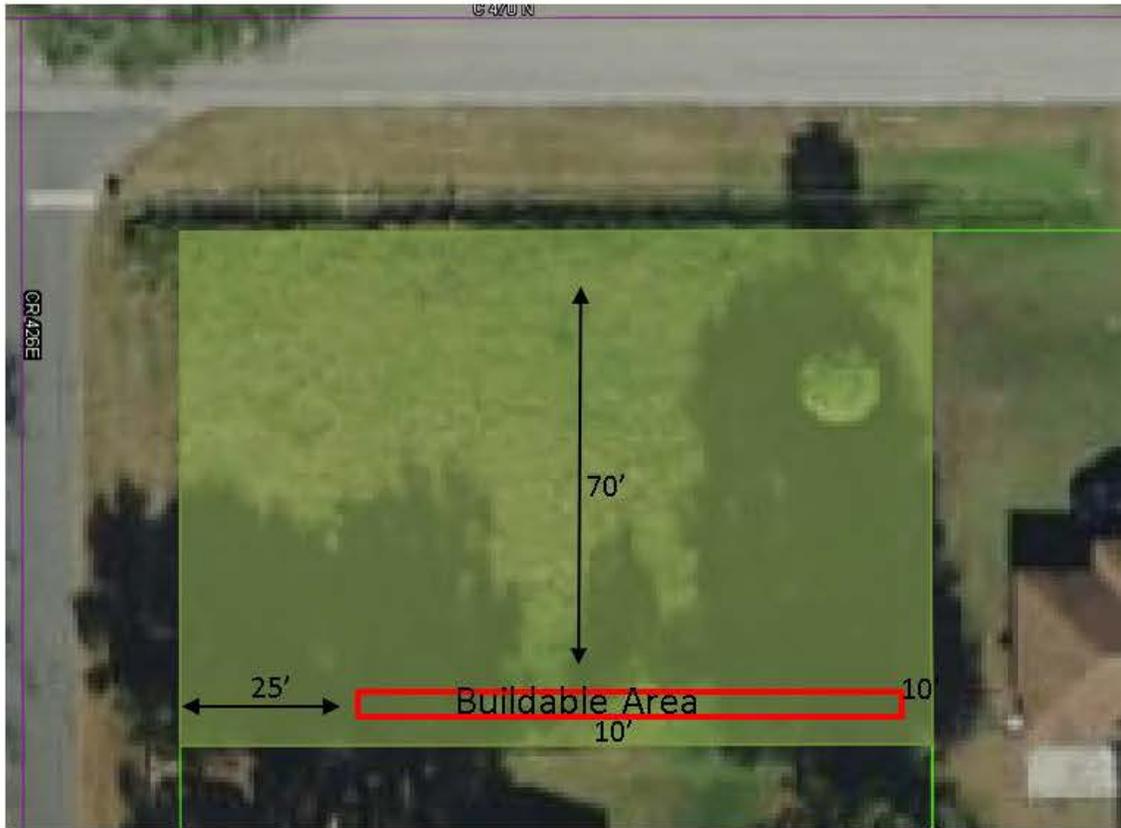
Map
V2020-0002



**Attachment 1
Proposed House Location**



Attachment 2
Building Envelope with Required Setbacks



Farnsworth, Sue

From: rick johnson <rj3640@gmail.com>
Sent: Monday, March 30, 2020 2:51 PM
To: Farnsworth, Sue
Subject: CASE# v2020-00002

I do not support the change !

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: wholling@frontiernet.net
Sent: Tuesday, April 21, 2020 1:31 PM
To: Farnsworth, Sue
Subject: case# v2020-00002 - Bret Beard

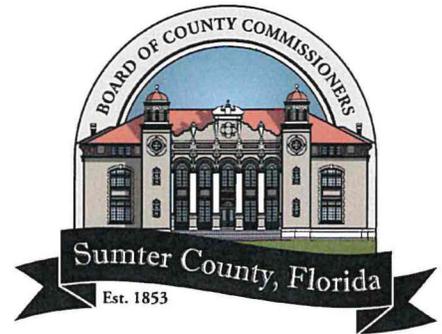
We have no problem with the variance.

Walter & Sandra Hollings

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

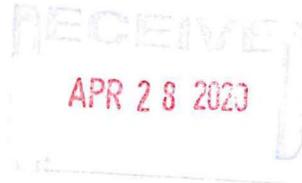
Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



April 15, 2020

DALEY PETER A
PO BOX 1396
LAKE PANASOFFKEE, FL 33538



To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **Bret Beard** (see map on reverse). The property is being considered at a public hearing for a variance.

CASE# V2020-00002 - Bret Beard – Variance to reduce the roadway setback required from C- 470 N from 75-ft to 45-ft, and reduce the south side yard setback from 10-ft to 5-ft to allow construction of a home.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785** on **May 4, 2020**, at **6:00 p.m.**

The property is generally located on the southeast corner of C-470 N and CR north side of CR 462E (see map on reverse)

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400, ext.

I support the above.
 I have no comment on the above.
 I do not support the above for the following reason(s): _____

Please return no later than **April 28, 2020**

RE: CASE# **V2020-0002**

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

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I support the above.

I have no comment on the above.

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

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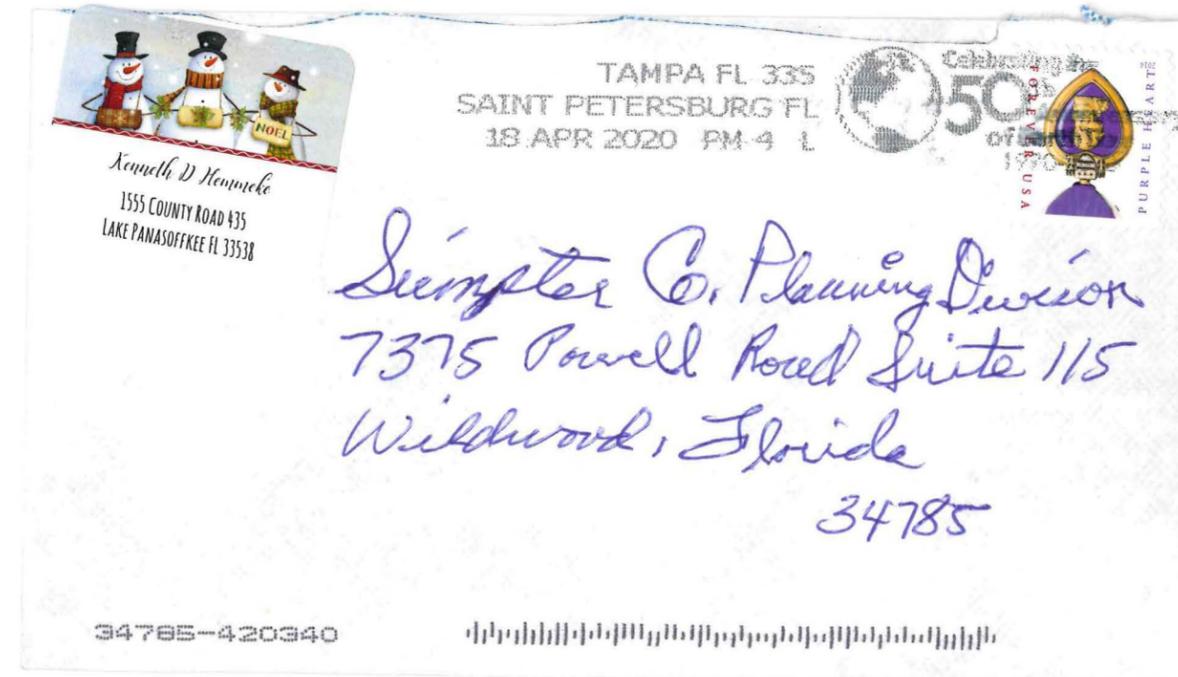
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Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # R2020-0009

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

_____ Land Use Amendment (<10 acres)

_____ Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): Dennis & Judy Crowder

Address: 12117 CR 227 Oxford, FL 34484

Owner Phone: _____ Email: _____

Name of Agent: Robbie Shoemaker

Address: 900 Cleveland Ave Wildwood, FL 34785

Agent Phone: 352-303-6798 Email: Robbie@flamingore.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

S 1/2 of S 1/2 of the SW 1/4 of SE 1/4, &

The N 1/2 of the S 1/2 of the SW 1/4 of the SE 1/4

Street Address: _____

Parcels # C11-050, C11-079 Current Use: _____

Current Future Land Use: _____ Current Zoning: A10C

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Authorization Form for Individuals

State of Florida
County of Sumter

I/we, the undersigned as the Property Owner hereby authorize ROBBIE SHUEMAKER to act as my/our agent in connection with the () Rezoning () Comprehensive Plan Amendment () Special Use Permit () Temporary Use Permit () Conditional Use Permit () Operating Permit () Variance () Site Development () Other: _____ on the following described property located in Sumter County, Florida:

Legal Description:

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Dennis A. Crowder
Printed Name:

Judy M. Crowder
Printed Name:

SWORN TO and subscribed before me this 13th day of MARCH, 2020, by

DENNIS CROWDER & JUDY CROWDER, who is personally

known to me or who has produced the following identification:

FL DL
[Signature]
Notary Public, State of Florida
My Commission expires: 7/23/2023

(Seal)



Jamie Lynn Shoemaker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG331071
Expires 7/23/2023

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
May 4, 2020**

**BOARD OF COUNTY COMMISSIONERS
May 12, 2020**

CASE NO.: R2020-0009

LAND OWNER: Dennis and Judy Crowder

REPRESENTATIVE: Robbie Shoemaker

REQUESTED ACTION: Rezone 20 acres MOL from A10C (Agricultural – ten acres – conventional housing) to RR5C (Rural Residential – five acres – conventional housing).

PARCEL NUMBER: C11-050 & C11-079

LEGAL DESCRIPTION: IN SEC 11, TWP 18S, RNG 22E; THE S 1/2 OF THE SW 1/4 OF THE SE ¼.

EXISTING ZONING: A10C

EXISTING USE: Residence and vacant

FUTURE LAND USE: Agricultural

PARCEL SIZE: 20 acres MOL

LOCATION: Oxford area-East side of CR 227, 12000 ft north of E C-466. (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in a rural area with a mixture of agricultural and rural residential uses. Adjacent properties are zoned A10C, Agricultural and RR5C, Rural Residential. (Map 2). The property is within the Urban Development Area.

The RR5C zoning district provides for a rural residential atmosphere where families, depending on the district, may reside in one (1) conventional or Class A mobile home

dwelling unit per parcel and grow food and keep livestock for domestic use, and also to provide a buffer between agricultural and higher density residential uses.

CASE SUMMARY

The landowner is requesting this rezoning to allow the two parcels be split into five-acre parcels. The proposed parcels meet the five-acre minimum lot size requirement of the Agricultural Future Land Use District within the Urban Development Area. An RR5C zoning assignment will allow the landowner to obtain building permits on the newly created parcels.

The requested rezoning is consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. The requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The Oxford area is under increasing development pressure as The Villages development matures. The surrounding agricultural area is shifting into smaller farms and rural residential estates.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will benefit the landowner rather than the community.
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Proof of ownership is on file.

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: 10 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0009



Map 2
Surrounding Area with Zoning Designations
R2020-0009



\$600⁰⁰

Board of County Commissioners

352-689-4400 x4750 Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

_____ Land Use Amendment (<10 acres)

_____ Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): A Ellwood LLC

Address: 7245 CR 647 CE

Bushnell FL 33513

Owner Phone: 813-355-6767 Email: AELLWOOD01@aol.com

Name of Agent: Archie Ellwood

Address: 7416 ~~CR~~ Mint Julep Dr

Riverview FL 33578

Agent Phone: 813-355-6767 Email: AELLWOOD01@aol.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

lot 6 Holiday Height Blk A unrecorded Sub or 139

PG 394 & AN UNDU 2/86 int in the Public Boat landing

as desc in 0r258 PG 31 ~~7245 CR 647 CE~~

Street Address: _____

Parcels # L240006 Current Use: _____

Current Future Land Use: _____ Current Zoning: R2C

Requested Future Land Use _____ Requested Zoning: R2M

Acreage requested: All (.90)

Reason for the request:

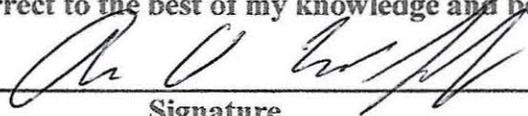
Install older mobile home

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Sumter County Land Development Code Sec. 13-315(a)(2)).

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.

 4-2-2020
Signature Date

Archie O Ellwood
Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
AELLWOOD, LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L16000164490 |
| FEI/EIN Number | 81-3766049 |
| Date Filed | 09/06/2016 |
| State | FL |
| Status | ACTIVE |

Principal Address

7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

Mailing Address

7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

Registered Agent Name & Address

ELLWOOD, ARCHIE O, JR
7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

Authorized Person(s) Detail

Name & Address

Title PMGR

ELLWOOD, ARCHIE O, JR
7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

Title VMGR

ELLWOOD, APRIL L
7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

Title TMGR

ELLWOOD, SHARON L
7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

RIVERVIEW, FL 33578

Title SMGR

ELLWOOD, ARCHIE O
7416 MINT JULEP DRIVE
RIVERVIEW, FL 33578

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2018 | 01/15/2018 |
| 2019 | 01/20/2019 |
| 2020 | 01/27/2020 |

Document Images

| | |
|--|--|
| 01/27/2020 – ANNUAL REPORT | View image in PDF format |
| 01/20/2019 – ANNUAL REPORT | View image in PDF format |
| 01/15/2018 – ANNUAL REPORT | View image in PDF format |
| 02/05/2017 – ANNUAL REPORT | View image in PDF format |
| 09/06/2016 – Florida Limited Liability | View image in PDF format |

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
May 4, 2020**

**BOARD OF COUNTY COMMISSIONERS
May 12, 2020**

CASE NO.: R2020-0010

LAND OWNER: AEllwood, LLC

REPRESENTATIVE: Archie Ellwood

REQUESTED ACTION: Rezone 0.9 acres MOL from R2C (Residential – ½ -acre minimum lot size, conventional housing) to R2M (Residential- 1/2 acre minimum lot size, allowing for mobile homes).

PARCEL NUMBER: L24C006

LEGAL DESCRIPTION: LOT 6 HOLIDAY HEIGHT BLK A
UNRECORDED SUB OR 139 PG 394

EXISTING ZONING: R2C

EXISTING USE: Mobile Home

FUTURE LAND USE: Rural Residential

PARCEL SIZE: 0.9 acres MOL

LOCATION: Nobleton area – East side of CR 647C-E, 900 foot north of CR 647C-S (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in an unrecorded subdivision in a rural area with a mixture of homesites and agricultural uses. Adjacent properties are zoned Residential (R2C – south, R2M – north, RR1C - west) and Agricultural (A10C – east) (Map 2).

Surrounding properties include a mixture of housing types and ages. The Sumter County Property Appraiser's office indicates Holiday Heights was initially developed in the early 1970's. The majority of the houses are mobile homes. The subject property was originally developed with a 1972 mobile home.

The R2M zoning district provides for a residential atmosphere where families may reside in one (1) conventional or Class A or B mobile home dwelling unit per parcel or a multifamily building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts, (LDC 13-422(a)(2)).

CASE SUMMARY

This rezoning request affects a 0.9-acre parcel. The original parcel was lawfully created as part of an unrecorded subdivision. This application seeks to rezone the property to allow installation of a Class B mobile home.

The requested rezoning is consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. The requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

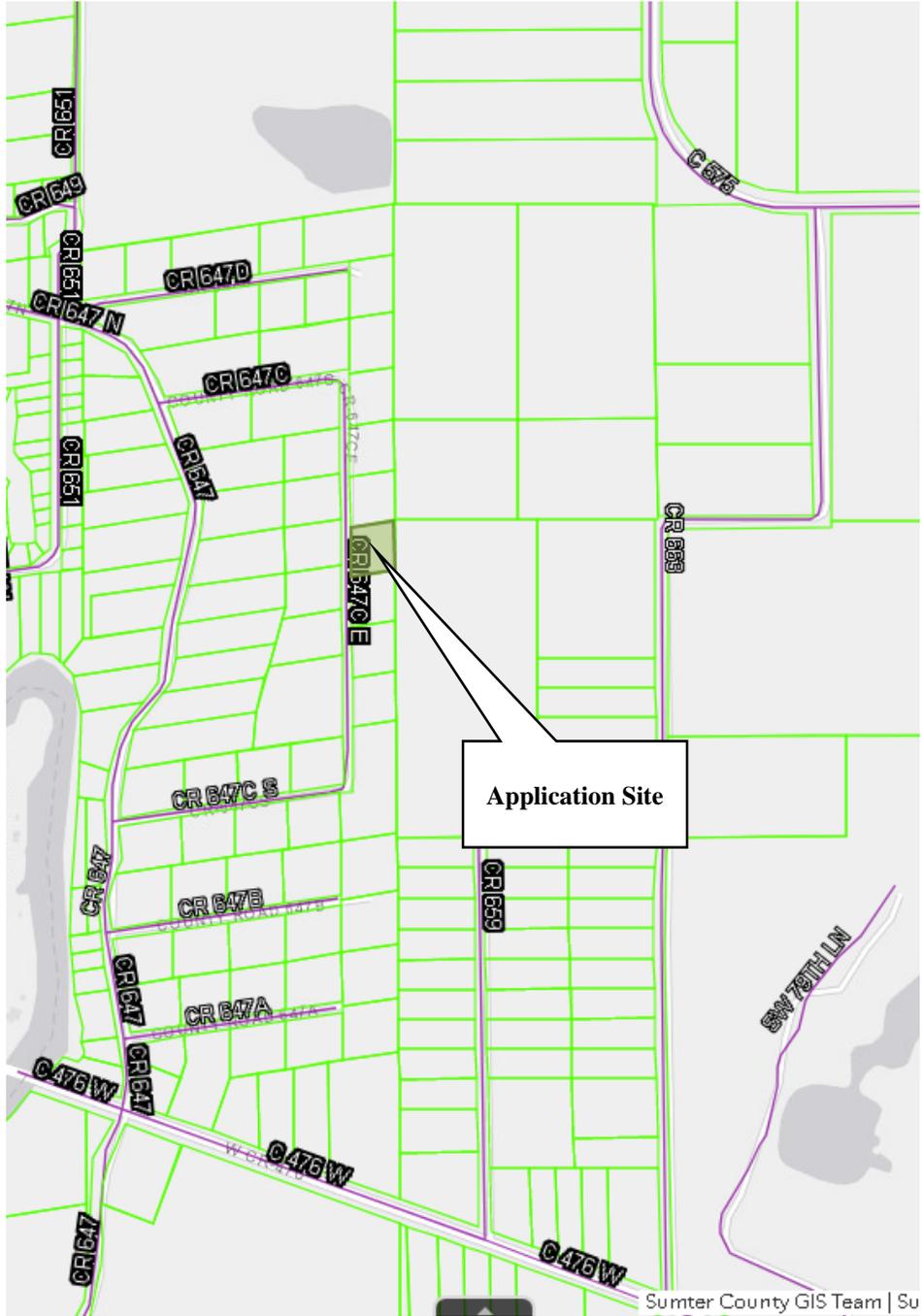
- a) Change of conditions, or absence of changed conditions.
The original mobile home on site has deteriorated. This rezoning is necessary to replace the unit with a more recent Class B unit..
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to replace an older mobile home.
- d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

DEVELOPMENT SERVICES DEPARTMENT 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: 23 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0010

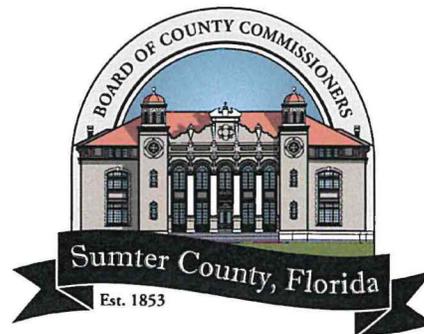


Map 2
Surrounding Area with Zoning Designations
R2020-0010



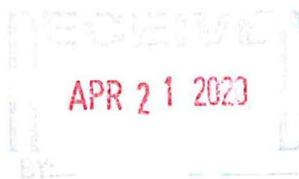
Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



April 15, 2020

ARCHER GERALD W & CARRIE O
7155 CR 647CE
BUSHNELL, FL 33513



To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **Aellwood LLC** (see map on reverse). The property is being considered at a public hearing for Rezoning.

CASE# **R2020-0010** - Archie Ellwood – Rezone 0.9 acres MOL from R2C (Residential – conventional housing) to R2M (Residential – allowing for mobile homes).

A **public hearing** before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785 on May 4, 2020, at 6:00 p.m.**

The recommendations of the Planning and Zoning Special Master will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **May 12, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

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 DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.** Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400.

I support the above.
 I have no comment on the above.
 I do not support the above for the following reason(s): _____

Please return no later than **April 28, 2020**

RE: CASE# **R2020-0010**

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

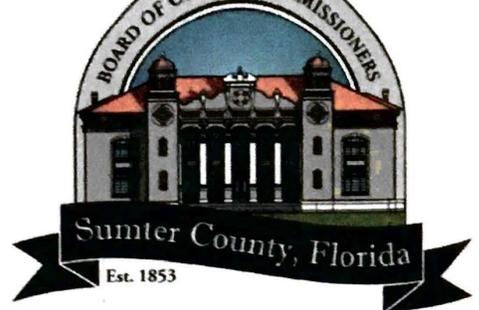
Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Board of County Commissioners Sumter County, Florida



7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

April 15, 2020

COURTNEY THOMAS R & EILEEN L T
1650 PINELLAS PT DR S
ST PETERSBURG, FL 33712

Jan Courtney 4-19-20

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Post Office Box 485
Brooksville, Florida 34605

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

ZSM date _____

Date Recv'd: _____

Planner: _____

BOCC date _____

SPECIAL USE PERMIT APPLICATION

_____ Residential

Commercial

(Minor requests are approved by ZAB--- Major requests approved by BOCC)

Request: (Additional information may be attached)

see attached

Applicant Information:

Name of Petitioner(s): Tommy's Hauling

(or Company/Corp. Name)

Mailing Address: 4912 CR 300; Lake Panasoffkee, FL 33538

Phone: _____

Email: ewildwoodautor@cfl.net.com

Mobile: 352-303-8585

Fax: 352-748-5800

TOMMY'S HAULING
4912 C.R. 300
Lake Panasoffkee, Florida 33538

Cell# (352) 303-8585

March 4, 2020

Board of Sumter County
Commissioners
319 E. Anderson Avenue
Bushnell, Florida 33513

Re: Special Use Permit for Lot 6, Barwick's Addition,
Sumterville, Florida

Dear Sirs,

Our new business plan is, Gradual Reclamation Use.
Upon approval, we will bring in the following (clean materials)
into the pit as follows:

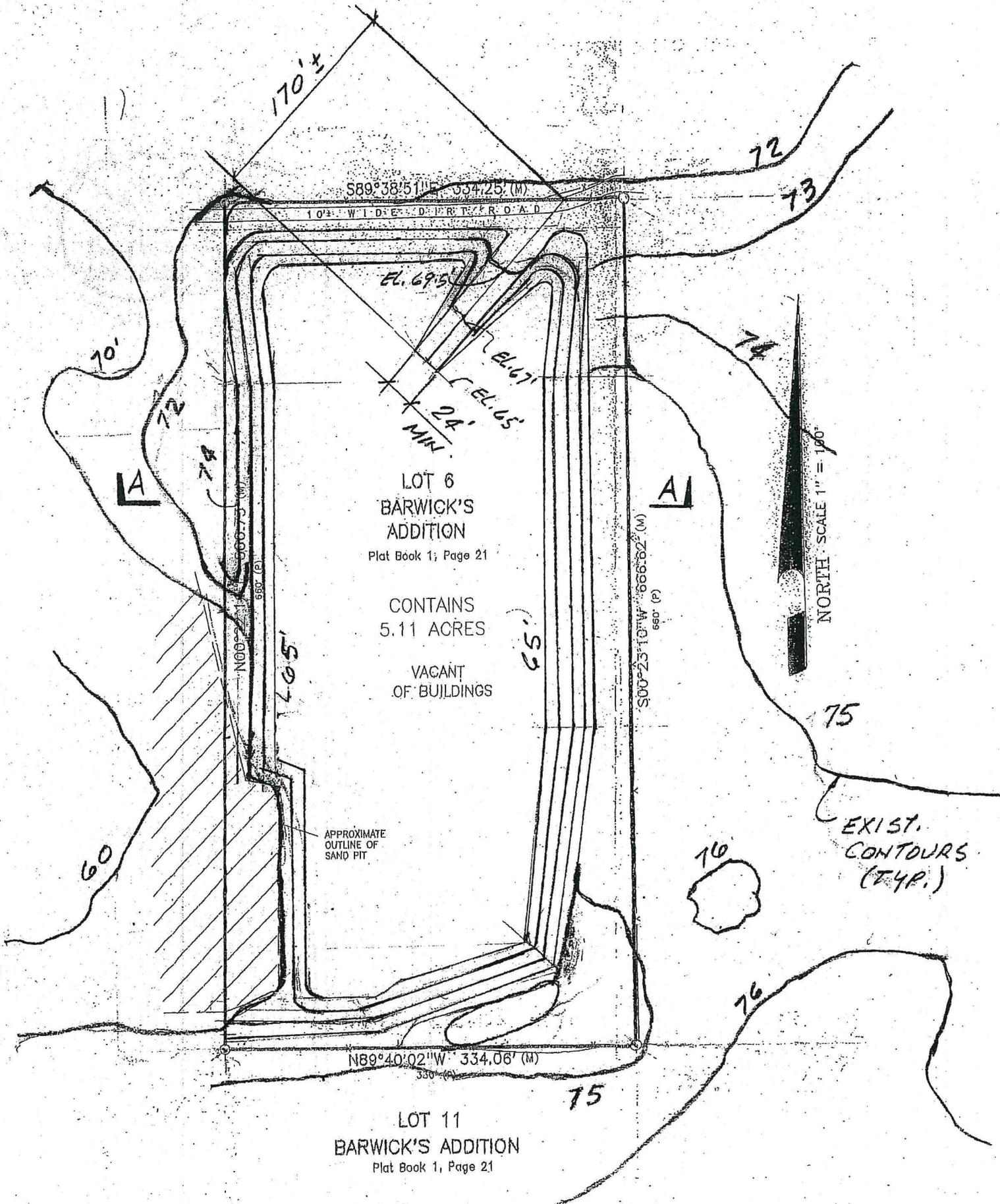
1. Clay Material
2. Sumter County Stone
3. Fill Dirt

We will pack these materials along the sides of the pit and
will start building from there until excavation level is
completed.

Yours truly,



James T. (Tommy) Gough



S89°38'51" E 334.25' (M)
 100' WIDE DIRT ROAD

EL. 69.5'
 EL. 67'
 EL. 65'
 24' MIN.

LOT 6
 BARWICK'S
 ADDITION
 Plat Book 1, Page 21

CONTAINS
 5.11 ACRES

VACANT
 OF BUILDINGS

APPROXIMATE
 OUTLINE OF
 SAND PIT

NORTH SCALE 1" = 100'

N89°40'02" W 334.06' (M)
 330' (P)

LOT 11
 BARWICK'S ADDITION
 Plat Book 1, Page 21

PLAN

ction 24-20-22 (SUBDIVISION BOUNDARY)

S.I.R. #6819
N.W. CORNER
TRACT 6, B.A.
F.L. 1' ± N.

(BASIS OF BEARINGS)
330' (P)

S89°38'51"E 334.25' (M)

FENCE LINE
(TYPICAL)

DIRT ROAD
CONTINUES
TO C.R. 541

10' ± WIDE DIRT ROAD

S.I.R. #6819
N.E. CORNER
TRACT 6, B.A.
AT F.C. (TURNS E.)
F.C. 17' ± N.

NOTE: EASEMENT INFORMATION,
IF ANY, WAS NOT PROVIDED,
SEE LIMITATIONS NOTE #1.

SILT FENCE

3 FT OR MORE
1" = 10'

LOT 6
BARWICK'S
ADDITION

Plat Book 1, Page 21

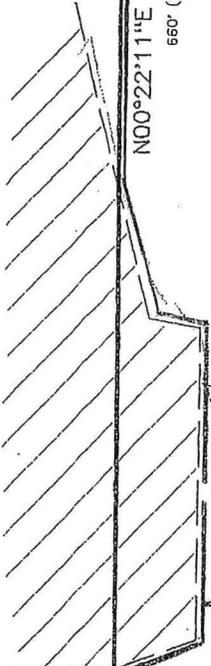
CONTAINS
5.11 ACRES

VACANT
OF BUILDINGS



N00°22'11"E 666.73' (M)
660' (P)

S00°23'10"W 656.62' (M)
660' (P)



APPROXIMATE
OUTLINE OF
SAND PIT

LOT 5
BARWICK'S
ADDITION

Plat Book 1, Page 21

SILT FENCE

NOTE: AN OLD FENCE 2' ± N. HAS BEEN ABANDONED

N89°40'02"W 334.06' (M)
330' (P)

371.11' (M)

S.I.R. #6819
IN F.L.
S.W. CORNER
TRACT 6, B.A.

S.I.R. #6819
S.E. CORNER
TRACT 6, B.A.
F.C. 0.5' N.
& 2.0' E.

F.I.R. #6819
U.S. 301

LOT 11
BARWICK'S ADDITION
Plat Book 1, Page 21

THE OWNER OR AGENT IS AWARE OF AND MUST ASSURE MAIN
PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING

[Signature]
SIGNATURE OF OWNER/AGENT
(DESIGN) ENGINEER SIGNATURE AND SEAL IS LOCATED IN THE !

for this special use permit renewal in a timely manner and has been cooperative in the rescheduling process. There are no active code compliance cases associated with this business.

The applicant provided an engineered site plan as part of S2015-0003 (attachment). The engineered site plan addresses reclamation.

CASE ANALYSIS:

Pursuant to Section 13-332, Sumter County Land Development Code, the proposed special use must meet the following requirements for approval (Staff's review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.
The Land Development code permits excavation as an industrial use, in the RR5C zoning district with a special use permit (Table 13-431, Principal uses). The sand excavation and hauling business has maintained the required special use permit.
- b. The use must be compatible with surrounding existing and anticipated uses.
The facility meets the required land use and zoning requirements and was previously permitted for operation.
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, or parking congestion, or generate traffic that exceeds the capability of roads and streets serving the use, or otherwise affect public safety.
Renewal of the special use permit will not adversely affect the public interest. Allowing the landowner to fill the existing pit will not create a hazard or adverse impact to the public.
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions which may pose a danger to life, health or property.
The proposed permit extension and filling activity will not pose a danger to life, health or property. It is an existing sand excavation facility with no wetlands, flood zone land, or ongoing drainage problems.
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.
The proposed permit extension and filling activity will not pose an adverse effect on the environmental, public health, safety or public welfare.
- f. Proposed improvements and the level of cooperation by the developer shall be considered.
The applicant is not proposing any new improvements. They have been very cooperative in developing the application and in rescheduling the request due to the COVID-19 state of emergency.
- g. Unless specifically provided otherwise, the use shall comply with this code.

The request complies with the Land Development code. Conditions of approval have been carried forward from S2015-0003..

The following additional requirements must be considered in reviewing special uses (Sec 13-232(2)).

- a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.

The continued use of this facility will not unduly infringe on the rights of surrounding property owners. .

- b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of Transportation, the Florida Highway Patrol and the sheriff's office in making this determination.

Trucks will continue using CR 526 to access US 301.

- c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

Additional screening and buffers are not required.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

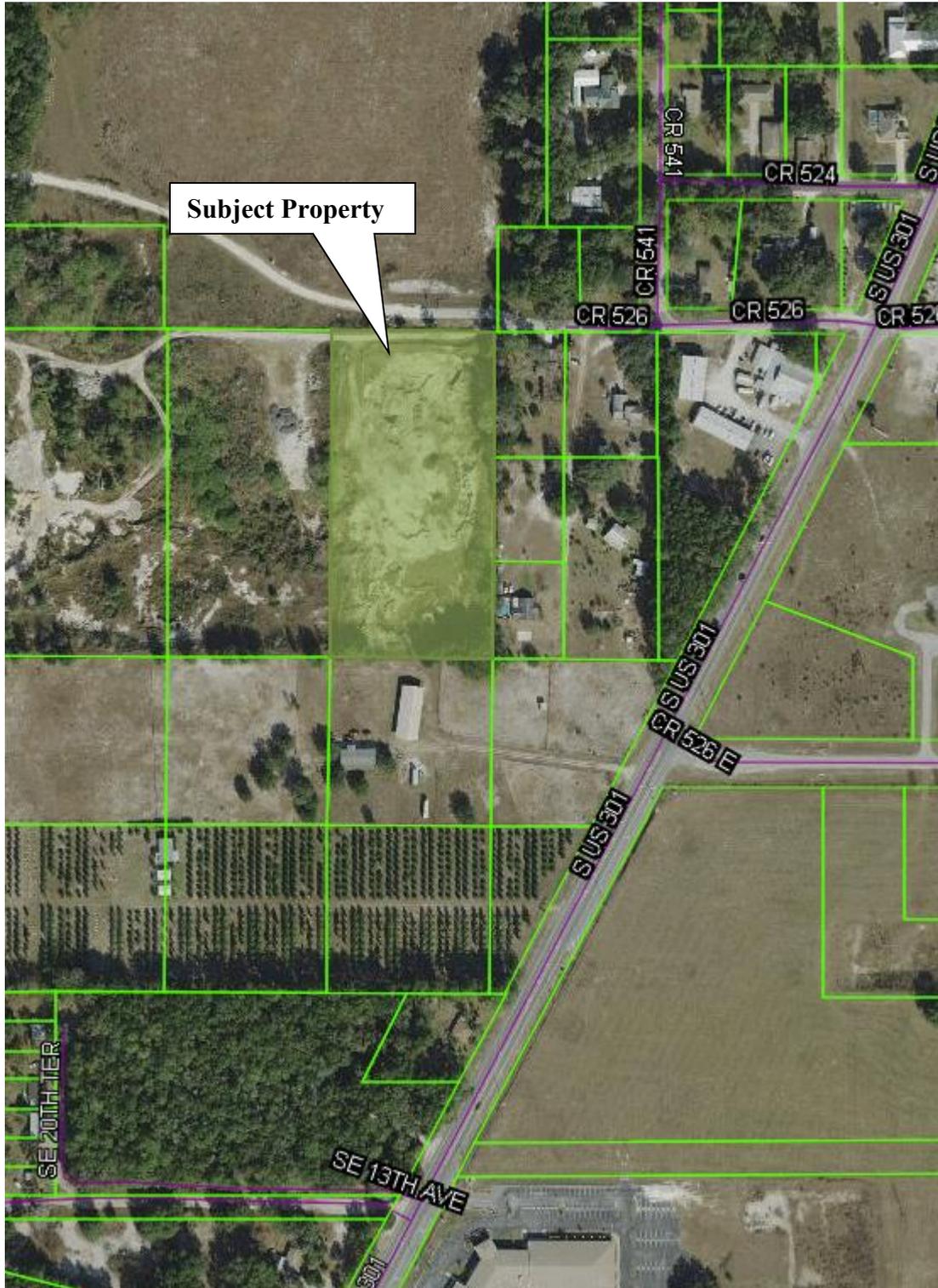
Staff finds the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code subject to the following conditions:

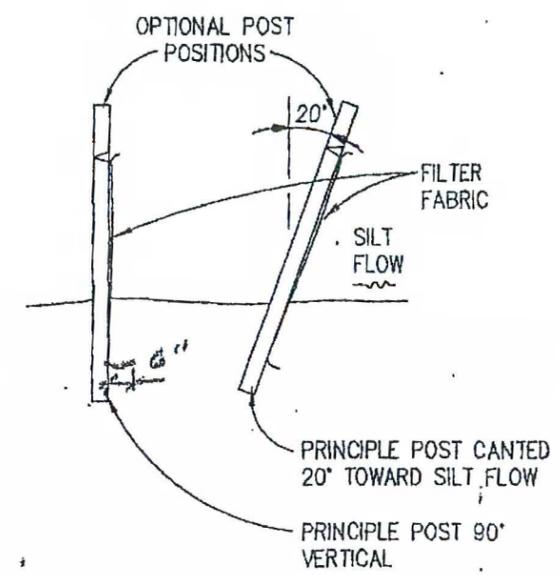
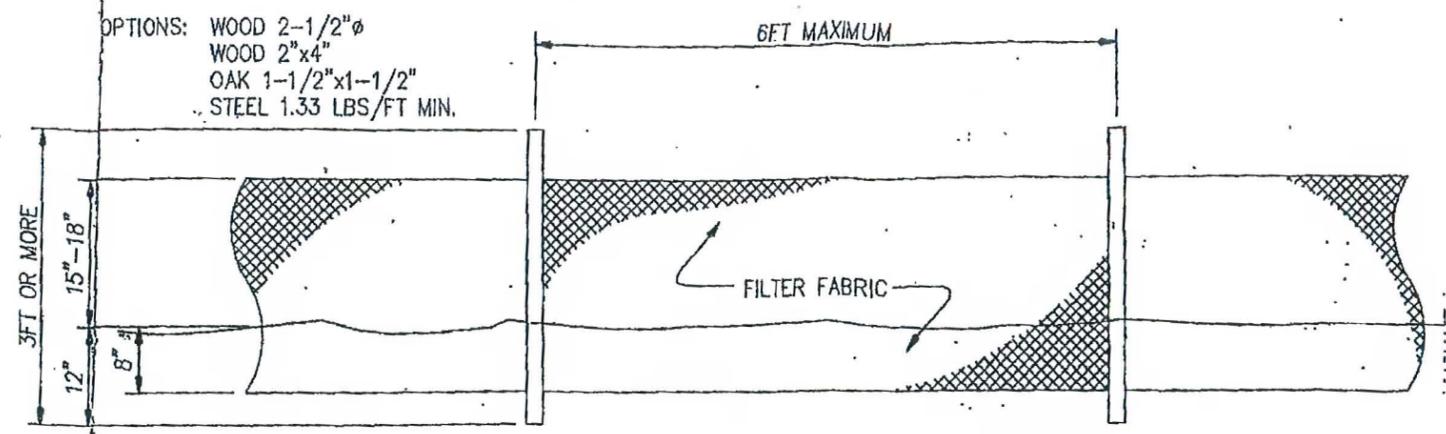
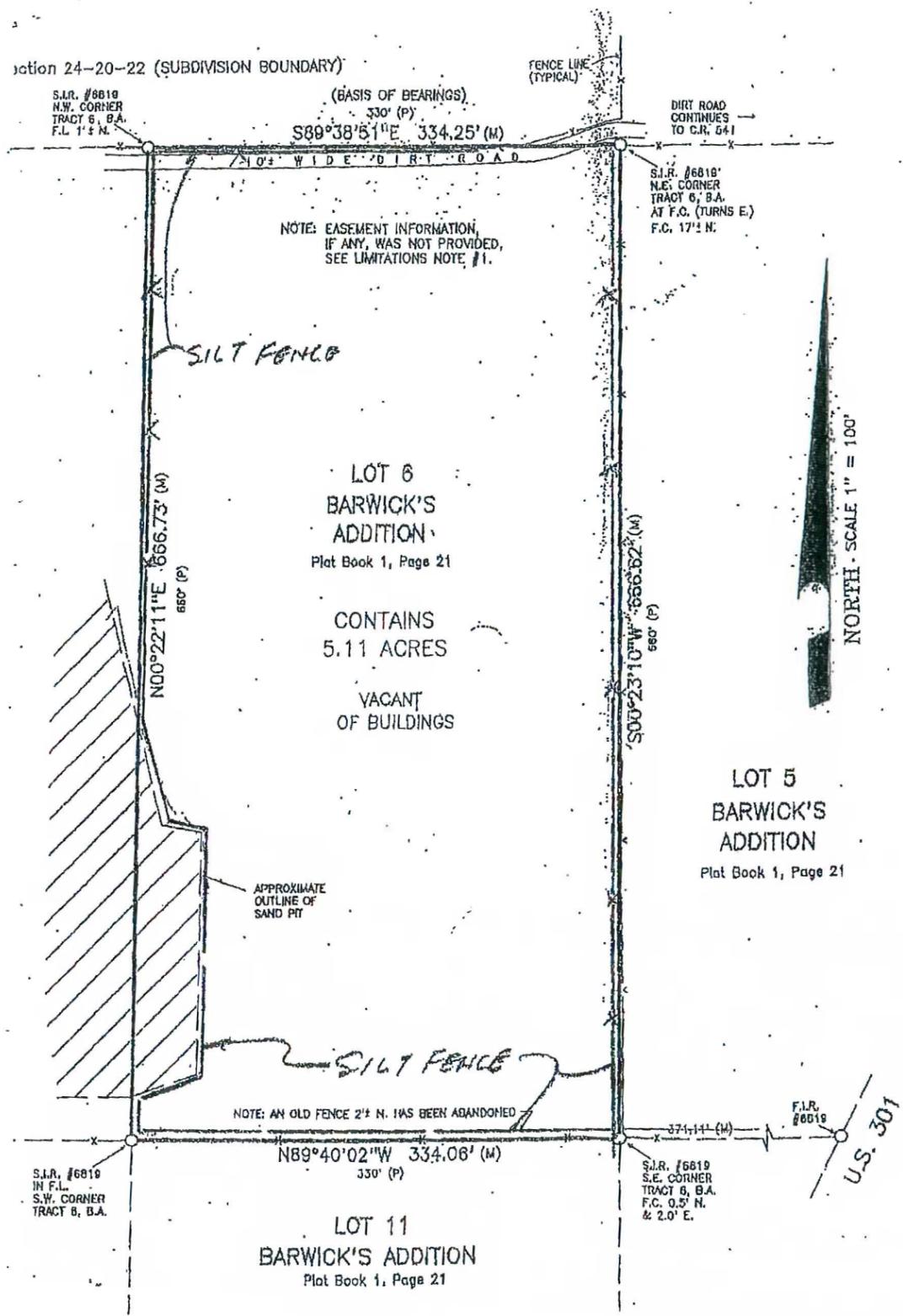
- 1) This special use permit allows the operation of sand excavation facility and the restoration of the existing borrow pit with clean fill material and rock.
- 2) This Special Use Permit shall be valid through May 12, 2025.
- 3) Site excavation and reclamation shall follow the engineered plan provided with S2015-0003 (Attachment).
 - a) The borrow pit shall be filled with common fill, consisting of granular soil free of organic matter and stones. Layers of fill shall be compacted as provided in the engineered plans.
 - b) The east property line shall be planted with a tree line as shown in the engineered plans. Existing trees along the east property line shall be retained and credited as part of the required tree line. The tree line shall be established before the expiration of this permit in 2025.
- 4) Any change in ownership of the subject property shall be reported to the County within 30 days. Conditions of this special use permit are binding on all future property owners or excavators.
- 5) Outdoor hours of operation shall be limited to Monday through Friday, 8:00 am to 6:00 pm.
- 6) Truck access to the facility shall be by CR 526.
- 7) County personnel shall be allowed to access the site during normal business hours to perform unscheduled monitoring inspections;
- 8) Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this special use permit;

- 9) This special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

Notices Sent: 18 (No Objection) 0 (Objection) 0

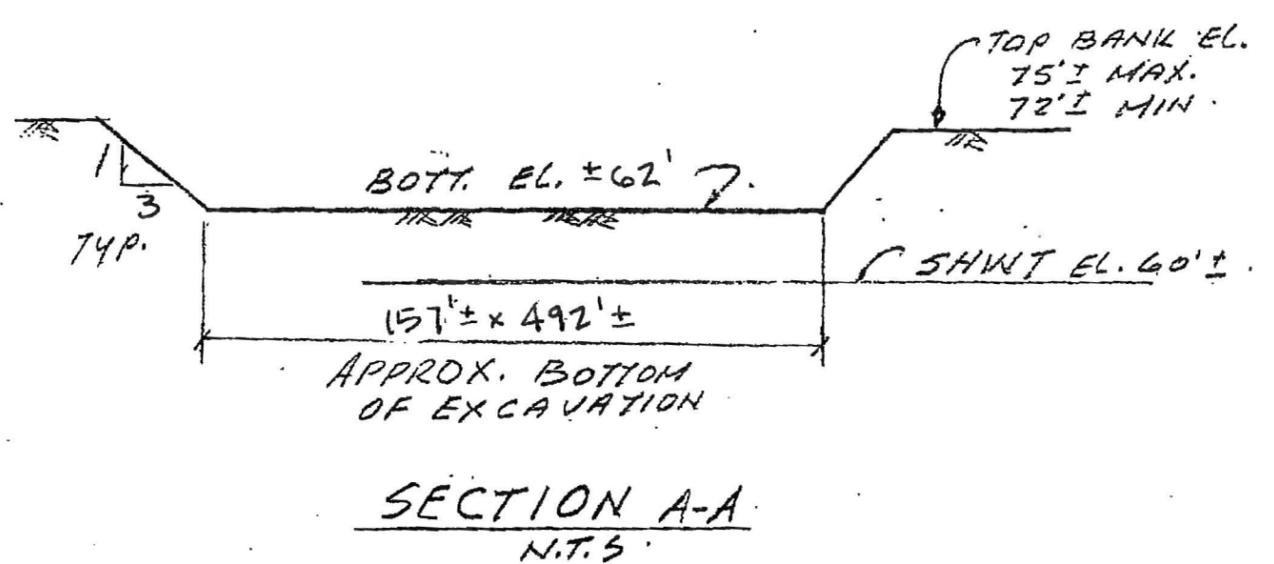
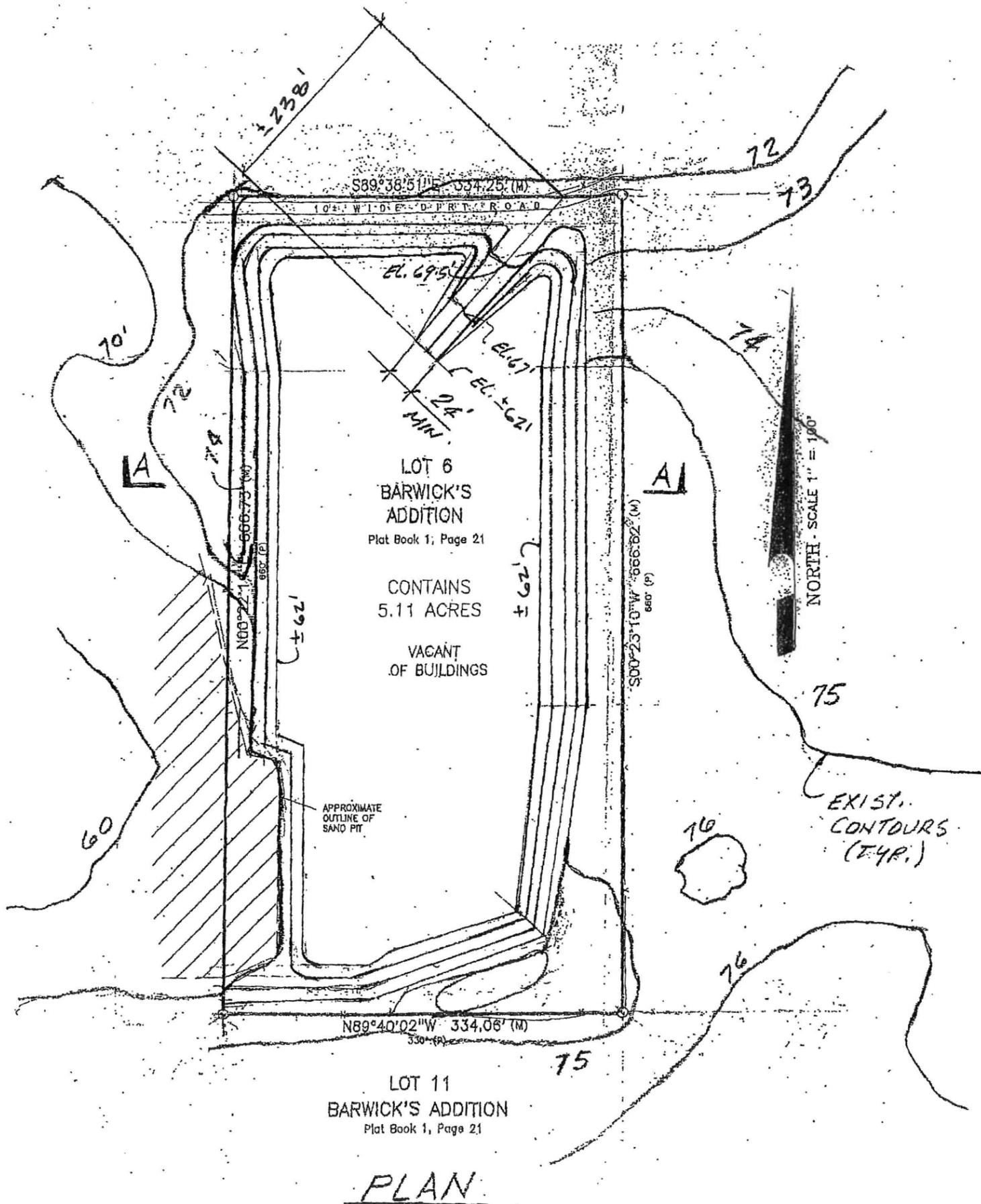
Location Map



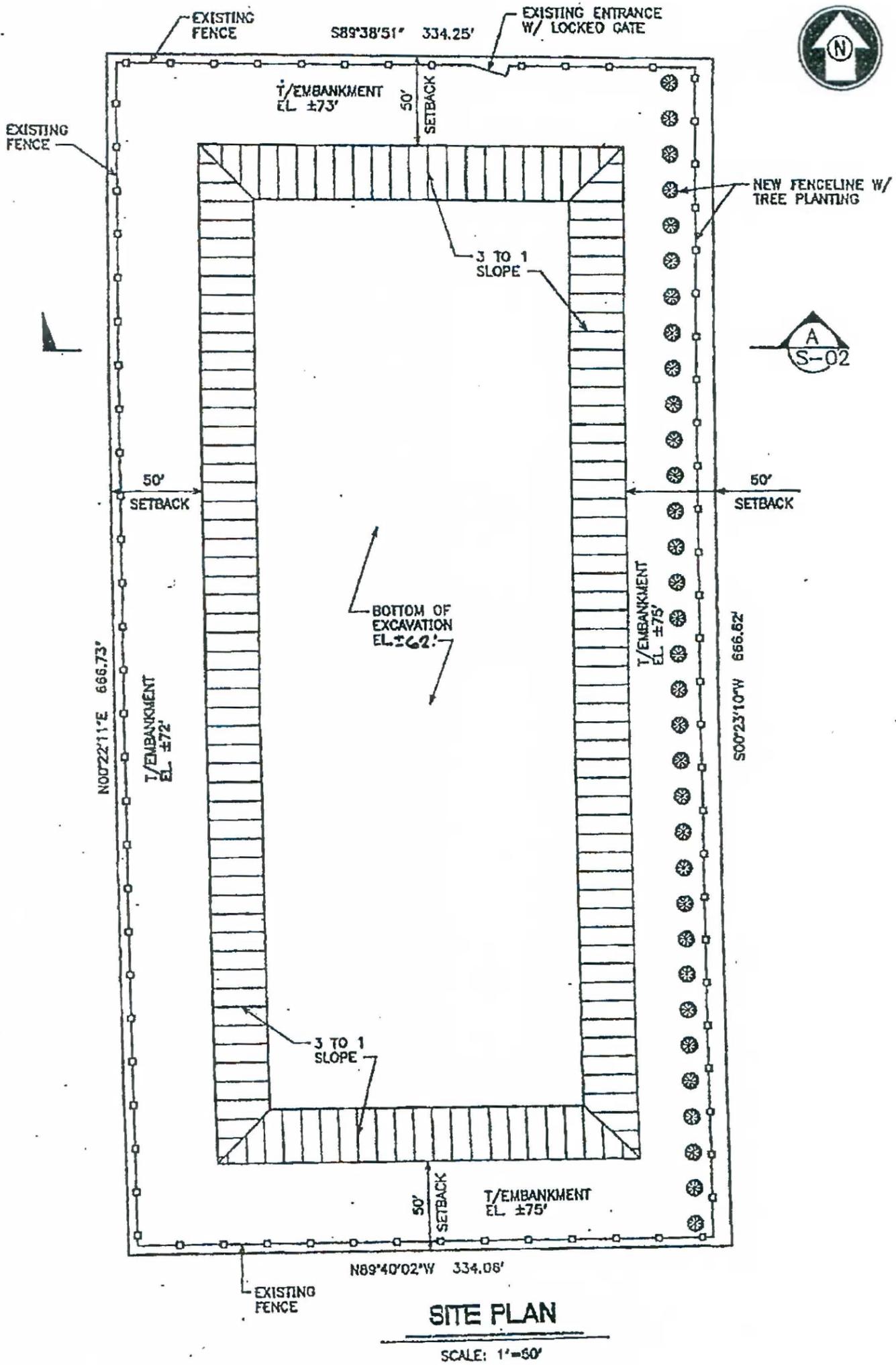


Type III Silt Fence
SCALE: NTS

| | | |
|--|--|----------------------|
| | MICHAEL A. ROBINSON, P.E. (Rusty) | |
| | STRUCTURAL ENGINEERING, INC. INDUSTRIAL, COMMERCIAL, and RESIDENTIAL 921 SHADOW DR., STE. 3 LAKELAND, FLORIDA 33809 OFFICE (863) 815-9541 FAX (863) 858-9861 | |
| SCALE: AS NOTED | | |
| TOMMY'S HAULING BORROW PIT SUMTERVILLE, FL | | |
| DRAWN BY: MAR CHECKED: MAR DATE: 2-18-15 | DRAWING NUMBER C-1 | REVISION 0 |

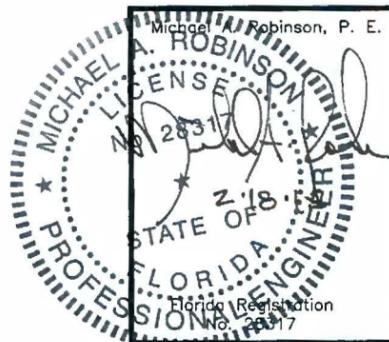


| | | |
|---|--|--|
| Michael A. Robinson, P.E. (Rusty) 218-15 STATE OF FLORIDA ENGINEER | MICHAEL A. ROBINSON, P.E. (Rusty) STRUCTURAL ENGINEERING, INC. INDUSTRIAL, COMMERCIAL, and RESIDENTIAL 921 SHADOW DR., STE. 3 LAKELAND, FLORIDA 33809 OFFICE (863) 815-9541 FAX (863) 858-9861 | |
| | SCALE AS NOTED TOMMY'S HAULING BORROW PIT SUMTERVILLE, FL | DRAWN BY: MAR CHECKED: MAR DATE: 2-18-15 |



NOTES:

1. DEMOLITION TO CONFORM W/ 2010 FLORIDA BUILDING CODE.



| | | |
|---|------------------------------|----------------------|
| MICHAEL A. ROBINSON, P.E. (Rusty) STRUCTURAL ENGINEERING, INC. INDUSTRIAL, COMMERCIAL, and RESIDENTIAL 921 SHADOW DR., STE. 3 LAKELAND, FLORIDA 33809 OFFICE (863) 815-9541 FAX (863) 858-9861 | | |
| SCALE: AS NOTED | | |
| TOMMY'S HAULING BORROW PIT SUMTERVILLE, FL | | |
| DRAWN BY: MAR CHECKED: MAR DATE: 2-18-15 | DRAWING NUMBER S-1 | REVISION 0 |

RECLAMATION PLAN

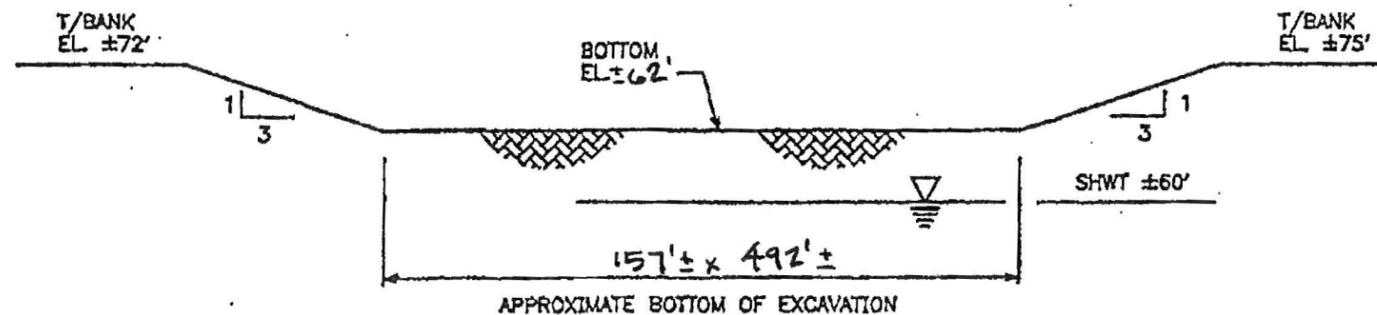
UPON COMPLETION, EXCAVATION SHALL BE RECLAIMED SO AS TO PERMIT USE OF THE LAND IN CONFORMITY WITH THE EXISTING LAND USE ZONE AND USAGE OF THE SURROUNDING AREA AS FOLLOWS:

BORROW PIT TO BE FILLED IN WITH COMMON FILL AS DEFINED BELOW.

COMMON FILL SHOULD CONSIST OF GRANULAR SOIL FREE OF ORGANIC MATERIAL, TOPSOIL, DEBRIS, FROZEN SOIL, OR OTHER DELETERIOUS MATERIAL THAT CANNOT BE PROPERLY COMPACTED. COMMON FILL SHOULD CONTAIN STONES NO LARGER THAN 6 INCHES AND SHOULD HAVE NO MORE THAN 35 PERCENT OF MATERIAL PASSING THE No. 200 SIEVE. COMMON FILL SHOULD BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES, AS PLACED, AND COMPACTED WITH SUITABLE VIBRATORY COMPACTION EQUIPMENT TO AT LEAST 92 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

EXISTING EXCAVATION DETAILS

1. DEPTH OF EXISTING EXCAVATION VARIES FROM $\pm 10'$ TO $\pm 23'$
2. NO LIMEROCK HAS BEEN DETECTED DOWN TO $\pm 20'$ BELOW TOP OF EMBANKMENT.
3. SEASONAL HIGH WATER TABLE (SHWT) EL $\pm 60'$, BUT NO WATER HAS BEEN DETECTED DOWN TO EL $\pm 55'$.
4. AREA OF EXISTING EXCAVATION $\pm 135,000$ SQ. FT (± 3.1 ACRES).
5. VOLUME OF EXISTING EXCAVATION $42,000$ C.Y.
6. $\pm 55,000$ C.Y. ALLOWED BY SWFWMD PERMIT, THEREFORE $\pm 13,000$ C.Y. ALLOWED FOR FUTURE EXCAVATION.



SECTION

A
S-01

NOT TO SCALE

| | | |
|--|--|----------------------|
| | MICHAEL A. ROBINSON, P.E. (Rusty) | |
| | STRUCTURAL ENGINEERING, INC. INDUSTRIAL, COMMERCIAL, and RESIDENTIAL 921 SHADOW DR., STE. 3 LAKELAND, FLORIDA 33809 OFFICE (863) 815-9541 FAX (863) 858-9861 | |
| SCALE: AS NOTED | | |
| TOMMY'S HAULING BORROW PIT SUMTERVILLE, FL | | |
| DRAWN BY: MAR CHECKED: MAR DATE: 2-18-15 | DRAWING NUMBER S-2 | REVISION 0 |