

**REZONING APPLICATION**

**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**

**June 3, 2019**

**BOARD OF COUNTY COMMISSIONERS**

**June 11, 2019**

**CASE NO.:** R2019-0014

**LAND OWNER:** Josephine Bedford

**AGENT:** Susan Bedford

**REQUESTED ACTION:** Rezone .38 acres MOL from CN to CH

**PARCEL NUMBER:** J16A096 and J16A097

**LEGAL DESCRIPTION:** LOTS 6 AND 7 OF BLOCK 6, LAKE VIEW TERRACE, AS RECORDED IN PLAT BOOK 2, PG 30.

**EXISTING ZONING:** CN

**EXISTING USE:** Retail building

**FUTURE LAND USE:** Commercial

**PARCEL SIZE:** 0.38 acres MOL

**GENERAL LOCATION:** Lake Panasoffkee area

**SURROUNDING LAND USE AND ZONING**

The subject property is located on the northeast corner of CR 490 and C-470 (Map 1). The surrounding properties are zoned Heavy Commercial (south and east), Neighborhood commercial (north) and Residential (R2M and R6C to the west) (Map 2). The surrounding area contains homesites and commercial development.

**CASE SUMMARY**

The subject property is less than 1000-ft from the C 470/I-75 interchange in a commercial strip. The property is part of a proposed expansion of the C-470 Primary Economic Activity Center. The applicant is requesting the property be rezoned to Heavy Commercial to allow a greater diversity and higher intensity of retail uses in the existing commercial building.

**CASE ANALYSIS:**

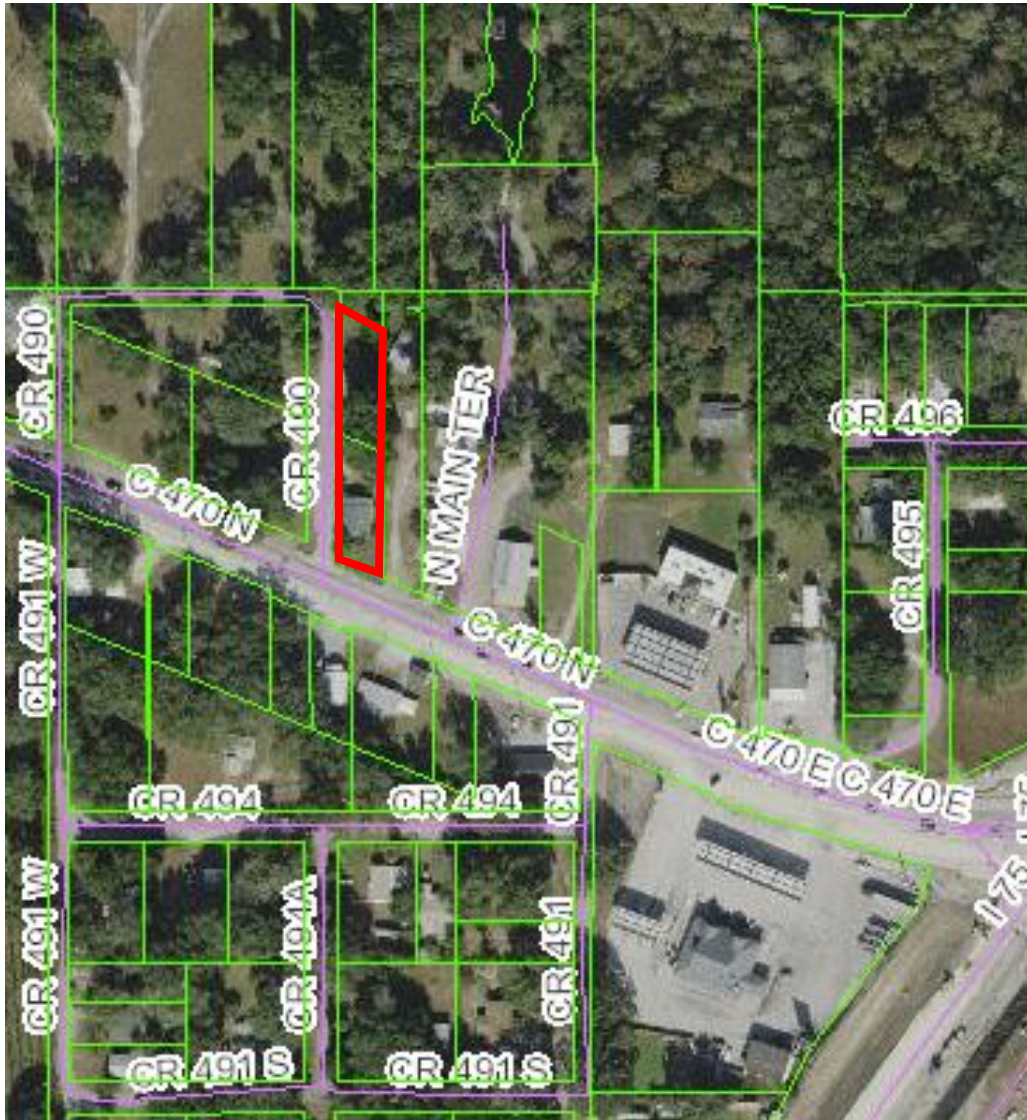
This rezoning request will allow the applicant to utilize their commercial property for a wider variety of retail uses. The Neighborhood Commercial zoning district restricts retail uses to only those that serve the immediate neighborhood. The owner would like to open a gunsmith/sporting store. This will require a more intensive commercial zoning. Increasing the allowable commercial intensity is consistent with the current commercial uses of the neighborhood. The requested zoning is compatible with the Commercial Future Land Use assignment.

**DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS**

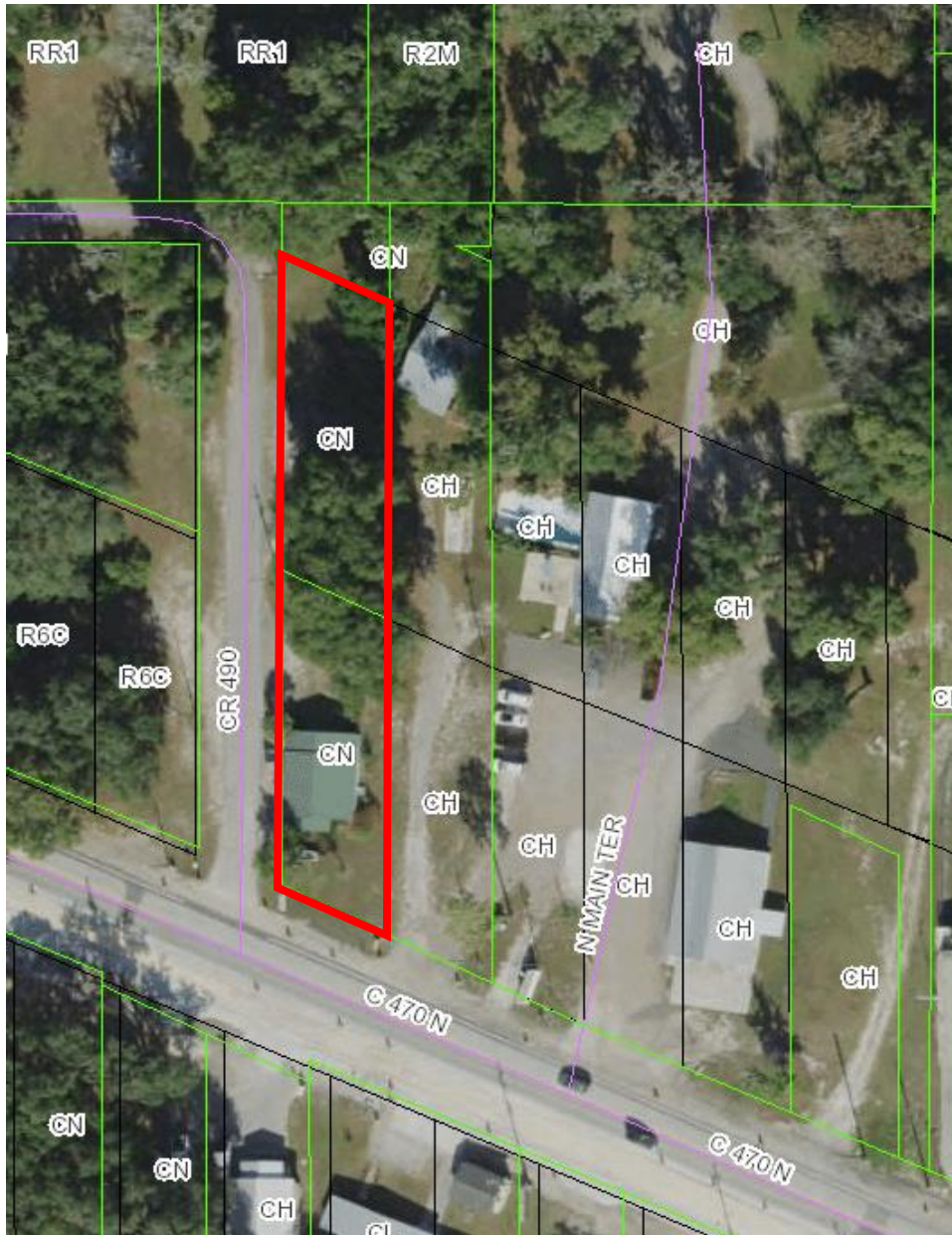
Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

**Notices Sent: 26                    (Support) 1                    (Oppose) 0**

**Map 1**  
**General Location of R2019-0014**  
**(Subject Area shown in Red)**



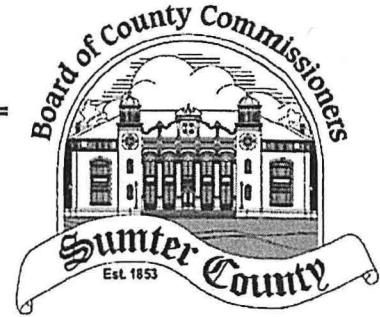
**Map 2**  
**Surrounding Area with Zoning Designations**  
**R2019-0014**  
**(Subject Site shown in Red)**



**Board of County Commissioners**  
**Development Services Department**

**Planning Services Division**

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



Project # R2019-0014  
Date Rec'd: 5/2/2019  
Planner: Sue

ZAB 6/3/2019 6pm  
BOCC 6/11/2019 5:30

**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): Josephine & Cecil Neal Bedford

Address: 131 N C-470 Lake Panasoffkee  
FL 33538

Owner Phone: 813-545-3336 Email: Jody.Bedford@yahoo.com

Name of Agent: Susan Bedford

Address: 2546 Egret Shores Dr.  
Orlando, FL 32825

Agent Phone: 321 356 4882 Email: Susbedfo@gmail.com

**Property Information:**

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

see deeds

Street Address: \_\_\_\_\_

Parcels # J16A096 Current Use: retail  
J16A097

Current Future Land Use: Commercial Current Zoning: Neighborhood Commercial  
Requested Future Land Use Heavy Requested Zoning: Heavy Commercial  
Acreage requested: .38 +/-

Reason for the request: To open a gun & tackle  
store. Security School.

**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)

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.

Josephine Bedford  
Signature

5-2-2019  
Date

Josephine Bedford  
Print Name

A public hearing before the Zoning & Adjustment Board (ZAB) 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. The ZAB's recommendation on this application will be presented to the Board of County Commissioners at a public hearing for final decision. Hearings may be postponed by the ZAB or BOCC at their discretion.

## Farnsworth, Sue

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**From:** Lois Owens <loisowens3@gmail.com>  
**Sent:** Friday, May 24, 2019 4:03 PM  
**To:** Farnsworth, Sue  
**Subject:** CASE R2019-0014 Bedford property

Good afternoon, Susan:

I am responding to the letter received today regarding the rezoning of the reference property.

We support the rezoning.

Thank you,  
Billy Earl and Lois Owens

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