

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2012-0014 - Rezone 119.5 acres MOL from A5 & MI to ID to bring the property into compliance with the Future Land Use Map. Sumter County - CR 529/Sumterville. (ZAB recommends approval)

REQUESTED ACTION: **Approve rezoning R2012-0014**

Work Session (Report Only) **DATE OF MEETING:** 6/12/2012
 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 County is requesting to rezone 119.5 acres MOL from A5 & MI to ID to bring into compliance with the Future Land Use Map.

The Zoning & Adjustment Board held a public hearing on May 21, 2012, and recommended approval (5-0).

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 R2012-0014. The lands described in application R2012-0014 are hereby rezoned to ID, as that zoning category is described in the Sumter County Land Development Code.

DONE AND RESOLVED THIS ____ DAY OF _____, 2012, at _____, Sumter County, Florida.

ATTEST: GLORIA HAYWARD Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA

Deputy Clerk

Garry Breeden, Chairman

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

May 21, 2012

Sumter County Board of County Commissioners

June 12, 2012

CASE NO. R2012-0014

APPLICANT: Sumter County

REPRESENTATIVE: Bradley Arnold

REQUESTED ACTION: Rezone 119.5 acres MOL from A5 & MI to ID (Industry) zoning to bring into compliance with the Future Land Use Map (FLUM).

EXISTING ZONING: A5 & MI

FUTURE LANDS USE: Industrial

EXISTING USE: Landfill, Animal Control & vacant

PARCEL SIZE: 119.5 acres MOL

GENERAL LOCATION: Sumterville Area

LEGAL DESCRIPTION: J15=030 - Sec. 15, Twp. 20S, Rge. 22E: S 3/4 of SE 1/4 of SE 1/4 & E 20' of N 417.55' of NW 1/4 of SE 1/4 & E 50' of S 902.45' of NW 1/4 of SE 1/4 & E 50' of SW 1/4 of SE 1/4 & N1/2 of NE 1/4 of SE 1/4 of SE 1/4

J15=021 - Sec. 15, Twp. 20S, Rge. 22E: N 1/2 of NW 1/4 of SE 1/4 of S E 1/4

J15=019 - Sec. 15, Twp. 20S, Rge. 22E: NE1/4 OF SE1/4 LESS W 30' & Less 470 R/W

J22=004 - Sec. 22, Twp. 20S, Rge. 22E: THE NE 1/4 of NE 1/4 & E 50' of NW 1/4 of NE 1/4 Comm at SE cor of SE 1/4 of NW 1/4 run W 208' for POB cont W 591.52' N 416.70' E 591.52' S 416.18' to POB less comm at SE cor of SE 1/4 of NW 1/4 run W 208' to POB cont W 68.02' N 416.23' E 68.02' S 416.18' to POB

SURROUNDING LAND USE:

NORTH: Agricultural

SOUTH: City of Bushnell

EAST: Industrial & City of Bushnell

WEST: Industrial & City of Bushnell

SURROUNDING ZONING:

NORTH: A5 – Sod Farm

SOUTH: City of Bushnell

EAST: M1 – Humane Society, United Ag & City of Bushnell

WEST: C2 – Cares Center & City of Bushnell

Commissioners District:

District 2

CASE SUMMARY:

The subject property is located on CR 529 approximately ¼ mile south of C-470 on east side of road. The request is to rezone property from A5 & MI to ID (Industrial) Zoning to bring the property into compliance with the Future Land Use Map

CASE ANALYSIS:

The general character of the area surrounding and within the local vicinity of the subject property is industrial, City of Bushnell and vacant. The property is currently zoned A5 & MI. The proposed ID zoning is compatible with the surrounding zonings and land uses

n

DIVISION OF PLANNING & DEVELOPMENT 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.

Notices Sent: 7 **(In objection)** 0 **(In favor)** 1

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

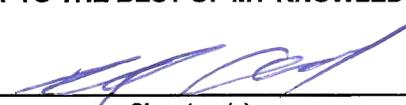


SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

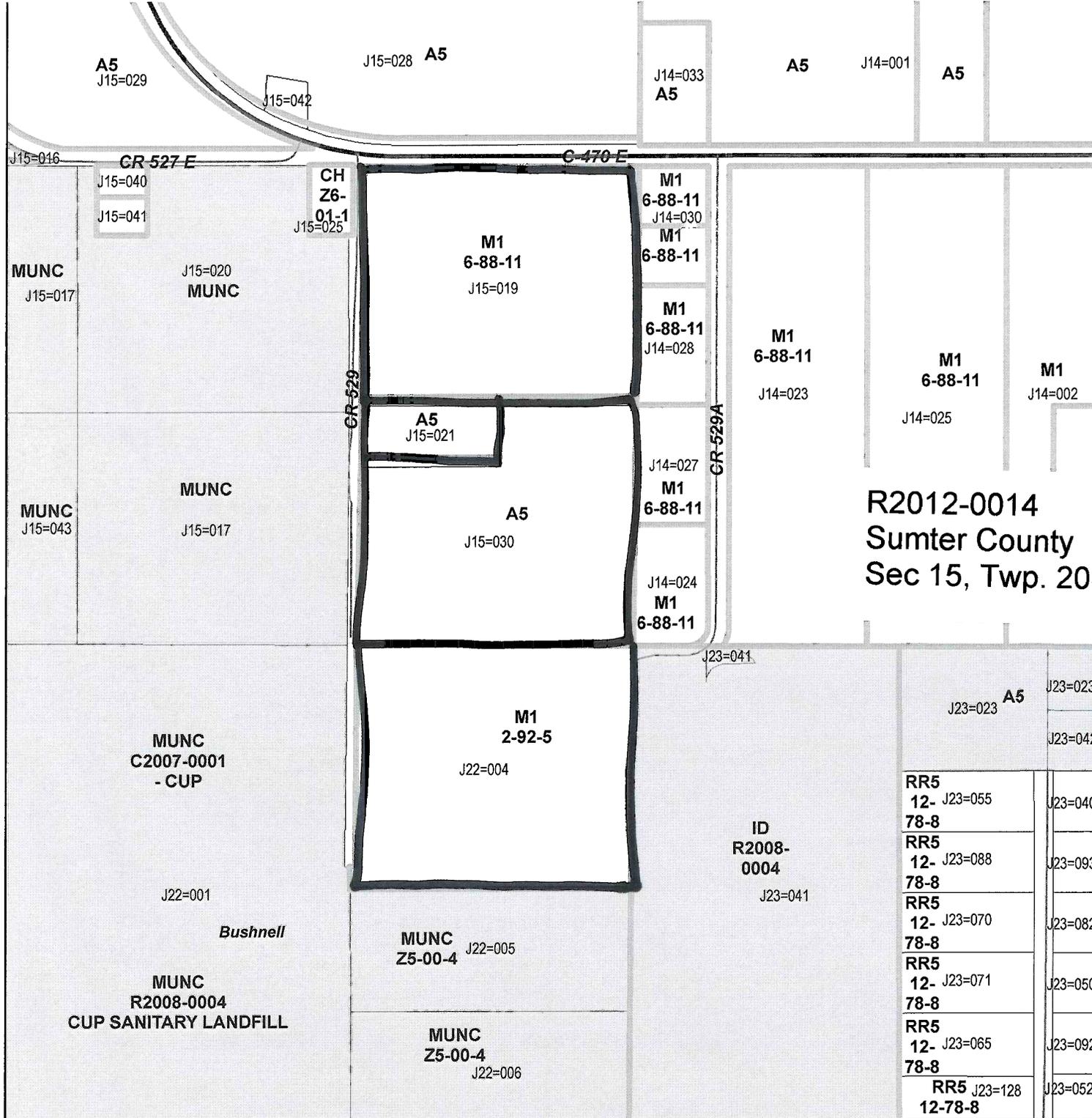
Project No: **P2012-0014**
Application: /2012 MOO

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

REZONING

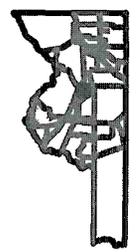
PROJECT TYPE REZONING		PROJECT SUBTYPE INDUSTRIAL		PROJECT DESCRIPTION REZONE FROM A5 and M1 TO ID	
OWNER COUNTY:, SUMTER COUNTY		ADDRESS 7375 POWELL RD STE 206 WILDWOOD, FL 34785		PHONE	
AGENT/APPLICANT COUNTY:, SUMTER COUNTY		ADDRESS 7375 POWELL RD STE 206 WILDWOOD, FL 34785		PHONE	
PARCEL # J15=030	SEC/TWP/RNG 152022	GENERAL Sumterville	DIRECTIONS TO PROPERTY Property is located on CR 529 approx. 1/4 mile S. of C-470 on E. side of Rd.		
Property Address 883 CR 529, Sumterville, FL 33585					
PARCEL SIZE 119.5 acres MOL		F.L.U. ID		LEGAL DESCRIPTION S 3/4 OF SE1/4 OF SE1/4 & E 20 FT OF N 417.55 FT OF NW1/4 OF SE 1/4 & E 50 FT OF S 902.45 F T OF NW1/4 OF SE1/4 & E 50 T OF SW1/4 OF SE1/4 & N1/2 OF NE 1/4 OF SE1/4 OF SE1/4 J15=019 NE1/4 OF SE1/4 LESS W 30 FT & LESS 470 R/W J15=021 N 1/2 OF NW 1/4 OF SE 1/4 OF S E 1/4 J22=004 THE NE1/4 OF NE1/4 & E 50 FT OF NW1/4 OF NE1/4	
PRESENT ZONING A5 & M1		PRESENT USE Landfill, Animal Control & V:			
REQUESTED REZONING Rezone 119.5 acres MOL from A5 & M1 to ID to bring into compliance with the FLUM		REZONED ACREAGE 119.5 acres MOL		REZONED LEGAL DESCRIPTION J15=030 - Sec. 15, Twp. 20S, Rge. 22E: -S 3/4 of SE 1/4 of SE 1/4 & E 20' of N 417.55' of NW 1/4 of SE 1/4 & E 50' of S 902.45' of NW 1/4 of SE 1/4 & E 50' of SW 1/4 of SE 1/4 & N1/2 of NE1/4 of SE 1/4 of SE1/4 J15=021 - Sec. 15, Twp. 20S, Rge. 22E: N 1/2 of NW 1/4 of SE 1/4 of SE 1/4 J15=019 - Sec. 15, Twp. 20S, Rge. 22E: NE1/4 OF SE1/4 LESS W 30 FT & LESS 470 R/W J22=004 - Sec. 22, Twp. 20S, Rge. 22E: THE NE1/4 OF NE1/4 & E 50 FT OF NW1/4 OF NE1/4	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH A5-Sod Farm AG	EAST M1-Humane Society & United IND & City of Bushnell	SOUTH City of Bushnell City of Bushnell	WEST C2 - Cares Center & City of Bushnell IND & City of Bushnell	
<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)				April 18, 2012 _____ 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		5/21/2012 6:30 PM	Room:	Action: _____	
			Colony Cottage Rec. Center		
County Commission Meeting		6/12/2012 5:30 PM	Room: Rm	Action: _____	
			142 Government Complex		
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	
7				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.



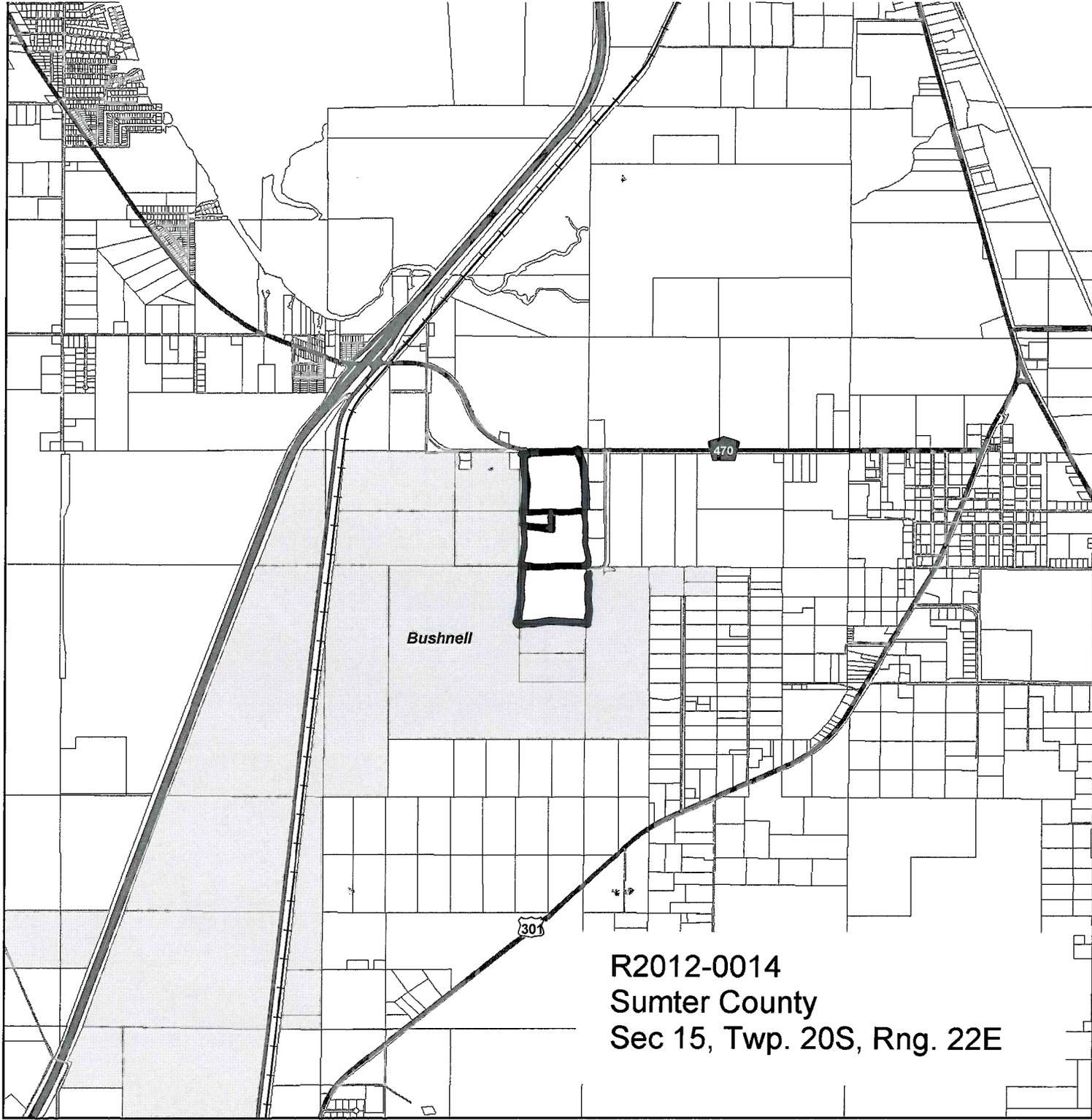
R2012-0014
Sumter County
Sec 15, Twp. 20S, Rng. 22E

- Legend**
- Non-Compliant
 - Compliant
 - Parcels
 - Parcel Pin #'s
 - Florida Counties



1 inch = 0.14 miles

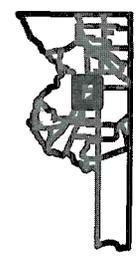
Date Prepared: April 18, 2012



Bushnell

R2012-0014
Sumter County
Sec 15, Twp. 20S, Rng. 22E

- Legend**
- Parcels
 - Florida Counties



1 inch = 0.61 miles

Date Prepared: April 18, 2012

Board of County Commissioners

Division of Planning & Development

Planning Services

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



NOTICE OF PUBLIC HEARING

April 24, 2012

LASLEY MARSH BARBARA ETAL
15 CR 527N
LAKE PANASOFFKEE, FL 33538



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

CASE# R2012-0014 to rezone **119.5 acres MOL** from **A5 & MI** to **ID (Industry) Zone** to bring the property into compliance with the Future Land Use Map.

The property is located as follows: **Lake Panasoffkee Area**: The property is located on CR 529 approximately ¼ mile south of C-470 on the east side of road.

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, May 21, 2012, at 6:30 P.M.**

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 **Sumter County Government Office, 910 N Main Street, Room 142, Bushnell, FL 33513** on **Tuesday, June 12, 2012, 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, Suite 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):

Please return no later than **May 11, 2012**.

RE: CASE# **R2012-0014**