

**SMALL SCALE SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

DATE: May 21, 2012

CASE NUMBER: SS2012-0001

APPLICANT: Greg Beliveau

OWNER: Bryan & Jacqueline Summers

LEGAL DESCRIPTION: Lot 16 1st Addition Lake Deaton Shores PB 2 PG 25 ½

ELEMENTS: Future Land Use Map and Future Land Use Element

PROPOSED CHANGE:

<u>Current Future Land Use Designation</u>	<u>Acres</u>	<u>Proposed Future Land Use Designation</u>
Low Density Residential	0.82 MOL	Commercial

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small Scale Future Land Use Amendment from Low Density Residential to Commercial and a rezoning from Rural Residential to Light Commercial. The subject property consists of a 0.85-acre MOL parcel within the Lake Deaton Shores subdivision of unincorporated Sumter County (Wildwood area). It is located on the north side of E SR 44 across from CR 147. The subject property is developed with a mobile home. The applicant has stated a desire to redevelop the site with a pet spa. The Commercial Future Land Use Category is consistent with the proposed use. This small scale land use amendment request is concurrent with the zoning application R2012-0015. See attachment 1 for project location.

SURROUNDING LAND USE AND ZONING

Adjacent Property	Future Land Use Map Designations	Current Use
North	Low Density Residential	Vacant/ Mobile Home
East	Low Density Residential	Vacant
South	Low Density Residential	Vacant/Business
West	Low Density Residential	Vacant

The subject property is located within a neighborhood of mixed residential and commercial uses. Surrounding land uses include mobile homes, light commercial uses, and vacant lots. The proposed land use amendment is consistent with the adjacent land uses.

The subject property is located within the Joint Planning Area with Wildwood and is identified as Light Commercial on the conceptual land use pattern adopted as part of the Interlocal Service Boundary Agreement (Attachment 2). The proposed Commercial Future Land Use category is consistent with the adopted conceptual land use pattern.

LAND USE SUITABILITY

Urban Sprawl

The subject property is located within the Urban Development Area boundary in an area of mixed residential and commercial uses. The proposed amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment 3).

Environmental Resources

The subject property is developed. The natural resources on the site have been highly impacted by the residential use. There are no wetlands on site and it is not located within the 100-year floodplain.

Historic Resources

The subject property has been highly altered and is unlikely to contain historic resources. This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment will reduce the local housing stock by one unit.

CONCURRENCY ANALYSIS

Traffic Services

Sumter County does not require traffic concurrency be demonstrated for the purpose of a future land use amendment. Development of the subject property may result in changes in the volume and type of traffic on SR 44. Potential traffic impacts and access management will be addressed at the time of development.

Potable Water & Sewer

The existing residence utilizes on-site well and septic. The proposed land use amendment will not affect the availability of these utilities. The subject property is located within the City of Wildwood's Utility Service Area. Public water and sewer are not currently available on site.

Stormwater Drainage

All development must conform to County and South West Florida Water Management District regulations for stormwater systems.

INTERNAL CONSISTENCY

This proposed amendment will require amendments to the Sumter County Comprehensive Plan's Future Land Use Map of the Future Land Use Element.

Future Land Use Element

The proposed changes to the Future Land Use Element would reflect changes in the allocated inventory for Low Density Residential lands, which would decrease by 0.8 acre MOL, and increase the allocated inventory of Commercial lands by 0.8 acres MOL.

Future Land Use Map

The proposed changes in the Future Land Use Map will change the designation of the subject property from Low Density Residential to Commercial. Attachment 4 shows the change on the Future Land Use Map.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

This proposed amendment does not affect the text of the Comprehensive Plan.

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

This proposed amendment does not affect the Capital Improvements program as outlined in the Sumter County Comprehensive Plan.

Notices Sent: 8 (In objection) 1 (In favor)

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

Board of County Commissioners Recommendation:



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: SS2012-0001

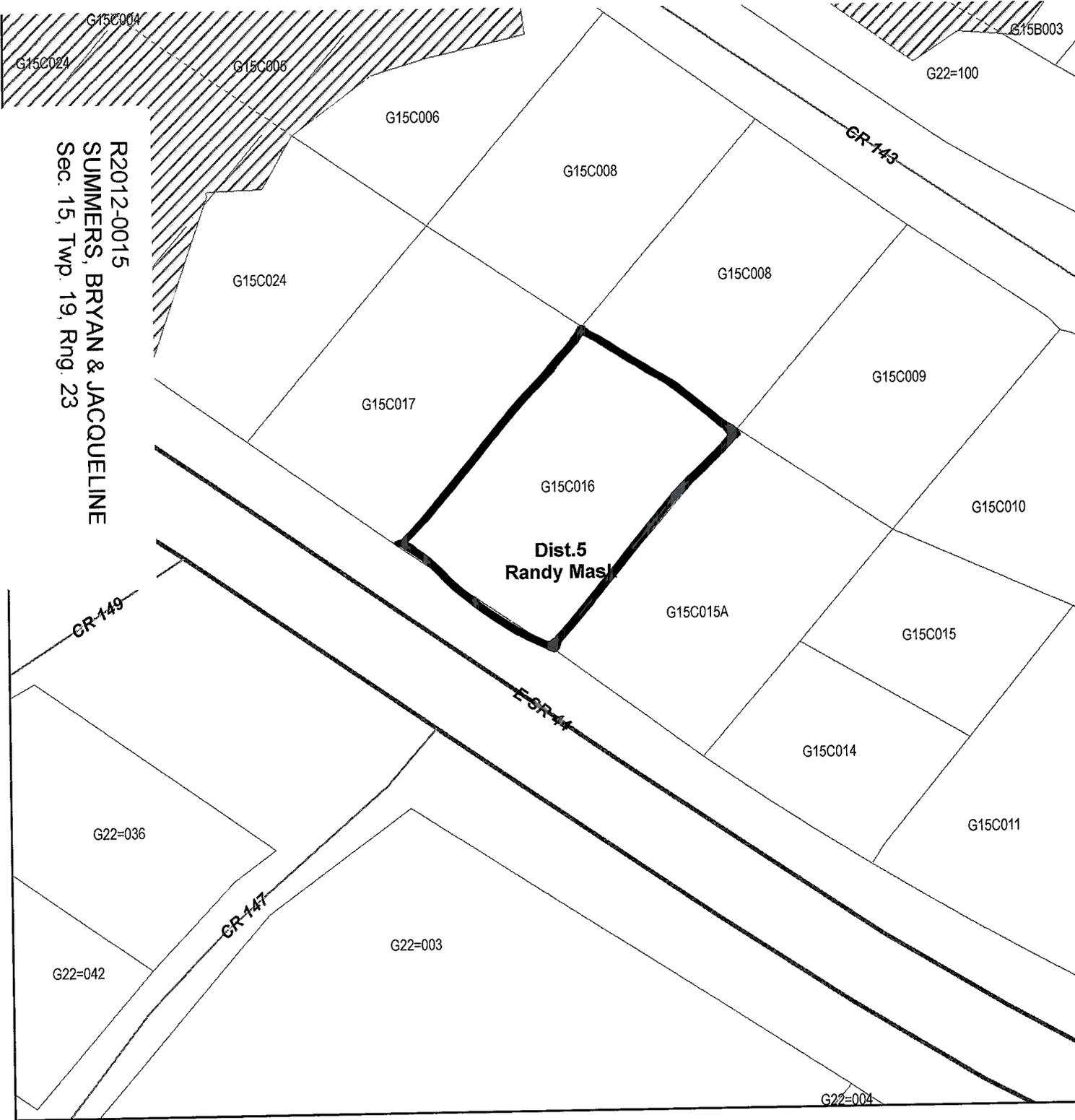
Application: 5/2/2012 MOO

Parent Project: R2012-0015

SMALL SCALE

PROJECT TYPE SMALL SCALE		PROJECT SUBTYPE		PROJECT DESCRIPTION Small Scale Comp Plan Amend				
OWNER SUMMERS, BRYAN & JACQUELINE		ADDRESS 6200 KENTUCKY AVE LEESBURG, FL 34748		PHONE				
AGENT/APPLICANT GREG BELIVEAU		ADDRESS 1162 Camp Ave MT. DORA, FL 32757		PHONE (352) 385-1940				
PARCEL # G15C016	SEC/TWP/RNG 151923	GENERAL LOCATION Wildwood	DIRECTIONS TO PROPERTY Property located N side of SR 44 across from CR 147.					
Property Address 6866 E SR 44, Wildwood, FL 34785								
PARCEL SIZE 0.82 acres MOL		F.L.U. LDR		LEGAL DESCRIPTION LOT 16 1ST ADD LAKE DEATON SHORES PB 2 PG 25 1/2				
PRESENT ZONING RR		PRESENT USE Residence						
REQUESTED USE Small Scale Comp Plan Amendment to change the FLUM from Low Density Residential to Commercial		ACREAGE TO BE UTILIZED 0.82 acres MOL		LEGAL DESCRIPTION TO BE UTILIZED LOT 16 1ST ADD LAKE DEATON SHORES PB 2 PG 25 1/2				
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST				
ZONING/USE	RR-Mobile Home	RR1-Residential	Non Vested M1-Mobile Home	RR-Vacant				
F.L.U.	Low Density Residence	Low Density Residence	Low Density Residence	Low Density Residence				
<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>			FEES		Amount	Payment		
			Public Notice Fee				0.00	
			Recording Fees				0.00	
			Comprehensive Plan Amend. -Small Scal				2,900.00	
			\$100 Legal Ad Fee				100.00	
Postage Fee				4.05				
		TOTAL		\$3,004.05				
<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)					_____ May 2, 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		6/4/2012 6:30 PM		Room: Colony Cottage Rec. Center	Action: <u>Approval 5-0</u>			
County Commission Meeting		6/12/2012 5:30 PM		Room: 142	Action: _____			
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING				

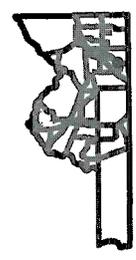
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. General staff will take photographs from the roadway or easement, and will not come on site unless access requires it.



R2012-0015
 SUMMERS, BRYAN & JACQUELINE
 Sec. 15, Twp. 19, Rng. 23

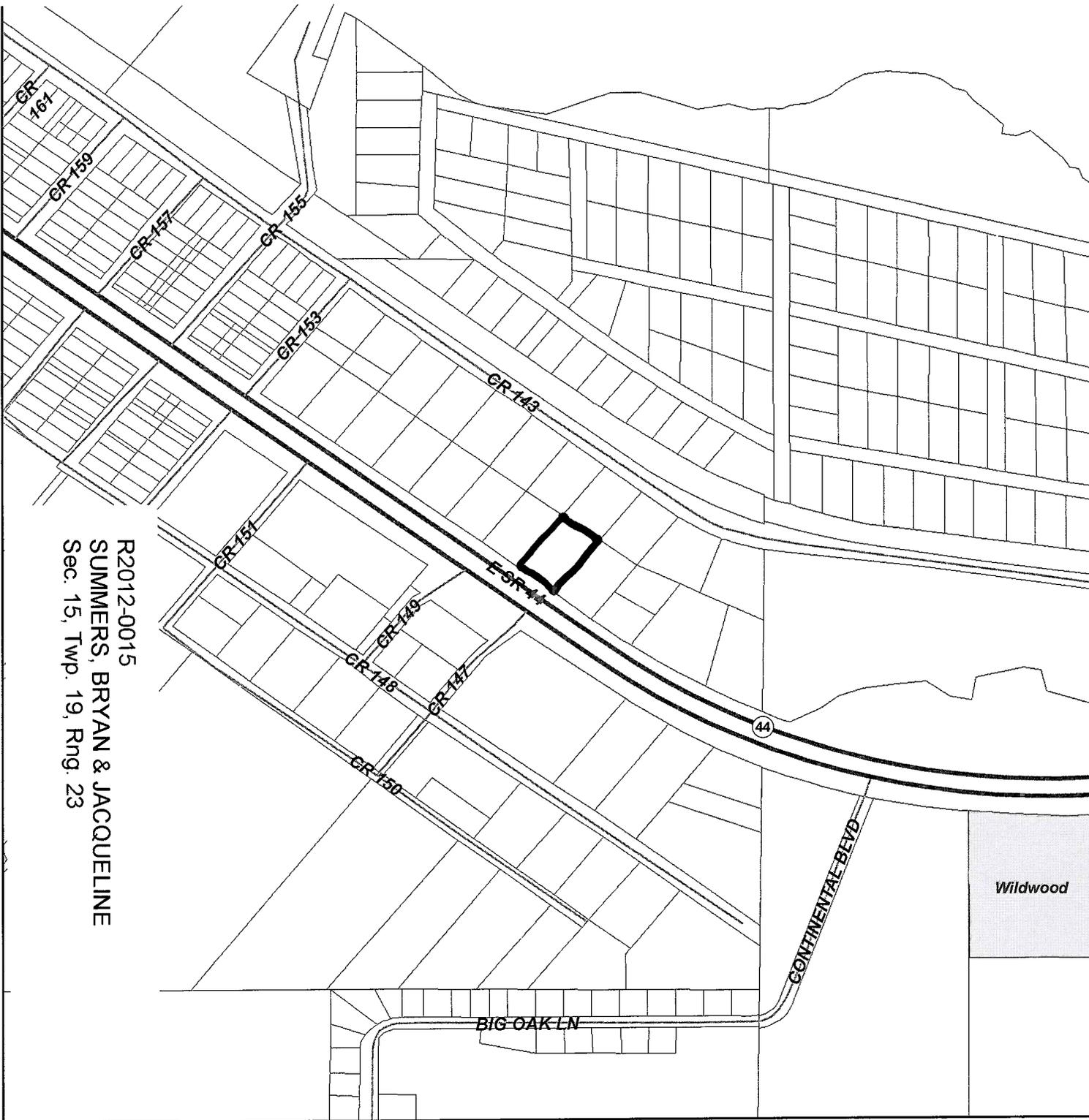
Legend

-  100 Year Flood Zones
-  FloodZoneDraft
-  Parcels
-  Parcel Pin #'s
-  Florida Counties



1 inch = 0.02 miles

Date Prepared: May 2, 2012



R2012-0015
 SUMMERS, BRYAN & JACQUELINE
 Sec. 15, Twp. 19, Rng. 23

Legend
 [Outline] Parcels
 [Thick Outline] Florida Counties



1 inch = 0.1 miles

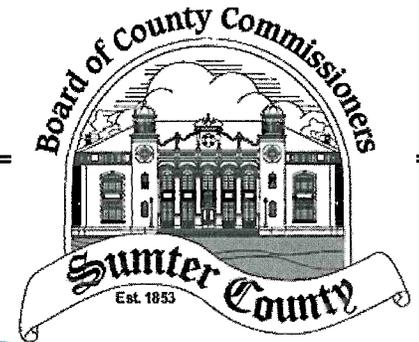
Date Prepared: May 2, 2012

Board of County Commissioners

Division of Planning & Development

Planning Services

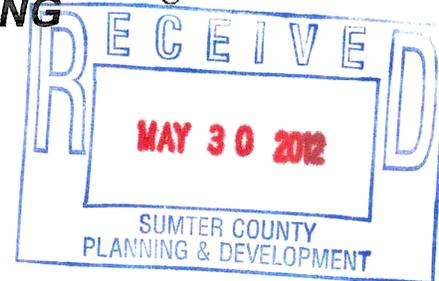
7375 Powell Road • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

May 11, 2012

FEARS MICHAEL A
2511 S 54TH ST
TACOMA, WA 98409



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of the property in the name of **Bryan & Jacqueline Summers**. This property is being considered for a **small scale land use amendment and rezoning** at a public hearing for a Small Scale Comprehensive Plan Amendment & Rezoning.

CASE# SS2012-0001 REQUESTED ACTION: Small Scale Comp Plan Amendment to change **0.82 acres MOL** on the Future Land Use Map from **Low Density Residential to Commercial**.

CASE# R2012-0015 REQUESTED ACTION: Rezone **0.82 acres MOL** from RR (Rural Residential) to CL (Light Commercial).

The property is located as follows: **Wildwood area:** The subject property is located on the north side of SR 44 north of CR 147.

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, June 4, 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):

THE DEVELOPER OF ADJACENT LAND UNDER COMMERCIAL OR LIGHT COMMERCIAL WILL IMPACT RESIDENTIAL DEVELOPMENT WITH NOISE AND TRAFFIC, SURFACE WATER FLOW CHANGES, 24 HR LIGHTS = FUTURE RESIDENT

Please return no later than **May 25, 2012**.

RE: CASE# **SS2012-0001**
R2012-0015