

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: SS2009-0007 - Small Scale Land Use Amendment Lisa Pannell & James Lopez - US
301/Wildwood

REQUESTED ACTION: Table application until the February 9th, 2010, BOCC hearing

Work Session (Report Only) **DATE OF MEETING:** 1/4/2010
 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 applicant is requesting a small scale land use amendment on 1.98 acres MOL from Agricultural to Commercial.

The Zoning & Adjustment Board held a public hearing on January 4, 2010, for the proposed amendment. Due to the applicant not being present, the ZAB tabled the application until the February 1, 2010, ZAB hearing and requested the BOCC table the application until the February 9, 2010, BOCC meeting.

- ZAB cases:
- 1) Jodie & Danny Young - R2009-0022
 - 2) Betty & TP Caruthers, Jr. - SS2009-0006
 - 3) Betty & TP Caruthers, Jr. - R2009-0026
 - 4) Lisa Pannell & James Lopez - SS2009-0007*****
 - 5) Lisa Pannell & James Lopez - R2009-0027
-

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

DATE: December 30, 2009
CASE NUMBER: SS2009-0007
APPLICANT: Lisa Pannell & James Lopez

LEGAL DESCRIPTION:

Section 30, Township 18S, Range 23E; Begin 50' W and 420' S of NE corner of SE ¼ for Point of Beginning; Run W 420'; Run S 210'; Run E 420'; Run N 210' to Point of Beginning; Less US 301 ROW.

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>
Rural Residential	1.98 acres	Commercial

GENERAL DESCRIPTION AND BACKGROUND

This application requests a Small Scale Future Land Use amendment from Rural Residential (1 dwelling unit/acre) to Commercial. The application consists of one parcel encompassing approximately 1.98 acres within the Wildwood area of unincorporated Sumter County. The subject property is located on the west side of US 301, approximately 0.4 miles north of C-462. The subject property has not been the subject of a future land use amendment within the past year. See Map 1 for project location and adjacent uses.

SURROUNDING LAND USE AND ZONING

The properties to the north, south, and west of the subject property have a Future Land Use of Rural Residential. However, the parcel immediately to the south, along US 301, has a vested commercial zoning and use. To the south of the vested commercial zoning, the City of Wildwood has property with a commercial land use classification. The properties to the east of the subject property have a Future Land Use of Industrial. Properties within the City of Wildwood, to the east of the subject property, have a industrial land use classification. Given the proximity of commercial and industrial land uses to the subject property, the change of the subject property to Commercial is consistent with the current and anticipated land use pattern of the area.

The subject property is located within the joint planning area with the City of Wildwood. The proposed Commercial Future Land Use of the subject property is consistent with the conceptual land use pattern approved through the adoption of the Interlocal Service Boundary Agreement with the City of Wildwood.

LAND USE SUITABILITY

Urban Sprawl

The subject property is located in an area that is proximate to the existing boundaries of the City of Wildwood. The existing land use pattern in the surrounding area includes a mix of residential, commercial, and industrial land uses.

Environmental Resources

The subject property is currently developed with a single-family home. The subject property contains no wetlands but is located within the 100-year floodplain (western half of subject property). The presence of 100-year flood-plain does not preclude commercial development of the subject property. However, any construction activities that impact the 100-year floodplain will require appropriate mitigation and compensation. The subject property is not within an Area of Environmental Concern as identified on Map VII-15 of the Sumter County Comprehensive Plan.

Historic Resources

No historic resources will be impacted by this application. This location does not appear on the Master Site File of Historic Resources in the Sumter County Comprehensive Plan.

Population and Housing

The proposed amendment to Commercial will decrease the potential number of dwelling units from 1 to 0 and population from 2 to 0 for the subject property:

CONCURRENCY ANALYSIS

This proposed amendment to the Sumter County Comprehensive Plan will have no affect on water distribution and wastewater treatment capacities. The property will be served by private well and septic. However, the City of Wildwood plans on providing water and sewer service to this area. At the time of the extension and availability of water and sewer to the subject property, the subject property will be required to connect to the water and sewer services.

There is no impact anticipated with the proposed amendment in level of service (LOS) for recreation.

The subject property is accessed via a major arterial US 301. US 301 is currently a two-lane facility at this location. However, this segment of US 301 is committed to be four-laned through an executed agreement between the Florida Department of Transportation and the Villages of Lake-Sumter, Inc. Consequently, the LOS analysis assumes US 301 to be four-laned. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for US 301.

Roadway Segment	Pre-Amendment Traffic		Post-Amendment Traffic		Adopted LOS Capacities		Meets LOS
	Daily Traffic	Peak Hour Traffic	Daily Traffic	Peak Hour Traffic	Daily Capacity	Peak Hour Capacity	
US 301	16,600	1,594	17,449	1,668	33,200	3,290	Yes

Pre-Amendment Traffic from FDOT 2008 Traffic Count and Adopted LOS Capacities from Sumter County Concurrency Management System
US 301 Analyzed as LOS D

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 Rural Residential lands, which would decrease by 1.98 acres MOL, and increase the allocated inventory of Commercial lands by 1.98 acres MOL.

Future Land Use Map

The proposed changes in the Future Land Use Map will change the designation of the subject property from Rural Residential to Commercial. Map 2 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.

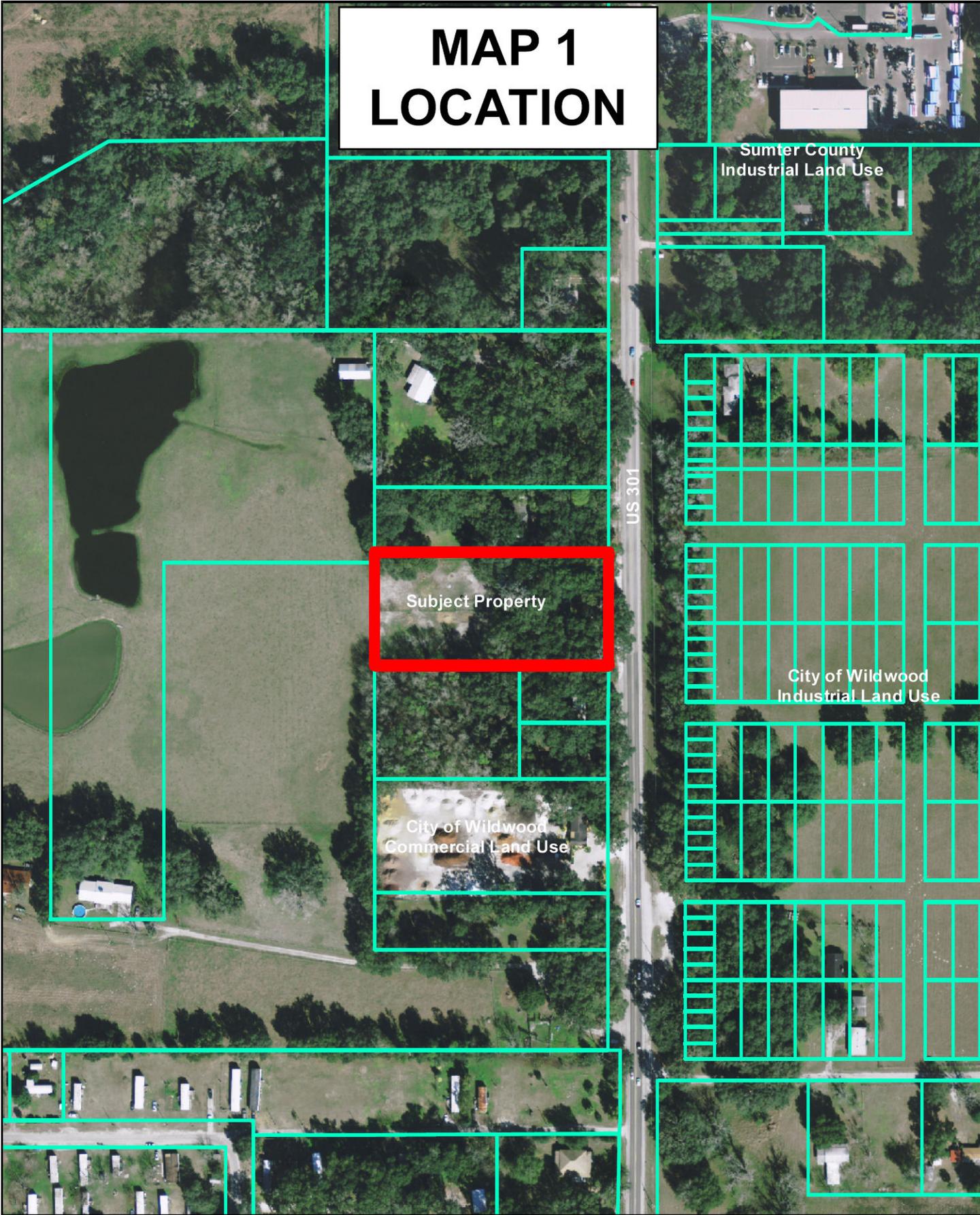
PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

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

Notices Sent: 5 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation: Table to February 1, 2010

MAP 1 LOCATION



0 87.5 175 Feet

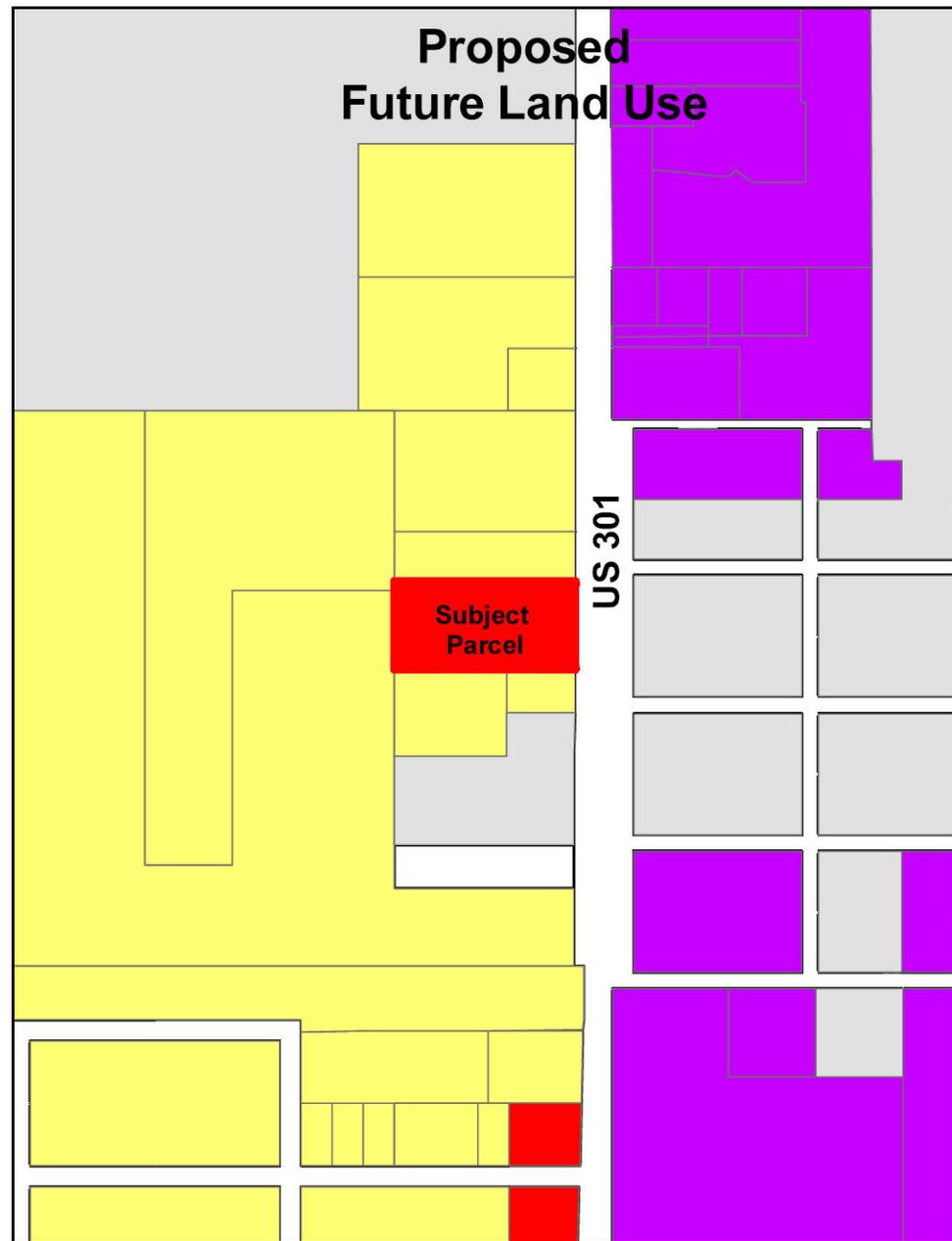
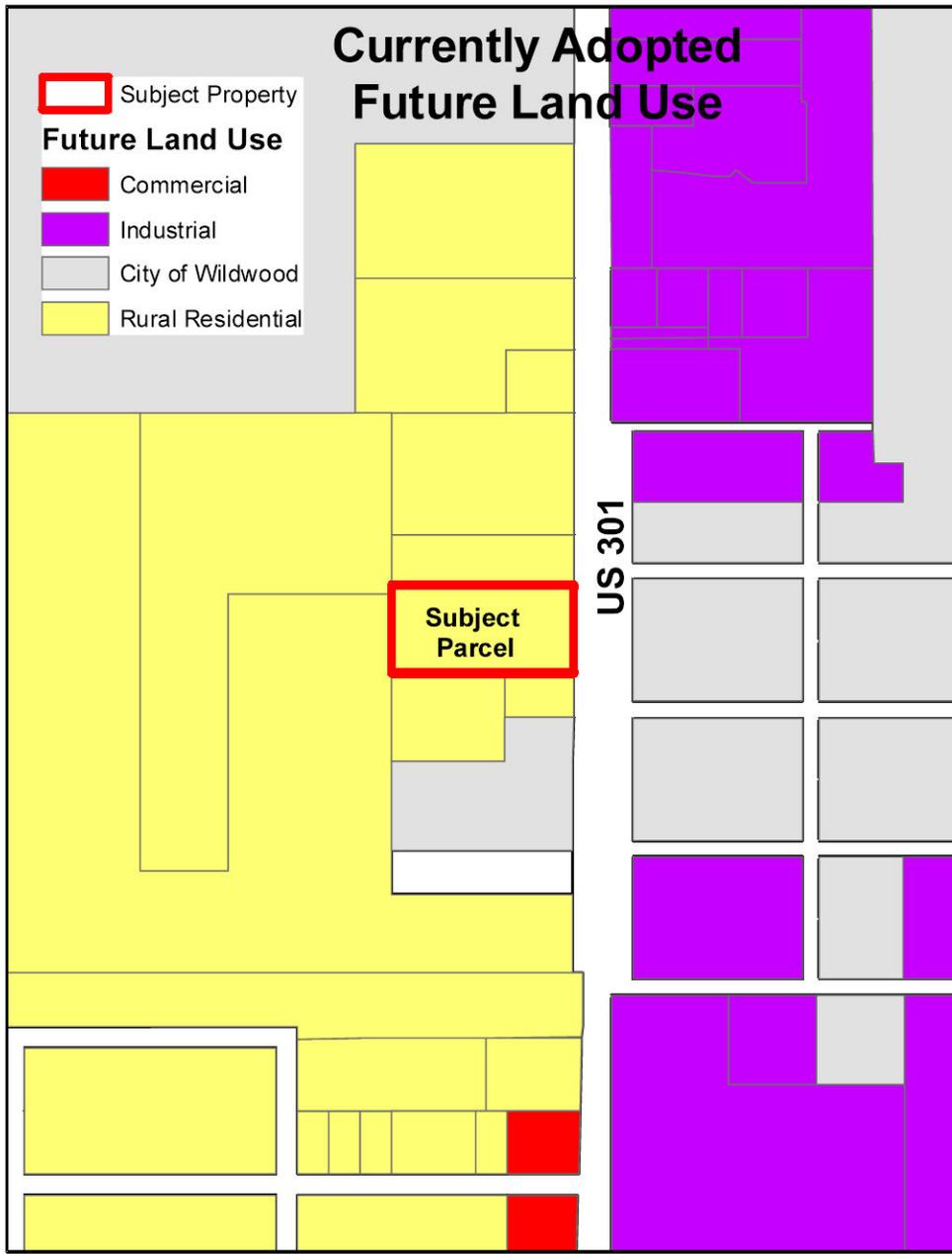
Small Scale Future Land Use Map Amendment SS# 2009-0007

Lisa Parnell & James Lopez

Sumter County Planning & Development
December 30, 2009



Map 2



Small Scale Future Land Use Map Amendment SS# 2009-0007

Lisa Pannell & James Lopez





SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **SS2009-0007**

Application: 12/2/2009 SG

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

SMALL SCALE

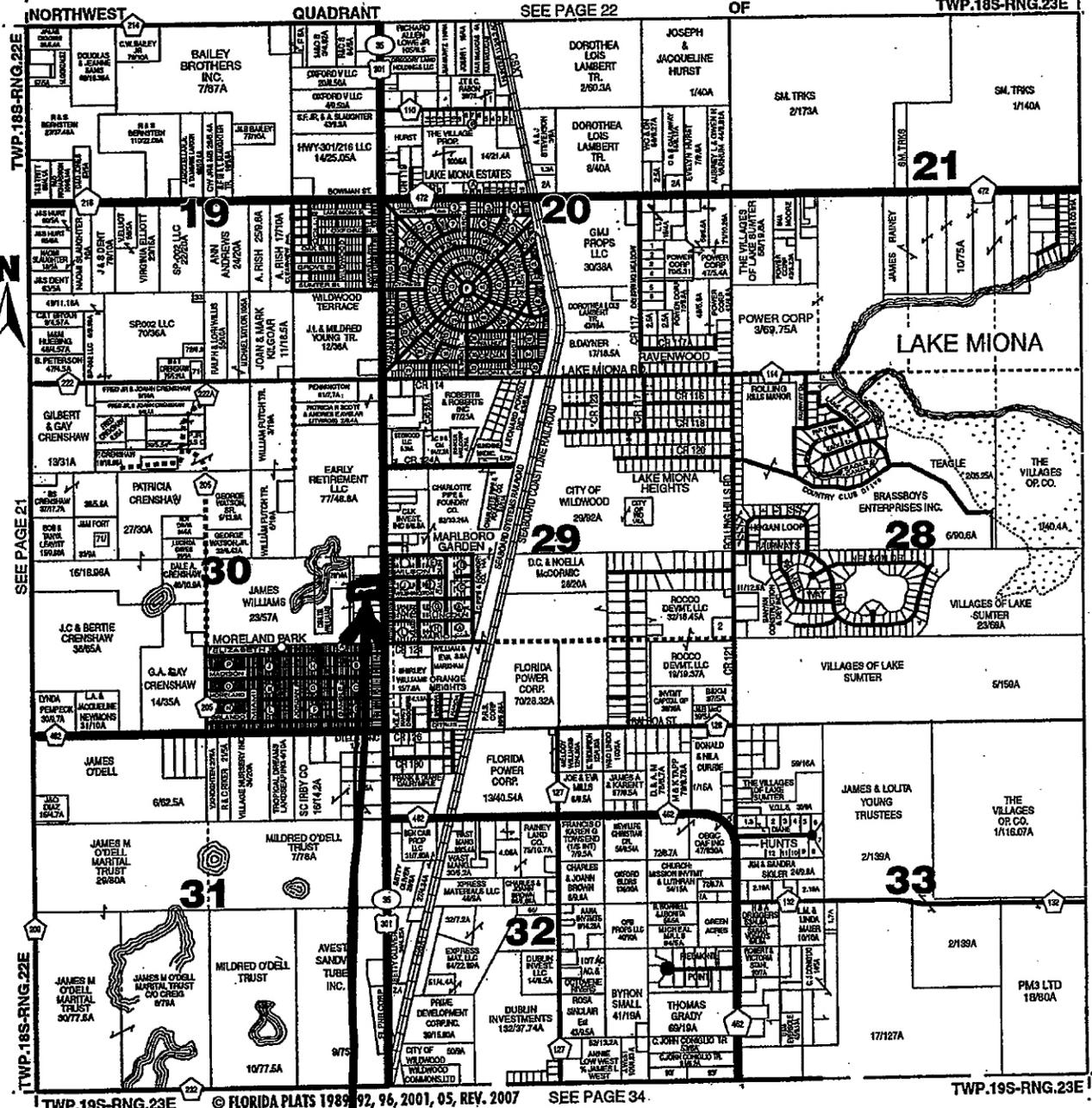
PROJECT TYPE SMALL SCALE		PROJECT SUBTYPE		PROJECT DESCRIPTION SS LAND USE CHANGE ON 1.98 ACRES MOL																			
OWNER PANNEL / LOPEZ, LISA CAYE / JAMES B			ADDRESS 9404 N US HIGHWAY 301 , WILDWOOD, FL 34785		PHONE 352 748-5512																		
PARCEL # D30=019	SEC/TWP/RNG 301823	GENERAL Oxford		DIRECTIONS TO PROPERTY N ON US 301. THE PROPERTY IS LOCATED APPROX 1/10 MILE N OF CR 124 ON THE W SIDE OF THE ROAD.																			
Property Address 9404 N US 301, Wildwood, FL 34785																							
PARCEL SIZE 1.98 ACRES MOL		F.L.U. RUR		LEGAL DESCRIPTION BEG 50 FT W & 420 FT S OF NE COR OF SE1/4 FOR POB RUN W 420 FT S 210 FT E 420 FT N 210 FT TO BEG LESS HWY 301 R/W																			
PRESENT ZONING RR		PRESENT USE RESIDENCE																					
REQUESTED USE SMALL SCALE LAND USE CHANGE ON 1.98 ACRES MOL FROM RURAL RESIDENTIAL TO COMMERCIAL		ACREAGE TO BE UTILIZED 1.98 ACRES MOL		LEGAL DESCRIPTION TO BE UTILIZED SAME AS ABOVE																			
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST																			
ZONING/USE F.L.U.	RR - RESIDENCE RURAL RESIDENTIAL	CITY OF WILDWOOD CITY OF WILDWOOD	RR & C2 - VACANT & MOBI RURAL RESIDENTIAL	A5 - RESIDENCE & VACANT RURAL RESIDENTIAL																			
<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>FEES</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;"></th> <th style="width: 15%;">Amount</th> <th style="width: 15%;">Payment</th> </tr> </thead> <tbody> <tr> <td>\$100 Legal Ad Fee</td> <td style="text-align: right;">100.00</td> <td></td> </tr> <tr> <td>Recording Fees</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td>Comprehensive Plan Amend. -Sma</td> <td style="text-align: right;">2,900.00</td> <td></td> </tr> <tr> <td>Postage Fee</td> <td style="text-align: right;">0.00</td> <td></td> </tr> <tr> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">\$3,000.00</td> <td></td> </tr> </tbody> </table>				Amount	Payment	\$100 Legal Ad Fee	100.00		Recording Fees	0.00		Comprehensive Plan Amend. -Sma	2,900.00		Postage Fee	0.00		TOTAL	\$3,000.00	
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TOTAL	\$3,000.00																						
<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>																							
<p><i>Lisa Pannel</i> <i>James B Lopez</i></p> <p>_____ Signature(s)</p>				<p>December 2, 2009</p> <p>_____ Date</p>																			
<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		1/4/2010 6:30 PM	Room: 114	Action: <u>Colony Cottage</u>																			
County Commission Meeting		1/12/2010 5:30 PM	Room: 142	Action: _____																			
NOTICES SENT 5		RECEIVED IN FAVOR		RECEIVED OBJECTING																			

TWP.18S-RNG.23E

SOUTHWEST QUADRANT
SUMNER COUNTY, FLORIDA

SCALE OF MILES 1/2

660 1320 1980 2640 SCALE OF FEET 5280



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SS2009-0007 & R2009-0027
Pannell, Lisa Caye & Lopez, James B.
Sec. 30, Twp. 18S, Rng. 23E

