

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

**DATE.** October 28, 2010  
**CASE NUMBER.** SS2010-0003  
**APPLICANT:** Rudolph & Barbara Gurrola

**LEGAL DESCRIPTION.**

LOTS 1 TO 6 INCL BLK R WILDWOOD TERRACELESS HWY 301 R/W. & THE S1/2 OF GROVE STN OF LOTS 1 & 3 & THE E1/2 OF JARRELL AVE W OF LOTS 3 & 4 & THE AREA COVERED BY THE INTERSECTION OF THE E1/2 OF JARRELL AVE & THE S1/2 OF GROVE ST PB 1 PG 85

**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>
Agriculture	0.70 acres	Commercial

**GENERAL DESCRIPTION AND BACKGROUND**

This application requests a Small Scale Future Land Use amendment from Agriculture (1 dwelling unit/acre) to Commercial. The application consists of one parcel encompassing approximately 0.70 acres within the Wildwood area of unincorporated Sumter County. The subject property is located on the west side of US 301, approximately ¼ mile south of CR 472. 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 south and west of the subject property have a Future Land Use of Agriculture. Parcels to the north have a Commercial Future Land Use. Parcels to the east are in the City of Wildwood. There is existing commercial development to the north of the subject property.

The subject property is located within the Joint Planning Area (JPA) with the City of Wildwood. The proposed Commercial Future Land Use is consistent with the JPA.

**LAND USE SUITABILITY**

Urban Sprawl

The subject property is located within the County's Interlocal Service Boundary and Joint Planning Area (ISBA/JPA) with the City of Wildwood. The purpose of the ISBA/JPA is to encourage development in areas of the county that are appropriate for urbanization.

Environmental Resources

The subject property is currently developed with a single-family home. The subject property contains no wetlands and is not located within the 100-year floodplain. 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 collector, US 301. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for US 301.

**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 Agricultural lands, which would decrease by 0.70 acres MOL, and increase the allocated inventory of Commercial lands by 0.70 acres MOL.

Future Land Use Map

The proposed changes in the Future Land Use Map will change the designation of the subject property from Agriculture 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. 3 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation. Approved (10-0)

Board of County Commissioners Recommendation: