

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
November 1, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
November 9, 2010

CASE NO.	R2010-0010
APPLICANT:	5C Limited Partnership of Central Florida
REPRESENTATIVE:	Michael Huff
REQUESTED ACTION:	Rezone 10 35 acres MOL from A5 to ID (Industrial) to bring the property into compliance with the Future Land Use Map.
LEGAL DESCRIPTION:	Sec 21, Twp. 21S, Rng. 23E: E ½ of SW ¼ of NE ¼ To be rezoned: E ½ of SW ¼ of NE ¼ less that part lying within the City of Center Hill.
EXISTING ZONING:	A5
FUTURE LAND USE:	Industrial
EXISTING USE:	Beef Slaughter House
PARCEL SIZE:	20 acres MOL (10 35 acres MOL to be rezoned)
GENERAL LOCATION:	Center Hill
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agricultural/City of Center Hill	NORTH: A5 & City – lime rock mine
SOUTH: Rural Residential	SOUTH: A5 vacant
EAST: City of Center Hill	EAST: RR5 – mobile home
WEST: City of Center Hill	WEST: City of Center Hill
COMMISSIONER'S DISTRICT:	Randy Mask

CASE SUMMARY:

The subject property is located on the south side of C-48. The subject site is 20 acres MOL in which portions of the property lies within the City of Center Hill and the unincorporated area of Sumter County. The portion lying within the county has an Industrial Future Land Use and A5 zoning. The applicant is requesting to rezone 10 35 acres MOL from A5 to ID (Industrial) to bring the property into compliance with the Future Land Use Map.

CASE ANALYSIS:

The general character of the area is industrial. Properties located to the north of the subject property are utilized as a lime rock mine. The properties to the east, south and west are owned by the applicant. This rezoning is consistent with the surrounding uses. In addition, the rezoning to ID is consistent with the Joint Planning Agreement with the City of Center Hill.

This application will bring the property into compliance with the Future Land Use Map.

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 the subject property be rezoned from A5 (Agricultural) to ID (Industrial)

Notices Sent: 2 (In objection) 0 (In favor) 0

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

Board of County Commissioners: