

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

DATE. December 6, 2010
CASE NUMBER. SS2010-0004
APPLICANT: Mark & Diane Edwards

LEGAL DESCRIPTION

Sec. 13, Twp. 18S, Rng. 23E W 667.08' of S ¾ of SE ¼ of SE ¼ N of C-466 *To be utilized: Comm SW cor of SE ¼ of SE ¼ N 446.20' to POB. N 200' S 54°10' E 577.70' S 200' to N/LY R/W of C-466 N 55°52'15" W 108.92' N 54°10' W 462.28' to POB.*

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	2.25 acres	Commercial

GENERAL DESCRIPTION AND BACKGROUND

This application requests a Small Scale Future Land Use amendment from Agriculture (1 dwelling unit/10 acres) to Commercial. The application consists of one parcel encompassing approximately 2.25 acres, which is the southern half of the parent 11.09 acre parcel, within the Lady Lake area of unincorporated Sumter County. The subject property is located on the north side of C-466 E approximately 1/10 mile west of the Sumter/Lake County line. 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 and east of the subject property have a Future Land Use of Agriculture. Property to the south and west have a Future Land Use of Agriculture, Commercial, and Mixed Use. The general character of the surrounding area is commercial and agriculture with several existing light commercial uses within the area. The subject property is adjacent to the Santa Fe Crossing commercial/office plaza.

LAND USE SUITABILITY

Urban Sprawl

The subject property is located adjacent to an existing commercial/office development. In addition, the subject property is located adjacent to The Villages Development of Regional Impact (DRI). The DRI is a large mixed-use development.

Environmental Resources

The subject property is currently used as a produce stand. According to the National Wetlands Inventory by the U.S. Fish and Wildlife Service, the subject property includes a wetland area in the northeast quadrant and is located within the 100-year floodplain. These environmental resources do not necessarily preclude future development of the site but rather require any future development plans to obtain the appropriate permitting from State and Federal agencies and provide for appropriate mitigation for impacts to these resources.

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 Industrial will decrease the potential number of dwelling units from 20 to 0 and population from 40 to 0 for the subject property.

CONCURRENCY ANALYSIS

This subject property is currently served by well and septic

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, C-466. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for C-466. At the time of development review for the subject property, a full traffic study is required to confirm adequate LOS for the actual development plan and to identify any required mitigation.

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 2.25 acres MOL and increase the allocated inventory of Commercial lands by 2.25 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

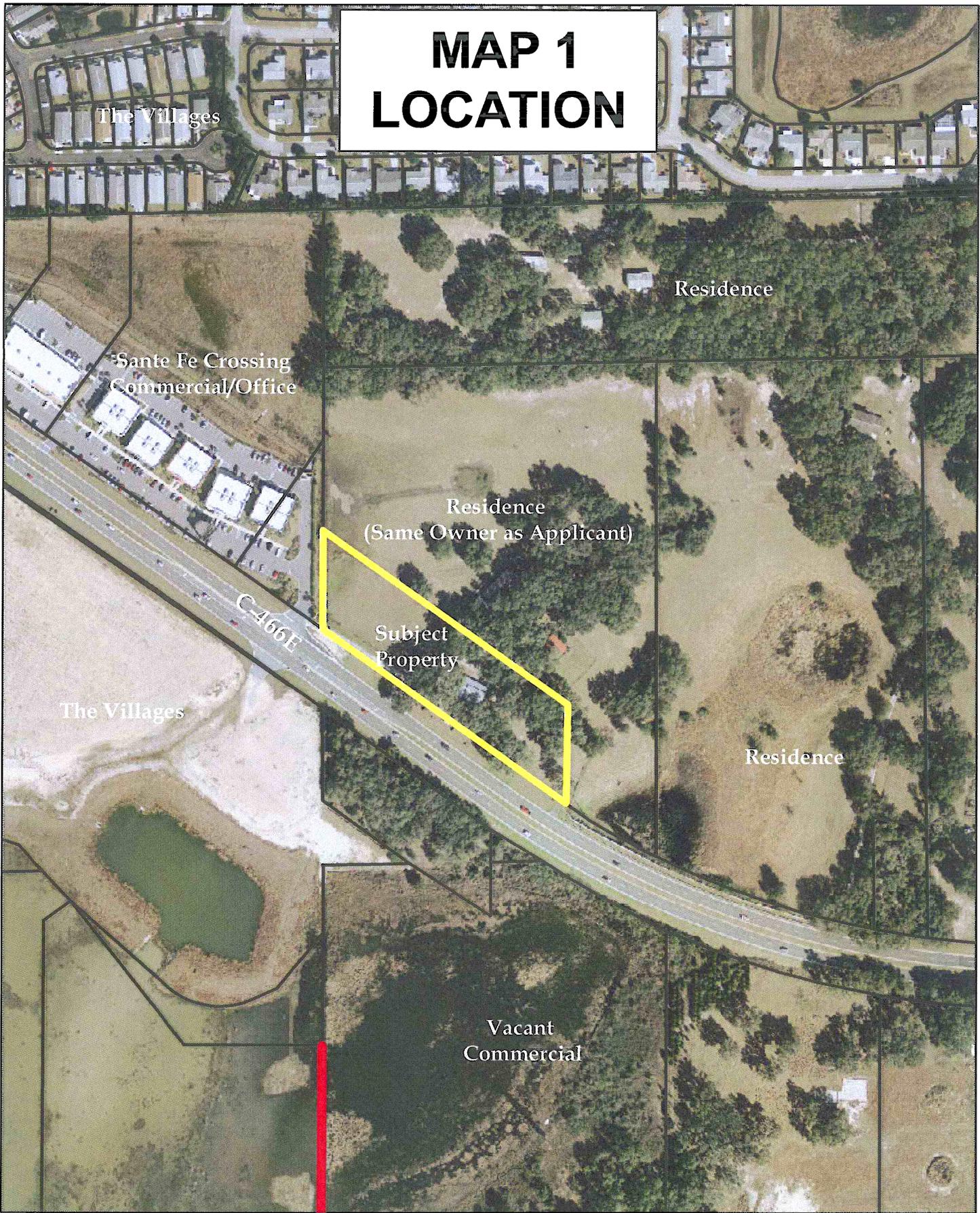
This proposed amendment does not affect the Capital Improvements program as outlined in the Sumter County Comprehensive Plan.

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

Zoning & Adjustment Board Recommendation: Approval

Board of County Commissioners:

MAP 1 LOCATION



0 90 180 Feet

Small Scale Future Land Use Map Amendment SS# 2010-0004

Sumter County Planning & Development
November 23, 2010

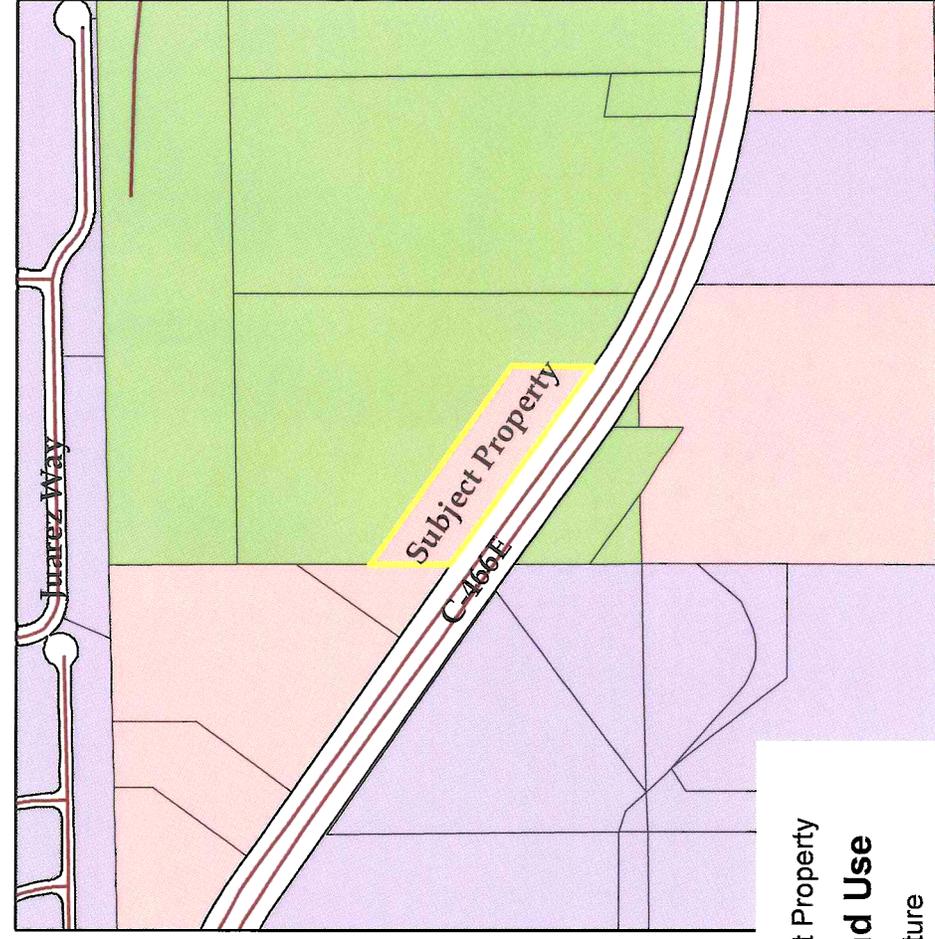
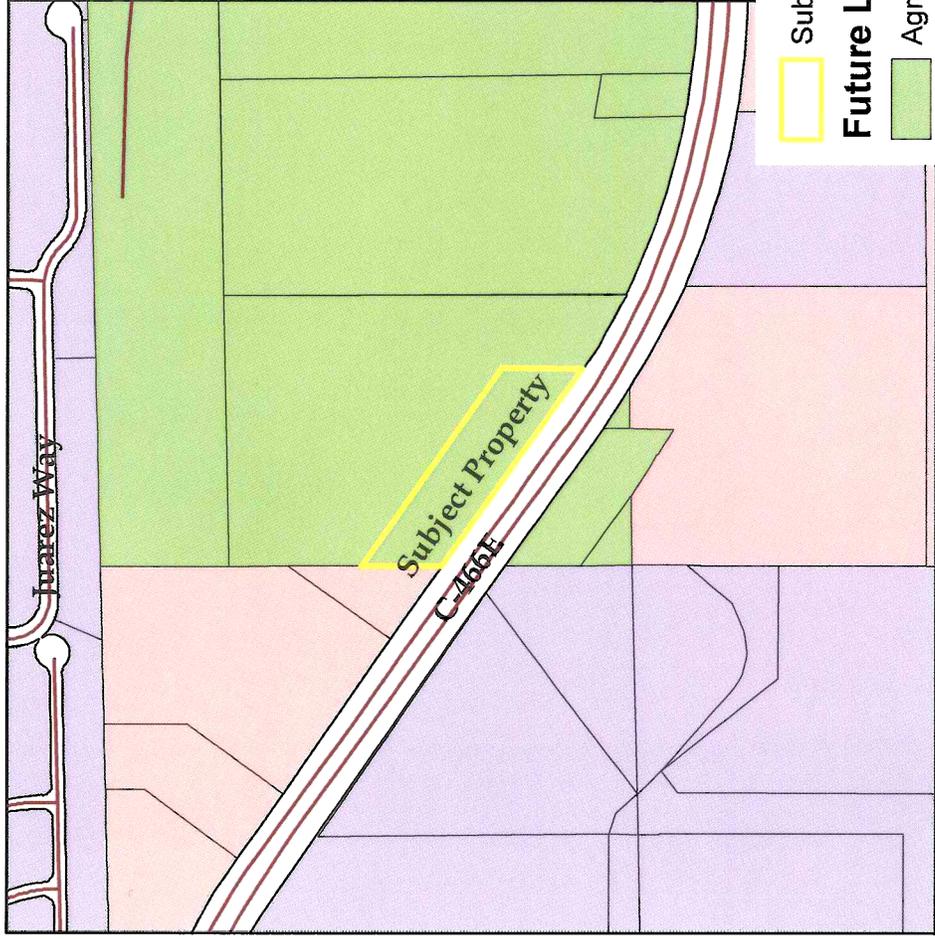
Mark & Diane Edwards



MAP 2 FUTURE LAND USE

CURRENTLY ADOPTED

PROPOSED



Subject Property

Future Land Use

- Agriculture
- Commercial
- Mixed Use - Villages





SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

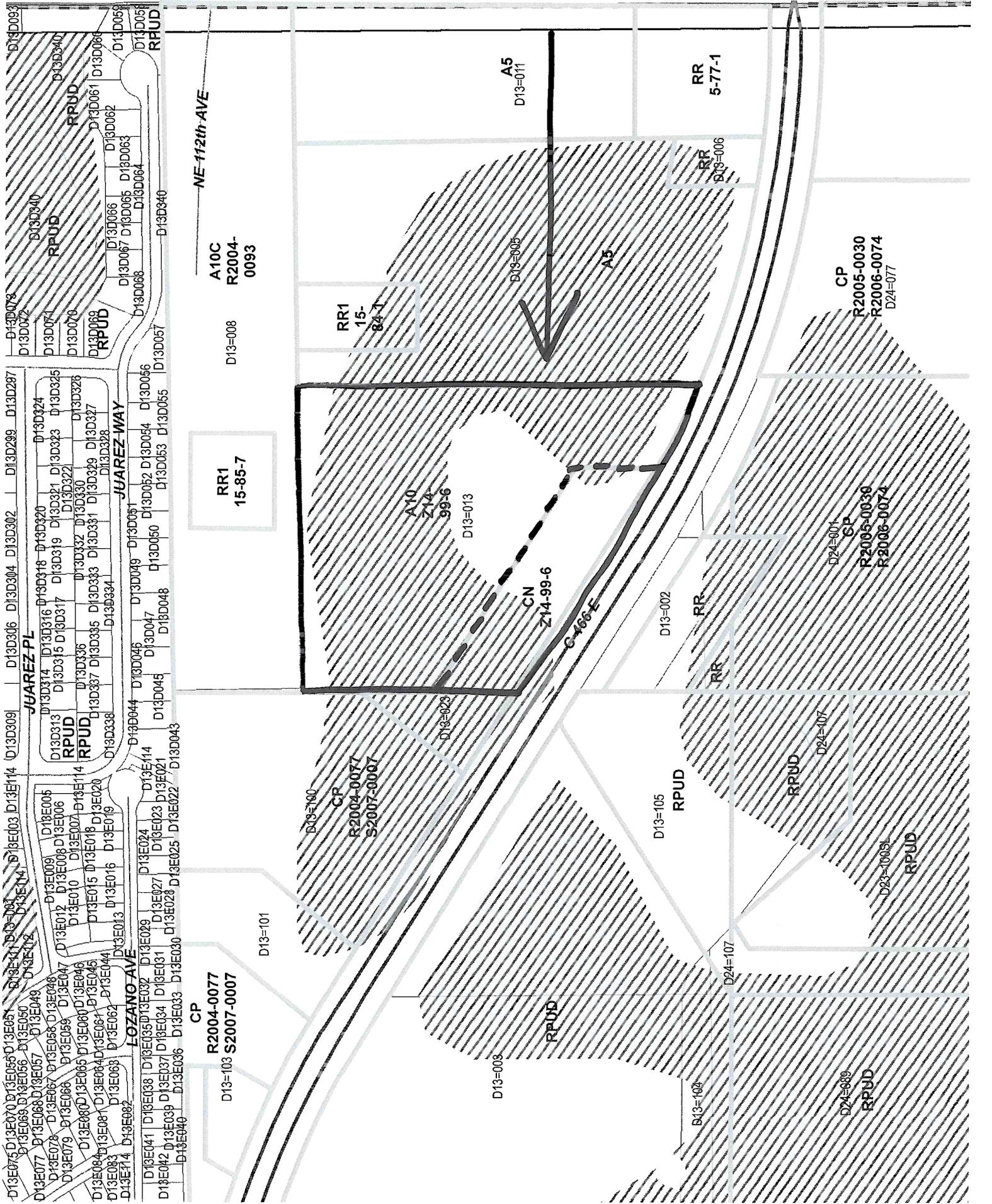
Project No: **SS2010-0004**

Application 10/7/2010 KSO

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 <NONE>		PROJECT DESCRIPTION LAND USE CHANGE ON 2.25 ACRES MOL	
OWNER EDWARDS, MARK & DIANE			ADDRESS PO BOX 1201 LADY LAKE, FL 32158		PHONE (352) 753-2633
PARCEL # D13=013	SEC/TWP/RNG 13 18 23	GENERAL LOCATION Oxford		DIRECTIONS TO PROPERTY N ON US 301. E ON C-466. PROPERTY JUST W OF LAKE COUNTY LINE ON N SIDE OF RD	
Property Address 8806 E C-466, Lady Lake, FL 32159					
PARCEL SIZE 11.09 ACRES MOL		F.L.U. AG		LEGAL DESCRIPTION W 667.08 FT OF S3/4 OF SE1/4 OF SE1/4 LYING N OF C 466	
PRESENT ZONING CN & A10		PRESENT USE PRODUCE STAND/ RES			
REQUESTED USE LAND USE CHANGE ON 2.25 ACRES MOL FROM AG TO COMMERCIAL		ACREAGE TO BE UTILIZED 2.25 ACRES MOL		LEGAL DESCRIPTION TO BE UTILIZED COMM AT SW COR OF SE 1/4 OF SE 1/4 N 446.20' TO N/LY R/W OF C-466 TO POB CONTINUE N 200' S 54°10' E 577.70' S 200' TO N/LY R/W OF C-466 N 55°52'15" W 108.92' N 54°10' W 462.28' TO POB.	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH RR1/A10C-MH AG	EAST RR/RR1/A5-RES AG	SOUTH RR/CP-VAC/RES AG/COMM	WEST CP-SANTA FE CROSSINGS COMM	
<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
			Comprehensive Plan Amend. -Sma	2,900.00	C 467367
			Recording Fees	0.00	
			Postage Fee	0.00	
			\$100 Legal Ad Fee	100.00	C 467367
			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>					
				October 7, 2010	
_____ Signature(s)				_____ 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		12/6/2010 6:30 PM		Room: C.C. Action: _____	
County Commission Meeting		12/14/2010 5:30 PM		Room: C.C. Action: _____	
910 N. MAIN ST. BUSHNELL					
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	
7		1		0	
<p>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.</p>					



D13E001 D13E002 D13E003 D13E004 D13E005 D13E006 D13E007 D13E008 D13E009 D13E010 D13E011 D13E012 D13E013 D13E014 D13E015 D13E016 D13E017 D13E018 D13E019 D13E020 D13E021 D13E022 D13E023 D13E024 D13E025 D13E026 D13E027 D13E028 D13E029 D13E030 D13E031 D13E032 D13E033 D13E034 D13E035 D13E036 D13E037 D13E038 D13E039 D13E040

D13D001 D13D002 D13D003 D13D004 D13D005 D13D006 D13D007 D13D008 D13D009 D13D010 D13D011 D13D012 D13D013 D13D014 D13D015 D13D016 D13D017 D13D018 D13D019 D13D020 D13D021 D13D022 D13D023 D13D024 D13D025 D13D026 D13D027 D13D028 D13D029 D13D030 D13D031 D13D032 D13D033 D13D034 D13D035 D13D036 D13D037 D13D038 D13D039 D13D040

D13D041 D13D042 D13D043 D13D044 D13D045 D13D046 D13D047 D13D048 D13D049 D13D050 D13D051 D13D052 D13D053 D13D054 D13D055 D13D056 D13D057 D13D058 D13D059

D13D060 D13D061 D13D062 D13D063 D13D064 D13D065 D13D066 D13D067 D13D068 D13D069

D13D070 D13D071 D13D072 D13D073 D13D074 D13D075 D13D076 D13D077 D13D078 D13D079 D13D080 D13D081 D13D082 D13D083 D13D084 D13D085 D13D086 D13D087 D13D088 D13D089 D13D090 D13D091 D13D092 D13D093

D13D094 D13D095 D13D096 D13D097 D13D098 D13D099 D13D100 D13D101 D13D102 D13D103 D13D104 D13D105 D13D106 D13D107 D13D108 D13D109 D13D110 D13D111 D13D112 D13D113 D13D114

D13E041 D13E042 D13E043 D13E044 D13E045 D13E046 D13E047 D13E048 D13E049 D13E050 D13E051 D13E052 D13E053 D13E054 D13E055 D13E056 D13E057 D13E058 D13E059 D13E060

NE 112th AVE

JUAREZ WAY

LOZANO AVE

A10C
R2004-0093

RR1
15-85-7

RR1
15-84-1

A10
Z14-99-6
D13=013

A5
D13=011

A5

CN
Z14-99-6

C-166-E

RR
5-77-1

RR
5-78-006

CP
R2005-0030
R2006-0074
D24=077

CP
R2005-0030
R2006-0074
D24=001

CR
R2004-0077
S2007-0007
D13=100

RPUD
D13=105

RPUD
D24=107

RPUD
D23=006L

CP
R2004-0077
S2007-0007
D13=103

RPUD
D13=003

RPUD
B13=104

RPUD
D24=689

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

November 12, 2010

PHIFER WILLIAM & GLADYS
8999 NE 112TH AVE
LADY LAKE, FL 32162

To **property owners** whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Mark & Diane Edwards**. This property is being considered for a **land use change and a rezoning** at a public hearing.

CASE# SS2010-0004 & R2010-0013 To change the land use on **2.25 acres MOL** from **Agriculture** to **Commercial** and rezone from **CN** to **CL (Light Commercial) Zone** which provides for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure.

A **public hearing** before the Zoning and Adjustment Board/Local Planning Agency will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, December 6, 2010** at **6:30 p.m.**

The property is located as follows. Oxford Area North on US 301. East on C-466 The property is located approximately 1/10 mile west of the Sumter/Lake County line on the north side of the road

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 **910 N. Main Street, Room 142, Bushnell, FL** on **Tuesday, December 14, 2010** 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, Ste. 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).

William Phifer

Gladys Phifer

Please return no later than. **November 26, 2010** RE. CASE# **SS2010-0004 & R2010-0013**