

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
October 15, 2012

BOARD OF SUMTER COUNTY COMMISSIONERS
October 23, 2012

CASE NO.	R2012-0042
APPLICANT:	SDC Services III, Inc., et al.
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone from Municipality, A5 & RR to A10C
EXISTING ZONING:	Municipality, A5 & RR
FUTURE LAND USE:	Agricultural
EXISTING USE:	Airport & Residence
PARCEL SIZE:	60.23 Acres MOL
GENERAL LOCATION:	Coleman area
LEGAL DESCRIPTION:	Sec. 25, Twp. 19S, Rng. 22E: NE ¼ of NW ¼ lying E of RR less S 210' E 210' & W ½ of SE ¼ of NW ¼ lying E of RR R/W less beg at SW cor of SE ¼ of NW ¼ run E 291.64' to POB run E 351.60' N to ¼ Sec line W 351.6' S to POB & that part of SW ¼ of NW ¼ lying E of RR & NW ¼ of SW ¼ lying E of RR less beg at intersection of N line lot 3 Coleman & E RW line of RR run E 225' N 150' W to RR SW/LY along RR to POB & less beg at NE cor of NW ¼ of SW ¼ run W 70 yds S 70 yds E 70 yds N 70 yds to beg & less beg at NW cor lot 2 Coleman run E 100' for POB run N 200' E 150' S 200' W 150' to POB
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Municipality	NORTH: Municipality – vacant

SOUTH: Municipality

SOUTH: Municipality – residences

EAST: Municipality

EAST: Municipality – vacant, mobile home, residence

WEST: Industrial & Municipality

WEST: A5, Municipality – vacant, mobile home

COMMISSIONER’S DISTRICT:

District 2

CASE SUMMARY:

The subject properties are located on the northwest corner of N. Hubb Street and Crate Mill Road. The subject properties are approximately 60.23 acres MOL in the Coleman area. The property owners will combine the parcels to maintain the required 10 acres for A10C.

The properties surrounding the parcels are within the municipalities of Coleman and Wildwood. The property surrounding is a mixture of vacant, mobile home, and single family residences.

CASE ANALYSIS:

The request is to rezone from Municipality, A5, & RR to A10C. The purpose of this rezoning is to bring the property into compliance with the Future Land Use Map. The owners de-annexed the properties from within the City of Coleman.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 18 (In objection) 0 (In favor) 2

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

Board of County Commissioners Final Action: _____



SUWANNEE COUNTY ZONING AND ADJUDICAMENT BOARD

Project No: P2012-0042

Application: 1/2012 GCO

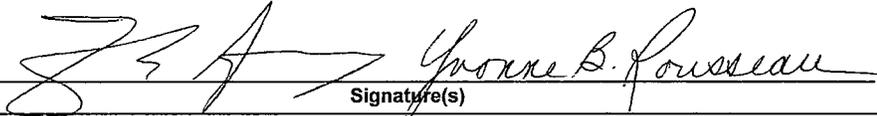
910 N. Main Street, Suite 301, Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE RESIDENTIAL		PROJECT DESCRIPTION Rezone from Municipality, A5 & RR to A10C	
OWNER SDC SERVICES III INC., et al		ADDRESS 221 N CAUSEWAY NEW SMYRNA, FL 32169		PHONE (352) 748-3678	
AGENT/APPLICANT Frank Arenas		ADDRESS 221 N CAUSEWAY NEW SMYRNA, FL 32169		PHONE (352) 748-3678	
PARCEL # F25=266	SEC/TWP/RNG 251922	GENERAL LOCATION Coleman		DIRECTIONS TO PROPERTY THE NORTHWEST CORNER OF N. HUBB STREET AND CRATE MILL ROAD	
Property Address 1465 Taylor Avenue, Coleman, FL		33521			
PARCEL SIZE 60.23 Acres MOL		F.L.U. MUNICIPALITY		LEGAL DESCRIPTION THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 LYING E OF RR R/W AND THAT PART OF SW 1/4 OF THE NW 1/4 LYING E OF RR R/W LESS TH SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THEN NW 1/4 AND LESS THE S 264 FT OF THE NE 1/4 OF SW 1/4 OF THE SE 1/4 OF NW 1/4 LESS BEG 311.64 FT E OF THE SE COR OF SW 1/4 OF NW 1/4 RUN E 20 FT THENCE N 565.06 FT THENCE E 331.6 FT THENCE N 729.66 F25=021 NW1/4 OF SW1/4 E OF SAL RR LESS 1 ACRE SQ IN NE COR & LESS BEG AT INTERSECTION OF N LINE LOT 3 COLEMAN & E RWY LINE OF AL RR RUN E 225 FT N 150 FT W TO RR SW/LY ALONG RR TO POB & LESS BEG AT NW COR LOT 2 COLEMAN RUN E 100 FT FOR POB RUN N 200 FT E 150 FT S 200 FT W 150 FT TO POB & W1/2 OF SE1/4 OF NW1/4 E OF SCL R/W & THAT PART OF SW1/4 OF NW1/4 LYING E OF F25=051 COMM AT NE COR OF NW1/4 RUN W 655.02 FT TO A POINT ON E/LY R/W OF RR THENCE S 22 DEG 21 MIN 08 SEC W 1432.92 FT TO POB 22 DEG 21 MIN 08 SEC W 2700.25 FT E 163.33 FT S 130.17 FT N 190 FT E 172.76 FT N 554.63 FT N 22 DEG 21 MIN 08 SEC E 22 1.76 FT W 162.26 FT TO POB F25=051A COMM AT NE COR OF NW1/4 RUN W 402.74 FT TO POB CONT W 262.28 FT TO E/LY R/W OF RR RUN S 22 DEG 21 MIN 08 SEC W ALONG R/ 1432.92 FT TO S LINE OF NE1/4 OF NW1/4 THENCE E 162.26 FT TO A POINT 150 FT TO E/LY RR WHEN MEASURED AT RIGHT ANGLES N 22 DEG 21 MIN 08 SEC E 1324.78 FT E 141.02 FT N 100 FT TO N LINE OF NW1/4 & POB F25=092 NE1/4 OF NW1/4 LYING E OF RR LESS S 210 FT OF E 210 FT THERE- OF LESS COMM AT NE COR OF NW1/4 RUN W 402.74 FT TO POB CO T W 262.28 FT TO POINT ON E/LY R/W OF R/R THENCE S 22 DEG 21 MIN 08 SEC W ALONG SAID R/W 1432.92 FT TO SOUTH LINE OF NE 1/4 OF NW1/4 THENCE E 162.26 FT TO A PT 150 FT E OF E/LY R/W OF R/R WHEN MEASURED AT RIGHT ANGLES N 22 DEG 21 MIN 08 SEC F25=260 COMM AT THE NE COR OF NW 1/4 RUN S 89 DEG 55'07" W 665.02 FT TO PT ON E/LY R/W LINE OF CSX R/R S 22 DEG 21'08" W 1432.9 FT N 89 DEG 56'02" E 162.26 FT S 22 DEG 21'08" W 2420.84 FT E 67.93 FT TO POB RUN S 00 DEG 04'22" W 208.77 FT E 149.77 FT S 00 DEG 00 '43" W 180.34 FT E 399.07 FT N 00 DEG 11'16" E 389.00 FT W 549.85 FT TO POB	
REQUESTED REZONING Rezone 60.23 acres MOL from Municipality, A5 & RR to A10C to bring into compliance with the future land use		REZONED ACREAGE 60.23 Acres MOL		REZONED LEGAL DESCRIPTION Sec. 25, Twp. 19S, Rng. 22E: NE 1/4 of NW 1/4 lying E of RR less S 210' E 210' & W 1/2 of SE 1/4 of NW 1/4 lying E of RR R/W less beg at SW cor of SE 1/4 of NW 1/4 run E 291.64' to POB run E 351.60' N to 1/4 Sec line W 351.6' S to POB & that part of SW 1/4 of NW 1/4 lying E of RR & NW 1/4 of SW 1/4 lying E of RR less beg at intersection of N line lot 3 Coleman & E RW line of RR run E 225' N 150' W to RR SW/LY along RR to POB & less beg at NE cor of NW 1/4 of SW 1/4 run W 70 yds S 70 yds E 70 yds N 70 yds to beg & less beg at NW cor lot 2 Coleman run E 100' for POB run N 200' E 150' S 200' W 150' to POB	
ABUTTING PROPERTY	NORTH Municipality - Vacant	EAST Municipality - Vacant, MH, SFR	SOUTH Municipality - SFR, City Hall, Auto Sales	WEST A5, Municipality - Vacant, MH, SFR	

As owner/agent, I agree to post the hearing plaques in 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.

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.

 August 30, 2012

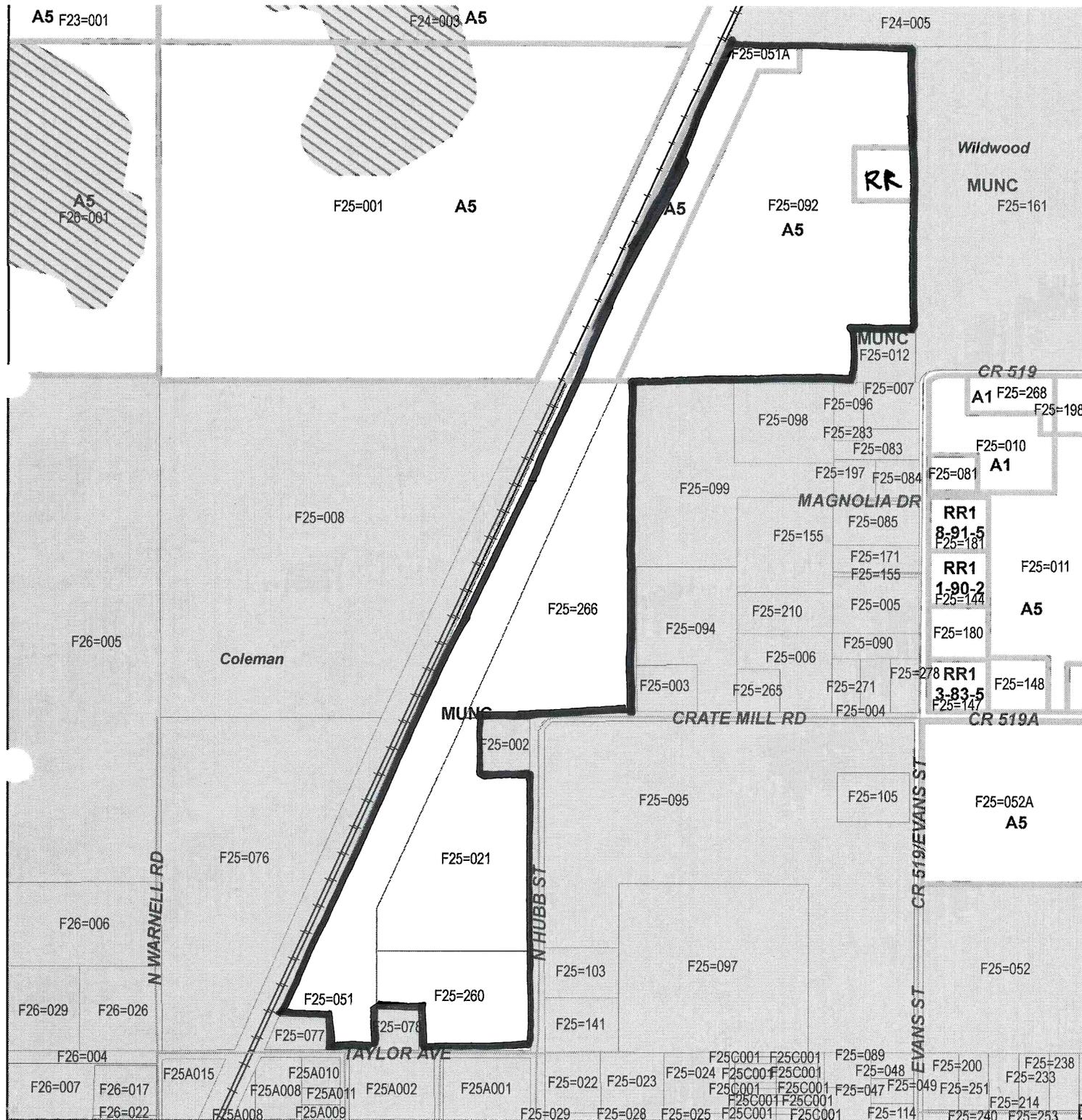
 Signature(s) Date

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.

Zoning and Adjustment Board	10/1/2012 6:30 PM	Room: Colony Cottage Rec. Center	Action: <u>APPROVED</u>
County Commission Meeting	10/9/2012 5:30 PM	Room: Rm 142 Government Complex	Action: _____

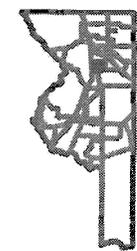
NOTICES SENT	18	RECEIVED IN FAVOR	2	RECEIVED OBJECTING	0
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Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.



Legend

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



1 inch = 0.1 miles

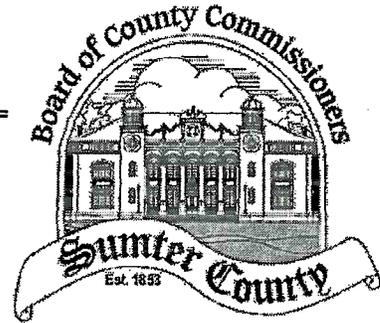
SDC Services III, Inc
 R2012-0042
 Sec. 25, Twp. 19 Rng. 22E

Date Prepared: August 31, 2012

Board of County Commissioners

Development Services Division

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



August 7, 2012

Frank Arenas, Esq.
P.O. Box 600
Coleman, FL 33521-0600

Re: Freeflight Airport Parcels F25=021, F25=051, F25=051A, F25=092, F25=260, and F25=266.

Dear Mr. Arenas:

Staff has reviewed the vesting status of the above properties currently operated as the Freeflight Airport.

Parcels F25=051A and F25=092 were the subject of a Memorandum of Agreement (MOA) approved by the Sumter County Board of County Commissioners on December 11, 2007 and amended on May 11, 2010. The MOA acknowledges the Freeflight Airport as a vested use, established in 1971. The MOA allows future development of commercial aviation and aviation related uses. Future development of parcels F25=051A and F25=092 may proceed consistent with the terms of the MOA.

Prior to October 2010, parcels F25=021, F25=051, F25=260, and F25=266 were located within the incorporated limits of the City of Coleman. The parcels were assigned Agricultural and Residential zonings and recognized as a vested airport operation. The airport use was existing and lawful at the time of deannexation (Coleman Resolution 2010-02). Pursuant to Sumter County Land Development Code Sections 13-801(a), 13-801(b) and 13-802(a) the vested airport use may continue to operate and expand within established limits of development.

Sincerely,

Karl E. Holley, AICP
Director

Karl E. Holley, AICP
Development Services Director
(352) 689-4460
7375 Powell Road
Wildwood, FL 34785

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Chairman
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7375 Powell Road
Wildwood, FL 34785

Randy Mask, Dist 5
2nd Vice Chairman
Office: (352) 689-4400
Home: (352) 793-3930
7375 Powell Road
Wildwood, FL 34785

Coleman, Guylaine

From: Farnsworth, Sue
Sent: Wednesday, August 29, 2012 8:23 AM
To: Coleman, Guylaine
Cc: hspencepa@aol.com; 'freeflight@cfl.rr.com'; Webb, Aimee
Subject: Freeflight Airport rezoning request

Guylaine, Would you please respond to Frank on this matter. We are proposing his property be designated Agriculture on the Future Land Use Map. It is scheduled for adoption on September 25th. Karl is OK with starting the rezoning before the Comp Plan amendment is approved. I can provide copies of the documents he mentions. His number is 748-6629 or 748-3678.

Thank you,
Sue

From: Frank B. Arenas [<mailto:freeflight@cfl.rr.com>]
Sent: Tuesday, August 28, 2012 5:16 PM
To: Farnsworth, Sue; hspencepa@aol.com; Frank B. Arenas
Subject: Re: Unified Comprehensive Plan hearing rescheduled

Sue -

SDC Services III, Inc., SDC Services, Inc, Frank and Yvonne Arenas and FreeFlight International, Inc. would like to rezone back to Agricultural zoning, all parcels of the parent tract of FreeFlight airport that are not currently zoned Agricultural, so that the entire airport parcel of 60 acres+ - can continue to to be used as an airport with aviation accessory uses consistent with the continued vested use as outlined in your email to me dated, August 3, 2012 and per the letter dated August 7, 2012 from Karl E. Holley. Thank you again for your help and cooperation in this matter.

Please let me know if you need anything else from us - appreciate your help - Frank

On 8/28/2012 1:14 PM, Farnsworth, Sue wrote:

Frank, Staff is requesting the BOCC postpone the adoption of the Unified Comp Plan until September 25th. The postponement is to allow more time to respond to State agency comments. We have changed the Freeflight Airport property back to "Agriculture" on the proposed Future Land Use map. If you are ready to apply for the rezoning, consistent with the proposed Agriculture Future Land Use, let me know and we can work something out to allow you to start the process.

Sue Farnsworth
689-4464

--
Frank B. Arenas
P.O. Box 600
Coleman, FL 33521-0600
(352) 748-6629/FAX 748-3681

					
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No Events	No Name History	<input type="button" value="Submit"/>			
<h2>Detail by Entity Name</h2> <h3><u>Florida Profit Corporation</u></h3> <p>SDC SERVICES III, INC.</p> <h3><u>Filing Information</u></h3> <p> Document Number P05000095022 FEI/EIN Number 161728548 Date Filed 07/05/2005 State FL Status ACTIVE </p> <h3><u>Principal Address</u></h3> <p>221 N. CAUSEWAY NEW SMYRNA BEACH FL 32169 US</p> <h3><u>Mailing Address</u></h3> <p>221 N. CAUSEWAY NEW SMYRNA BEACH FL 32169 US</p> <h3><u>Registered Agent Name & Address</u></h3> <p>SPENCE, HAL 221 N. CAUSEWAY NEW SMYRNA BEACH FL 32169 US</p> <h3><u>Officer/Director Detail</u></h3> <p>Name & Address</p> <p>Title PD</p> <p>SPENCE, HAL 221 N. CAUSEWAY NEW SMYRNA BEACH FL 32169 FL</p> <p>Title TD</p> <p>TROIAN, TIM 313 DUE EAST NEW SMYRNA BEACH FL 32169 US</p> <p>Title SD</p> <p>TROIAN, TIM 313 DUE EAST NEW SMYRNA BEACH FL 32169 US</p> <p>Title VPD</p> <p>ARENAS, FRANK 1511 TAYLOR AV. COLEMAN FL 33521 US</p>					

Annual Reports

Report Year Filed Date

2010	02/02/2010
2011	03/14/2011
2012	01/09/2012

Document Images

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- [03/14/2011 -- ANNUAL REPORT](#)
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- [01/08/2008 -- ANNUAL REPORT](#)
- [01/03/2007 -- ANNUAL REPORT](#)
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- [07/05/2005 -- Domestic Profit](#)

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<h2>Detail by Entity Name</h2> <h3><u>Florida Profit Corporation</u></h3> <p>FREEFLIGHT INTERNATIONAL, INC.</p> <h3><u>Filing Information</u></h3> <table> <tr> <td>Document Number</td> <td>J02588</td> </tr> <tr> <td>FEI/EIN Number</td> <td>592772455</td> </tr> <tr> <td>Date Filed</td> <td>03/06/1986</td> </tr> <tr> <td>State</td> <td>FL</td> </tr> <tr> <td>Status</td> <td>ACTIVE</td> </tr> <tr> <td>Last Event</td> <td>NAME CHANGE AMENDMENT</td> </tr> <tr> <td>Event Date Filed</td> <td>02/24/1992</td> </tr> <tr> <td>Event Effective Date</td> <td>NONE</td> </tr> </table> <h3><u>Principal Address</u></h3> <p>1511 TAYLOR AVE COLEMAN FL 33521-0600 US</p> <p>Changed 04/28/2010</p> <h3><u>Mailing Address</u></h3> <p>P.O. BOX 600 COLEMAN FL 33521-0600 US</p> <p>Changed 04/28/2010</p> <h3><u>Registered Agent Name & Address</u></h3> <p>ARENAS, FRANK 1511 TAYLOR AVE COLEMAN FL 33521-0600 US</p> <p>Name Changed: 09/19/1997</p> <p>Address Changed: 04/28/2010</p> <h3><u>Officer/Director Detail</u></h3> <h4><u>Name & Address</u></h4> <p>Title PTS</p> <p>ARENAS, FRANK 1511 TAYLOR AVE COLEMAN FL 33521-0600</p> <p>Title D</p> <p>ARENAS, FRANK 1511 TAYLOR AVE COLEMAN FL 33521-0600</p>						Document Number	J02588	FEI/EIN Number	592772455	Date Filed	03/06/1986	State	FL	Status	ACTIVE	Last Event	NAME CHANGE AMENDMENT	Event Date Filed	02/24/1992	Event Effective Date	NONE
Document Number	J02588																				
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Event Date Filed	02/24/1992																				
Event Effective Date	NONE																				

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