

City of Center Hill

74 S. Virginia Avenue – Center Hill, FL 33514
Phone (352) 793-4431

August 10, 2010

Sumter County
910 N. Main St.
Bushnell, FL 33513



To Whom It May Concern:

The City of Center Hill respectfully submits the enclosed Ordinance 10-01 that annexes the following property:

That part of the Southeast ¼ of the Southwest ¼ of Section 14, Township 21 South, Range 23 East, Sumter County, Florida, lying south and east of the southeasterly Right of Way line of County Road No. 48 (formerly State Road No. 48); LESS AND EXCEPT that part of the Southeast ¼ of the Southwest ¼ of Section 14, Township 21 South, Range 23 East, Sumter County, Florida, described as follows: Begin at the Northeast corner of aforesaid Southeast ¼ of Southwest ¼, run N.89° 24'57"W. along the North line of said Southeast ¼ of Southwest ¼, 530.88 feet to the Easterly Right of Way line of State Road No. 48; thence S.47°14'49"W. along said Right of Way line 460.76 feet; thence departing said Right of Way line run S.47°34'53"E. 234.60; feet thence N.62°59'47"E. 779.38 feet to the East line of aforesaid Southeast ¼ of Southwest ¼; thence N.0°24'12"E. along said East line 111.76 feet to the Point of Beginning. Containing 28.63 Acres, more or less.

This ordinance is submitted pursuant to Section 171.044(3), Florida Statutes.

Sincerely,

Bradley T. Cornelius, AICP
Planning Manager (via interlocal agreement with the City of Center Hill)

Copy: Diane Lamb, City Clerk

Copy To:		
Comms	_____	Pub Wks Div _____
Co Atty	_____	Bldg & Dev Div _____
Co Fin	_____	Admin Div _____
Other	_____	Com Svcs Div _____

ORDINANCE 10-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTER HILL, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF CENTER HILL IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 28.63± ACRES OF PROPERTY GENERALLY LOCATED SOUTHEAST OF COUNTY ROAD 48 AND NORTH OF CR 702 IN SUMTER COUNTY, FLORIDA; REZONING THE PROPERTY FROM SUMTER COUNTY AGRICULTURE ("A5") AND RURAL RESIDENTIAL ("RR1") TO "RLD- RESIDENTIAL LOW DENSITY" WITHIN THE CITY OF CENTER HILL; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition has been received from Richey & Cooney, as Applicant, on behalf of Valentine Ranch, Inc., Owner, requesting that real property be annexed to and made a part of the City of Center Hill, and requesting a rezoning of such property; and

WHEREAS, the Petition bears a signature of all required parties; and

WHEREAS, the property is contiguous to the City of Center Hill and reasonably compact; and

WHEREAS, the required notice of the proposed annexation has been properly published.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTER HILL, FLORIDA, AS FOLLOWS:

Section 1. The following described property consisting of approximately 28.63± acres generally located southeast of County Road 48 and north of CR 702 and contiguous to the city limits of Center Hill, is hereby incorporated into and made part of the city limits of the City of Center Hill. The property is more particularly described as follows:

That part of the Southeast ¼ of the Southwest ¼ of Section 14, Township 21 South, Range 23 East, Sumter County, Florida, lying south and east of the southeasterly Right of Way line of County Road No. 48 (formerly State Road No. 48); LESS AND EXCEPT that part of the Southeast ¼ of the Southwest ¼ of Section 14, Township 21 South, Range 23 East, Sumter County, Florida, described as follows: Begin at the Northeast corner of aforesaid Southeast ¼ of Southwest ¼, run N.89° 24'57"W. along the North line of said Southeast ¼ of Southwest ¼, 530.88 feet to the Easterly Right of Way line of State Road No. 48; thence S.47°14'49"W. along said Right of Way line 460.76 feet; thence departing said Right of Way line run S.47°34'53"E. 234.60; feet thence N.62°59'47"E. 779.38 feet to the East line of aforesaid Southeast ¼ of Southwest ¼; thence N.0°24'12"E. along said East line 111.76 feet to the Point of Beginning. Containing 28.63 Acres, more or less.

The property annexed in this section shall be assigned a zoning designation of "RLD- Residential Low Density".

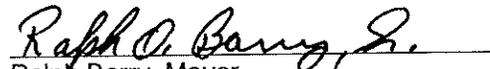
Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Sumter County, Florida, and the Secretary of State of the State of Florida within seven (7) days after its passage on second and final reading.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

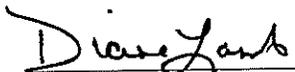
Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Sumter County Comprehensive Plan and Sumter County Zoning Regulations until the City adopts the Comprehensive Plan Amendments to include the parcel annexed in the City Comprehensive Plan.

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED AND ORDAINED this 3rd day of August, 2010, by the City Council of the City of Center Hill, Florida.


Ralph Barry, Mayor

ATTEST:

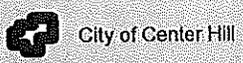
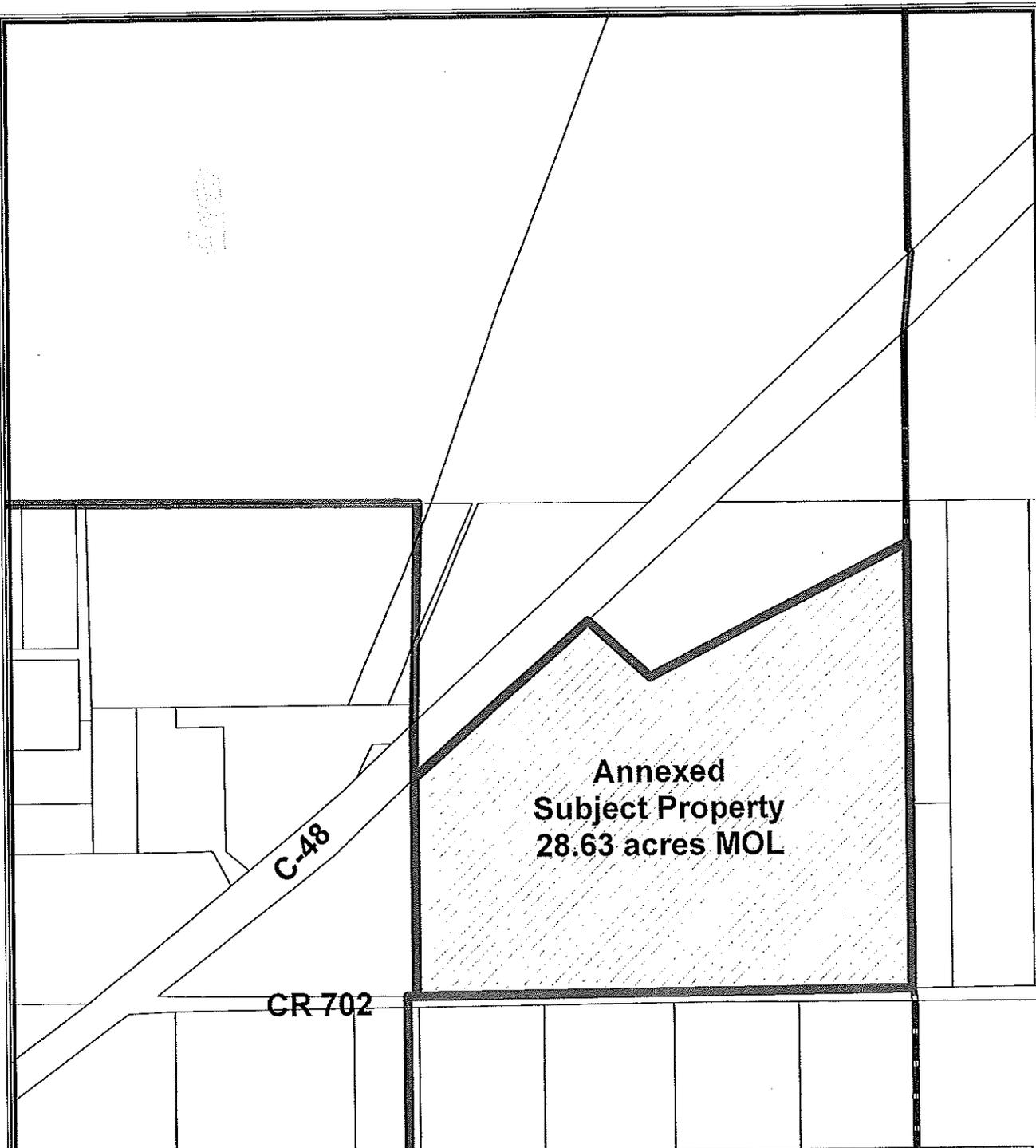

Diane Lamb, City Clerk

Passed First Reading _____

Passed Second Reading _____

Approved as to form:


Larry E. Taylor, City Attorney



**Property Annexed
Ordinance 10-01
August 3, 2010**