

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

DATE: September 15, 2010

CASE NUMBER. SS2010-0002

APPLICANT: Brian's Electric, Inc.

LEGAL DESCRIPTION

Section 13, Township 20S, Range 22E, Begin 330 ft. E & 18 ft. S of NW Corner of SW1/4, Run S 327 ft. E, Thence Run 186 ft. N, Thence 155 ft W, Thence 93 ft., Thence N 172 ft. W, Thence 93 ft. to POB, Less C-470 R/W

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>
Rural Residential	1.00 acres	Commercial

GENERAL DESCRIPTION AND BACKGROUND

This application requests a Small Scale Future Land Use amendment from Rural Residential (1 dwelling unit/acre) to Commercial. The application consists of one parcel encompassing approximately 1.00 acres within the Sumterville area of unincorporated Sumter County. The subject property is located on the south side of C-470, approximately 200 feet west of CR 531. 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, east, and west of the subject property have a Future Land Use of Rural Residential. Parcels to the north have a mix of Commercial and Agricultural Future Land Uses. The character of the existing surrounding development is a church adjacent to the east, a residence to the south and west, and heavy commercial operations (aggregate trucking and contractor staging area).

The subject property is located along the C-470 corridor between I-75 and US 301. Through the County's visioning process and the adopted Evaluation & Appraisal Report, this corridor is identified as a future employment center. The conversion of the subject property from residential to commercial is consistent with the future development of this employment center.

LAND USE SUITABILITY

Urban Sprawl

The subject property is located within the County's Urban Development Boundary. The Comprehensive Plan encourages development and increases in development intensity within the Urban Development Boundary.

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 (western half of subject property). 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 effect on water distribution and wastewater treatment capacities. The property will be served by private well and septic. However, the City of Bushnell 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, C-470. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for C-470.

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 Rural Residential lands, which would decrease by 1.00 acres MOL, and increase the allocated inventory of Commercial lands by 1.00 acres MOL.

Future Land Use Map

The proposed changes in the Future Land Use Map will change the designation of the subject property from Rural Residential 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: 6 (In objection) 1 (In favor) 2

Zoning & Adjustment Board Recommendation. Approval (11-0)



Sumter County BOCC - GIS

BOCC Bushnell, FL 33513 | 352-793-0200

Parcel ID J13=024

BRIANS ELECTRIC INC

1345 SE 42ND DR SUMTERVILLE, FL 33585

Street 2065 E C-470

S/T/R 13/20/22 BEG 330 FT E & 18 FT S OF NW COR OF SW1/4 RUN S 327 FT E 186 FT N 155 FT W 93 FT N 172 FT W 93 FT TO POB

LESS SR 470 RW

Sales

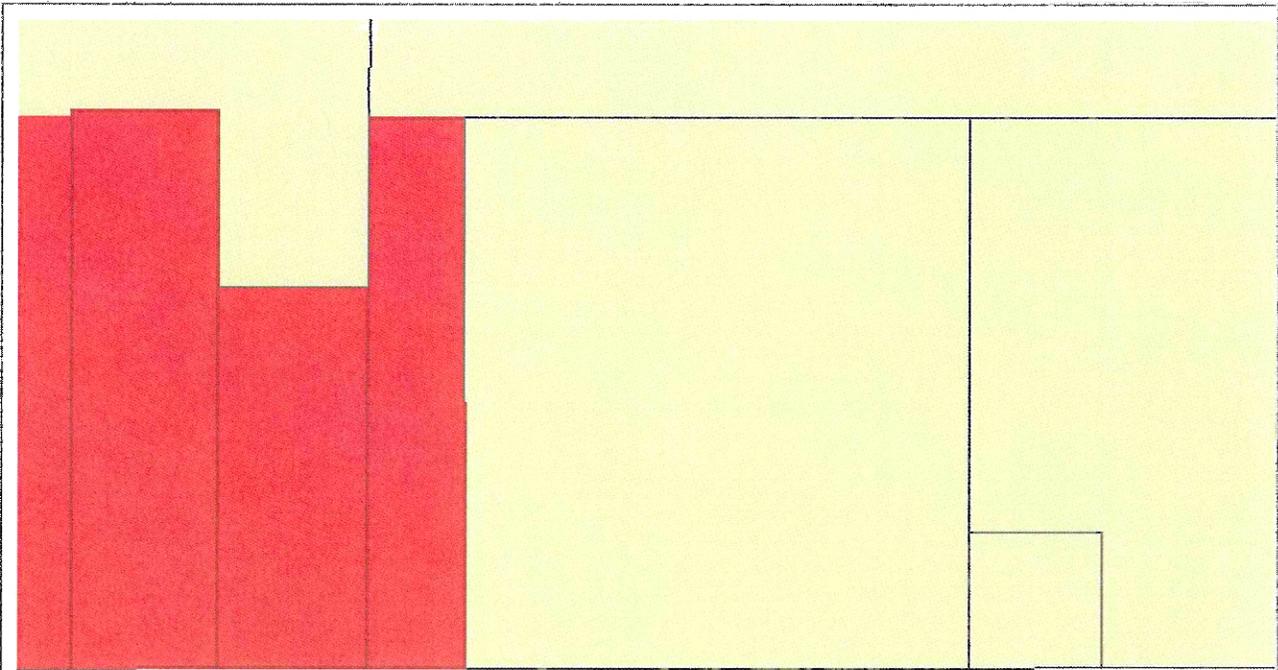
5/1/2010	2195/270	Improved	\$100.00
5/1/2010	2193/248	Improved	\$65,000.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This information was last and may not reflect the data currently on file at our office.

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Sumter County BOCC - GIS

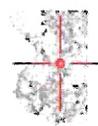
BOCC Bushnell, FL 33513 | 352-793-0200

Parcel ID J13=024
BRIANS ELECTRIC INC
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 Street 2065 E C-470
 S/T/R 13/20/22 BEG 330 FT E & 18 FT S OF NW COR OF SW1/4 RUN S 327 FT E 186 FT N 155 FT W 93 FT N 172 FT W 93 FT TO POB
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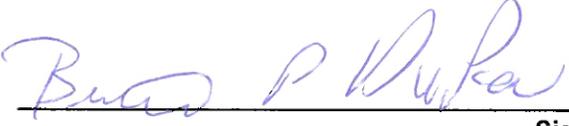
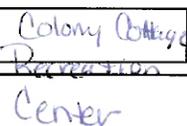
SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **SS2010-0002**

Application: 8/31/2010 SG

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 SMALL SCALE LAND USE CHANGE ON 1 ACRE MOL FROM R	
OWNER BRIAN'S ELECTRIC, INC.			ADDRESS 1345 SE 42ND DR SUMTERVILLE, FL 33585		PHONE (352) 457-4413
PARCEL # J13=024	SEC/TWP/RNG 132022	GENERAL SUMTERVILLE		DIRECTIONS TO PROPERTY The property is located approximately 200' west of CR 531 on the south side of C-470.	
Property Address 2065 E C-470, Sumterville, FL 33585					
PARCEL SIZE 1 ACRE MOL		F.L.U. RUR		LEGAL DESCRIPTION BEG 330 FT E & 18 FT S OF NW COR OF SW1/4 RUN S 327 FT E 186 FT N 155 FT W 93 FT N 172 FT W 93 FT TO POB LESS SR 470 R/	
PRESENT ZONING R1A		PRESENT USE RESIDENCE			
REQUESTED USE SMALL SCALE LAND USE CHANGE ON 1 ACRE MOL FROM RURAL RESIDENTIAL TO COMMERCIAL		ACREAGE TO BE UTILIZED 1 ACRE MOL		LEGAL DESCRIPTION TO BE UTILIZED SAME AS ABOVE	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH NON-VESTED C2 VACA AGRICULTURAL	EAST RR - CHURCH RURAL RESIDENTIAL	SOUTH RR - MOBILE HOME RURAL RESIDENTIAL	WEST C1 & R1A BARBER SHOP & RURAL RESIDENTIAL	
<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	:DIT CARD
			Recording Fees	0.00	
			Postage Fee	0.00	
			\$100 Legal Ad Fee	100.00	:DIT CARD
			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>					
 _____ Signature(s)					August 31, 2010 _____ 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		9/20/2010 6:30 PM	Room: _____	Action: _____	
County Commission Meeting		9/28/2010 5:30 PM	Room: 	Action: _____	
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	
					

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.

J13=061
CH
Z8-98-4

J13=146
C2
NON-VESTED

C-470 E

C1
3-79-11

J13=021
RR

J13=024
R1A

J13=020

R1A

CR 531

J13=057

RR

SS2010-0002/R2010-0008
Brian's Electric, Inc.
Sec. 13, Twp. 20S, Rng 22E

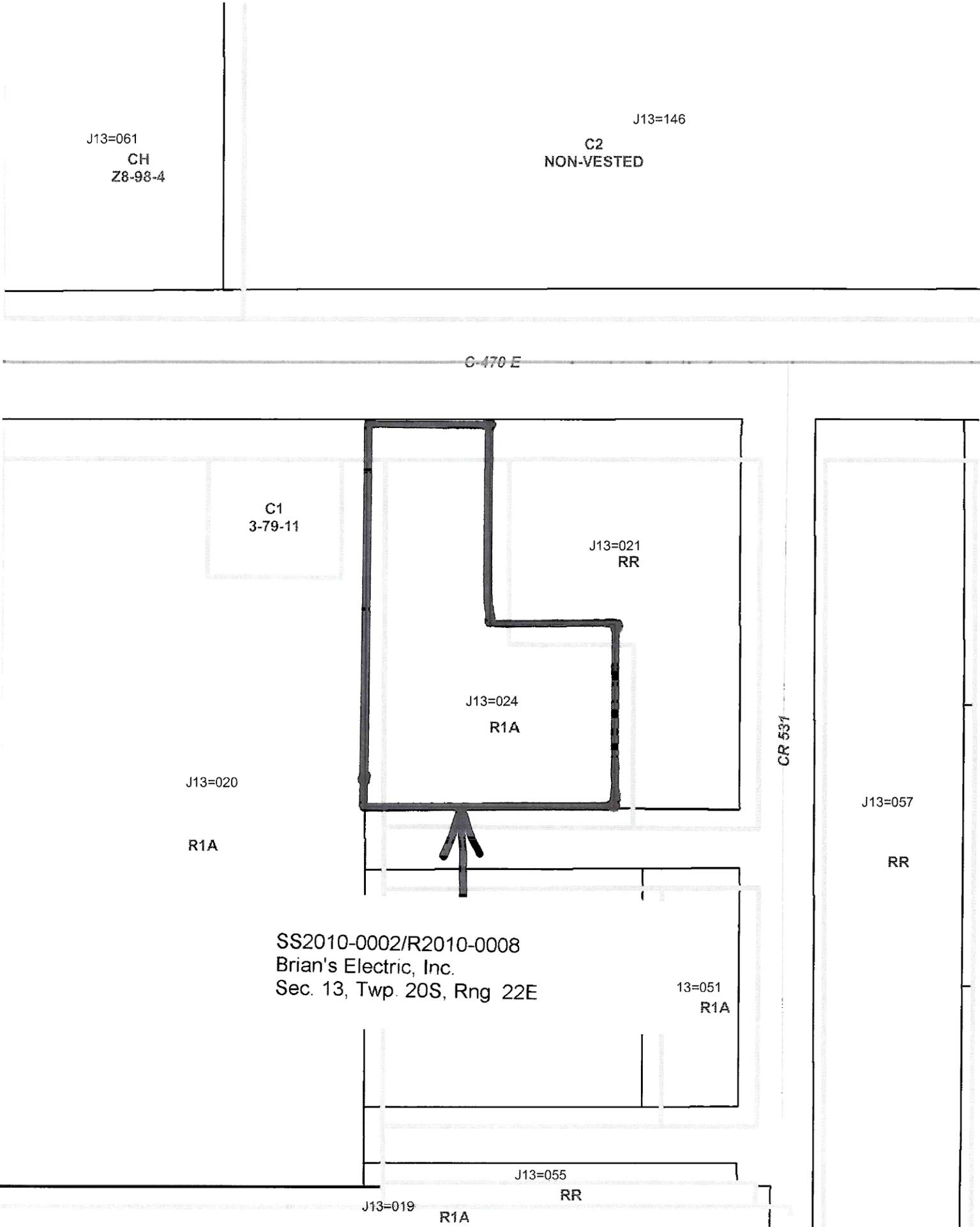
13=051
R1A

J13=055

RR

J13=019

R1A



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No Events	No Name History					<input type="button" value="Submit"/>			
<u>Detail by Entity Name</u>									
<u>Florida Profit Corporation</u>									
BRIAN'S ELECTRIC INC.									
<u>Filing Information</u>									
Document Number	P01000106441								
FEI/EIN Number	311809188								
Date Filed	11/02/2001								
State	FL								
Status	ACTIVE								
<u>Principal Address</u>									
1345 SE. 42ND DR. SUMTERVILLE FL 33585 US									
Changed 01/07/2006									
<u>Mailing Address</u>									
P.O. BOX 503 SUMTERVILLE FL 33585 US									
Changed 01/07/2006									
<u>Registered Agent Name & Address</u>									
DUPUIS, BRIAN P 1345 SE 42ND DRIVE SUMTERVILLE FL 33585									
Address Changed: 03/10/2008									
<u>Officer/Director Detail</u>									
<u>Name & Address</u>									
Title P									
DUPUIS, BRIAN P 1345 SE 42ND DRIVE. SUMTERVILLE FL 33585									
Title S									
DUPUIS, JANET L 2929 LEWIS RD. DOVER FL 33527									
<u>Annual Reports</u>									
Report Year Filed Date									
2008	03/10/2008								

2009 02/04/2009
2010 02/02/2010

Document Images

- 02/02/2010 -- ANNUAL REPORT
- 02/04/2009 -- ANNUAL REPORT
- 03/10/2008 -- ANNUAL REPORT
- 01/29/2007 -- ANNUAL REPORT
- 01/07/2006 -- ANNUAL REPORT
- 04/30/2005 -- ANNUAL REPORT
- 05/10/2004 -- ANNUAL REPORT
- 02/13/2003 -- ANNUAL REPORT
- 03/27/2002 -- ANNUAL REPORT
- 11/02/2001 -- Domestic Profit

Note. This is not official record. See documents if question or conflict.

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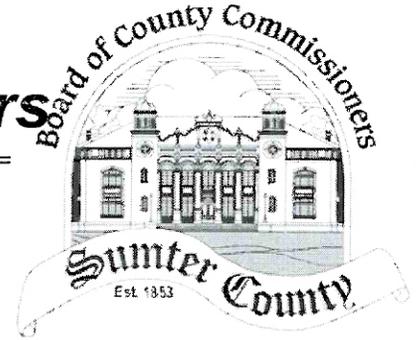
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Board of County Commissioners

Division of Planning & Development

Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

August 31, 2010

BAYS EUGENE & GENEVIEVE F
PO BOX 245
WEBSTER, FL 33597



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property in the name of **Brian's Electric, Inc.** This property is being considered for a **land use change and a rezoning** at a public hearing.

CASE# SS2010-0002 & R2010-0008 To change the land use on **1 acre MOL** from **Rural Residential** to **Commercial** and rezone from **R1A** to **CH (Heavy Commercial District)** which provides for harmonious retail and wholesale sales and services necessary to meet the general needs of the community, in which the principal activities are conducted both inside and outside of an enclosed structure

A **public hearing** before the Zoning and Adjustment Board/Local Planning Agency will be held at **Colony Cottage Recreation Center, Tea/Study Room, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, September 20, 2010, at 6:30 p.m.**

The property is located as follows. **Sumterville area:** North on US 301 West on C-470 The property is located approximately 300' on the south 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 Colony Cottage Recreation Center, Parlor Room, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, September 28, 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, 910 North Main Street, Suite 301, Bushnell, Florida, 33513 Questions should be directed to the Planning Department at (352)793-0270

I approve of the above
 I do not approve of the above for the following reason(s): _____

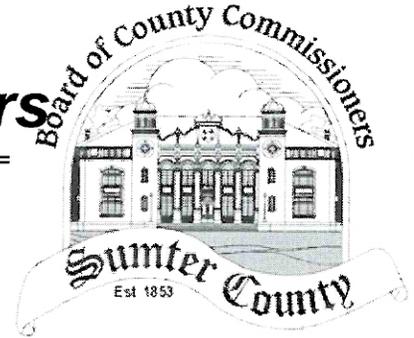
Please return no later than **September 13, 2010** RE: CASE# **SS2010-0002 & R2010-0008.**

Board of County Commissioners

Division of Planning & Development

Planning Services

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NOTICE OF PUBLIC HEARING

August 31, 2010

CLAYTON SAMUEL
623 CR 531
SUMTERVILLE, FL 33585



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_____ I approve of the above

I do not approve of the above for the following reason(s): increase traffic, noise pollution
prefer to keep residential

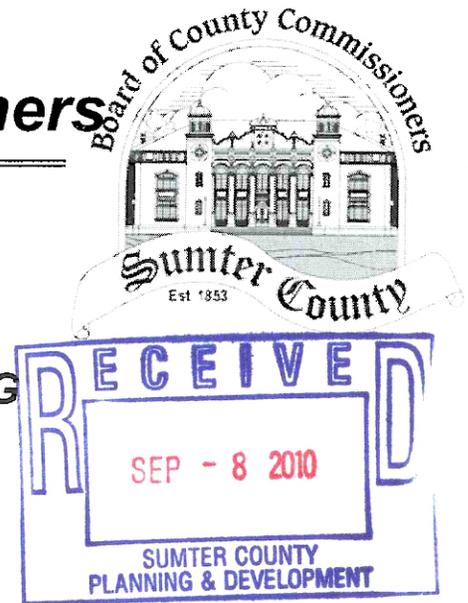
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NOTICE OF PUBLIC HEARING

August 31, 2010

CLARK DREXEL L
602 CR 531
SUMTERVILLE, FL 33585

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I approve of the above
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