

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2010-0009 – Rezoning A10 to ID (Industrial) – Harry Harmer – NE 37th Place/Wildwood

REQUESTED ACTION: Table to October 26, 2010, at 5:30 p.m. at Colony Cottage Recreation Center, The Villages.

Work Session (Report Only) **DATE OF MEETING:** 10/12/2010
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Planning

BUDGET IMPACT: _____
 Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

An application was received to change the Zoning of 9.99 acres located to the west of NE 37th Place from A10 to ID (Industrial). This rezoning is related to SS2010-0001. Due to an error in the public notices for the case, the Zoning & Adjustment Board (ZAB) tabled this case at their October 4, 2010, public hearing to October 18, 2010. As a result of the ZAB tabling, the Board is requested to table the case to October 26, 2010, at 5:30 p.m. at Colony Cottage Recreation Center in The Villages.

ZAB cases.

- 1) Harry Harmer - SS2010-0001
- 2) Harry Harmer – R2010-0009*****
- 3) Humane Society of Inverness – S2010-0013

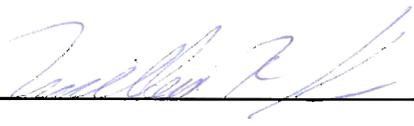


SUMTER COUNTY ZONING AND LAND USE APPLICATION

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

Project No: R2010-0009
Application: 9/7/2010 SMC
Parent Project: SS2010-0001

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE INDUSTRIAL		PROJECT DESCRIPTION REZONE 9.99 ACRES MOL FROM RUR TO ID	
OWNER HARMER, HARRY		ADDRESS 1454 CR 22 LOT D GOUVERNEUR, NY 13642		PHONE (352) 303-1327	
AGENT/APPLICANT WILLIAM KEEN		ADDRESS		PHONE (352) 303-6634	
PARCEL # F25=261	SEC/TWP/RNG 251922	GENERAL COLEMAN	DIRECTIONS TO PROPERTY N ON US 301. N ON WARNELL RD. E ON CENTRAL AVE. N ON CR 519. E ON CR 519A APPROX 1/4 MILE. THE PROPERTY IS LOCATED ON THE N SIDE OF THE ROAD.		
Property Address 2990 CR 519A, WILDWOOD, FL 34785					
PARCEL SIZE 27.58 ACRES MOL		F.L.U. LDR	LEGAL DESCRIPTION		
PRESENT ZONING A10		PRESENT USE MOBILE HOME	S 1/2 of W 1/2 of SE 1/4 of NE 1/4 & E 1/2 of SE 1/4 of NE 1/4 & comm. at SE cor of SE 1/4 of SW 1/4 of NE 1/4 run N 25' to POB cont N 638.78' W 90.96' S 638.35' E 90.04' POB less E 168.37' N 233.72' S 258.72' of W 1/2 of SE 1/4 of NE 1/4 and less W 168.37' of N 233.72' of S 258.72' of W 1/2 of SE 1/4 of NE 1/4 less E 400' of W 568.37' of N 217.80' of S 242.80' of E 1/2 of SE 1/4 of NE 1/4 and less S 25' of SE 1/4 of NE 1/4		
REQUESTED REZONING REEZONE 9.99 ACRES MOL FROM A10 TO ID		REZONED ACREAGE 9.99 ACRES MOL	REZONED LEGAL DESCRIPTION N 654.24' OF NE 1/4 OF SE 1/4 OF NE 1/4		
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH A5/CITY OF WILDWOOD LDR	EAST CITY OF WILDWOOD CITY OF WILDWOOD	SOUTH A1, A5, RR1 R2C,RR/RES LDR	WEST RR, A5/MHS RES LDR	
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.					
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.					
 _____ Signature(s)				September 7, 2010 _____ 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		10/4/2010 6:30 PM	Room:	Colony Cottage	Action: <u>Tad + to 10/12/10</u>
County Commission Meeting		10/12/2010 5:30 PM	Room:	142, Bushnell	Action: _____
NOTICES SENT	16	RECEIVED IN FAVOR	0	RECEIVED OBJECTING	0

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
October 4, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
October 12, 2010

CASE NO.	R2010-0009
APPLICANT:	Harry Harmer
REPRESENTATIVE:	William Keen
REQUESTED ACTION:	Rezone 9.99 acre MOL from A10 to ID (Industrial)
EXISTING ZONING:	A10
FUTURE LAND USE:	Low Density Residential (Pending Industrial)
EXISTING USE:	Mobile Home
PARCEL SIZE:	9.99 acres MOL
GENERAL LOCATION:	Coleman
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Low Density Residential	NORTH: A5/City of Wildwood
SOUTH: Low Density Residential	SOUTH: A1, A5, RR1,R2C, RR = Res
EAST: City of Wildwood	EAST: City of Wildwood
WEST: Low Density Residential	WEST: RR, A5 = Mobile Homes & Residences
COMMISSIONER'S DISTRICT:	Doug Gilpin

CASE SUMMARY:

The subject property is located to the west of the South Wildwood Industrial Park located on US 301 north of CR 468

The subject property is approximately 9.99 acres with a width of approximately 664 98 feet and depth of approximately 654.24 feet. The request is to rezone the property from A10 to ID (Industrial) related to the Small Scale Future Land Use Map Amendment (SS2010-001) to assign the subject property an Industrial Future Land Use.

CASE ANALYSIS:

The purpose of the rezoning is to expand the South Wildwood Industrial Park. The expansion of the existing industrial park is consistent with the County's goals related to promoting economic development and job creation. Buffering of adjacent residential uses will be subject to the standards of the County's Land Development Code at the time of development permitting.

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: 168 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation: Table to 10/18/10.