

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** SS2010-0001 – Small Scale Future Land Use Amendment Low-Density Residential to Industrial – Harry Harmer – NE 37<sup>th</sup> 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

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**HISTORY/FACTS/ISSUES:**

An application was received to change the Future Land Use of 9.99 acres located to the west of NE 37<sup>th</sup> Place from Low Density Residential to Industrial. 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



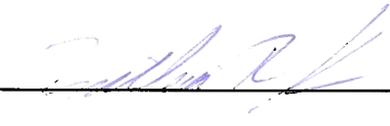
# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: **SS2010-0001**

Application: 8/4/2010 SG

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

## SMALL SCALE

<b>PROJECT TYPE</b> SMALL SCALE		<b>PROJECT SUBTYPE</b> <NONE>		<b>PROJECT DESCRIPTION</b> SS LAND USE CHANGE ON 9.9 ACRES MOL FROM LOW DENS	
<b>OWNER</b> HARMER, HARRY		<b>ADDRESS</b> 1454 CR 22 LOT D GOUVERNEUR, NY 13642		<b>PHONE</b> (352) 303-1327	
<b>AGENT/APPLICANT</b> WILLIAM KEEN		<b>ADDRESS</b>		<b>PHONE</b> (352) 303-6634	
<b>PARCEL #</b> F25=261	<b>SEC/TWP/RNG</b> 251922	<b>GENERAL</b> COLEMAN	<b>DIRECTIONS TO PROPERTY</b> 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.		
<b>Property Address</b> 2990 CR 519A, WILDWOOD, FL 34785					
<b>PARCEL SIZE</b> 27.58 ACRES MOL		<b>F.L.U.</b> LDR	<b>LEGAL DESCRIPTION</b> 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		
<b>PRESENT ZONING</b> A10		<b>PRESENT USE</b> MOBILE HOME			
<b>REQUESTED USE</b> SMALL SCALE LAND USE CHANGE ON 9.9 ACRES MOL FROM LOW DENSITY RESIDENTIAL TO INDUSTRIAL		<b>ACREAGE TO BE UTILIZED</b> 9.9 ACRES MOL		<b>LEGAL DESCRIPTION TO BE UTILIZED</b> N 654.24' OF NE 1/4 OF SE 1/4 OF NE 1/4	
<b>ABUTTING PROPERTY</b>	<b>NORTH</b>	<b>EAST</b>	<b>SOUTH</b>	<b>WEST</b>	
<b>ZONING/USE</b>	A5, CITY OF WILDWOOD	CITY OF WILDWOOD	A1, A5, RR1, R2C, RR, /RESII	RR, A5 MOBILE HOMES, R	
<b>F.L.U.</b>	LOW DENSITY RESIDENTIAL	CITY OF WILDWOOD	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	
<b>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.</b>			<b>FEES</b>		<b>Amount</b>
					<b>Payment</b>
			Comprehensive Plan Amend. -Sma	2,900.00	C 15835
			Recording Fees	0.00	
			Postage Fee	0.00	
			\$100 Legal Ad Fee	100.00	C 15835
			<b>TOTAL</b>	<b>\$3,000.00</b>	
<p><b>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.</b></p>					
 _____ Signature(s)					August 4, 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		10/4/2010 6:30 PM	Room: <u>County</u>	Action: <u>Table to 10/10/10</u>	
County Commission Meeting		10/12/2010 5:30 PM	Room: <u>142</u>	Action: _____	
<b>NOTICES SENT</b> 16		<b>RECEIVED IN FAVOR</b> 0		<b>RECEIVED OBJECTING</b> 0	

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

**DATE**                    October 1, 2010  
**CASE NUMBER.**        SS2010-0001  
**APPLICANT:**         Harry Harmer/William Keen

**LEGAL DESCRIPTION**

Section 25, Township 19S, Range 22E; North 654.24 ft. of NE 1/4 of SE 1/4 of NE 1/4

**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>
Low Density Residential	9.9 acres	Industrial

**GENERAL DESCRIPTION AND BACKGROUND**

This application requests a Small Scale Future Land Use amendment from Low Density Residential (2 dwelling unit/acre) to Industrial. The application consists of one parcel encompassing approximately 9.9 acres within the Coleman/Wildwood area of unincorporated Sumter County. The subject property is located on the west side of US 301 north of C-468. 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 west and south of the subject property have a Future Land Use of Low Density Residential. Property to the east is within the City of Wildwood with an Industrial future land use and zoning. Property to the north is also within the City of Wildwood and is owned by CSX (under the name U-Joint Acquisitions) and is planned for future industrial development. The subject property will be developed as an extension of the existing South Wildwood Industrial Park that is adjacent to the east. The general character of the surrounding area is industrial and heavy commercial with several existing industrial and heavy commercial uses within the area. The existing residential uses to the west of the subject property will be provided with an appropriate buffer as required by the Sumter County Land Development Code.

**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 mobile-home. The subject property contains no wetlands and is not located within the 100-year floodplain. 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 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 proposed amendment to the Sumter County Comprehensive Plan will be served by the City of Wildwood for water and sewer

There is no impact anticipated with the proposed amendment in level of service (LOS) for recreation.

The subject property is accessed via a major arterial, US 301. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for US 301. 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 Low Density Residential lands, which would decrease by 9.9 acres MOL, and increase the allocated inventory of Industrial lands by 9.9 acres MOL.

Future Land Use Map

The proposed changes in the Future Land Use Map will change the designation of the subject property from Low Density Residential to Industrial. 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: 8 (In objection) 0 (In favor) 0

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

# MAP 1 LOCATION



0 190 380 Feet

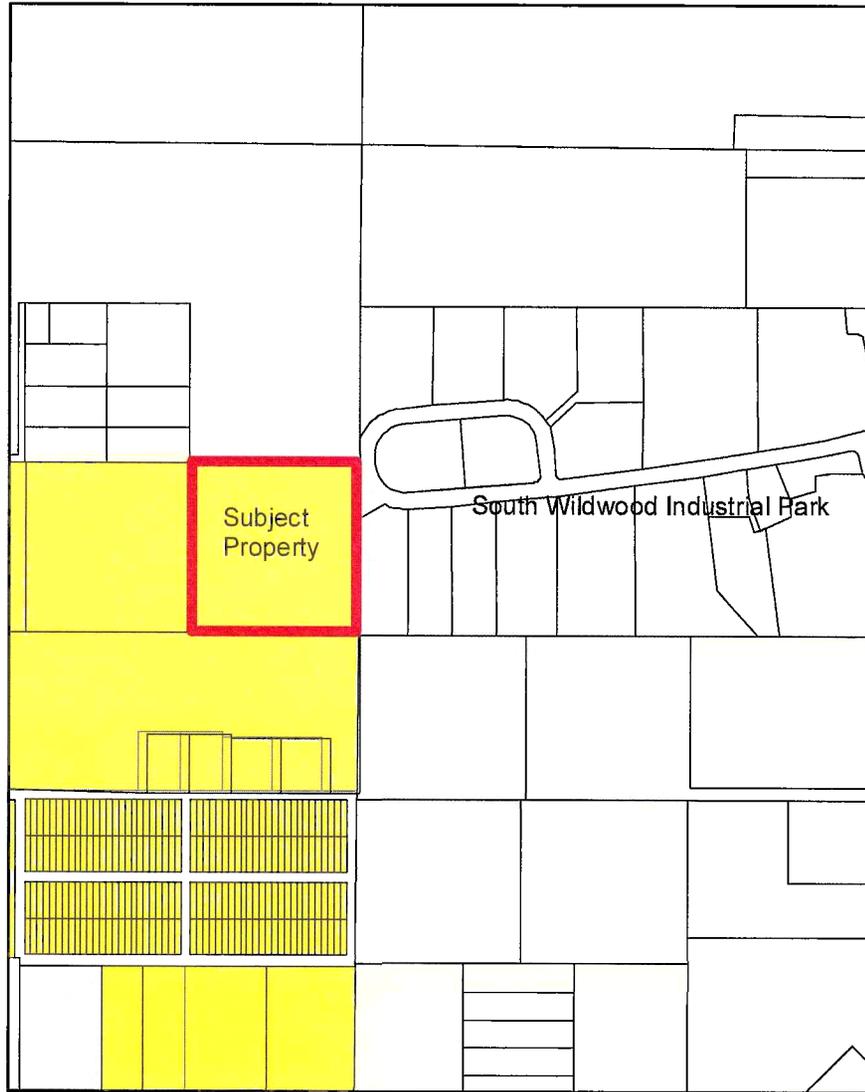
Sumter County Planning & Development  
September 28, 2010

**Small Scale Future Land Use Map Amendment**  
**SS# 2010-0001**  
**Harry Harmer**

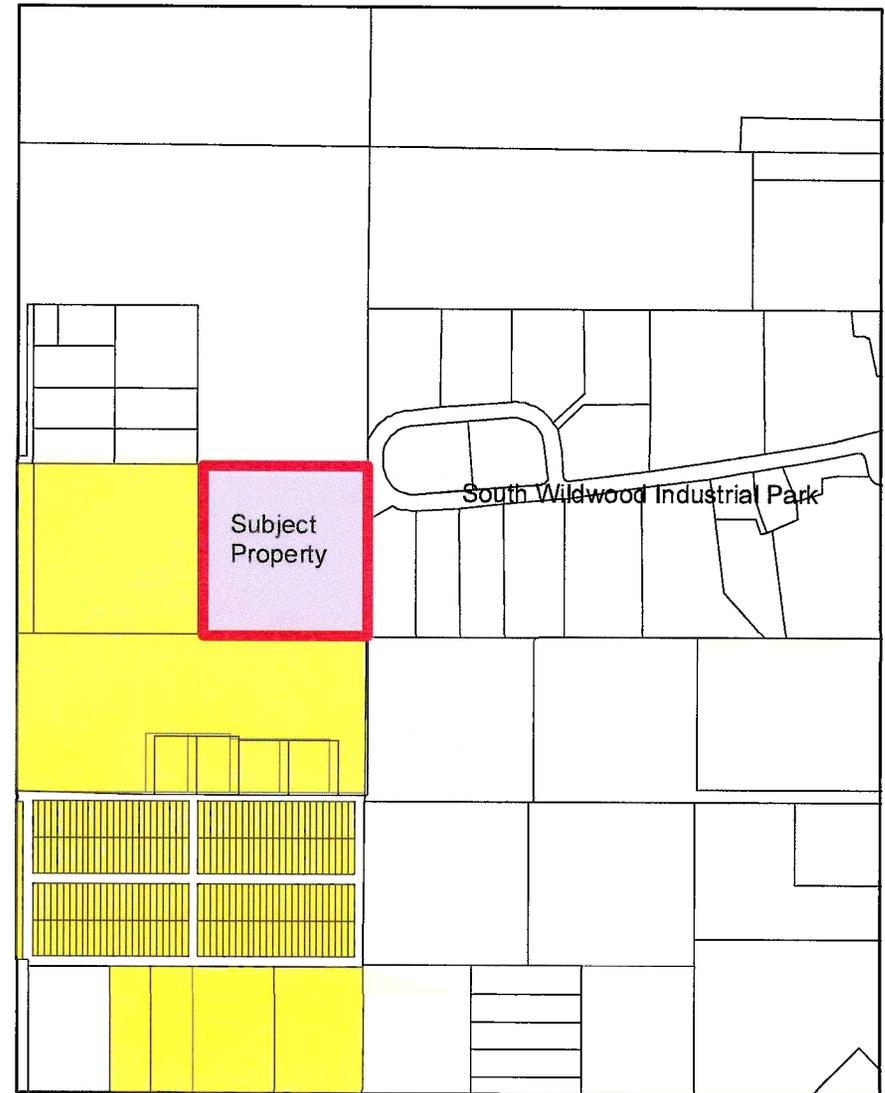


# MAP 2 FUTURE LAND USE

CURRENTLY ADOPTED



PROPOSED



## Small Scale Future Land Use Map Amendment SS# 2010-0001 Harry Harmer

