

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *SS2010-0005 - Small Scale Land Use Change on 10 acres MOL from Agriculture to Industrial - 5C Limited Partnership of Central Florida, LLLP - C-48 E/Center Hill

REQUESTED ACTION: **Approve Small Scale SS2010-0005**

Work Session (Report Only) **DATE OF MEETING:** 11/23/2010
 Regular Meeting Special Meeting

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

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

HISTORY/FACTS/ISSUES:

The applicant is requesting a Small Scale Land Use Change on 10 acres MOL from Agriculture to Industrial.

The Zoning & Adjustment Board held a public hearing on November 15, 2010, and recommended approval. (11-0)

ZAB cases:

- 1) 5C Limited Partnership of Central Florida, LLLP - SS2010-0005***
 - 2) 5C Limited Partnership of Central Florida, LLLP - R2010-0014
-

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

DATE: November 15, 2010
CASE NUMBER: SS2010-0005
APPLICANT: 5C Limited Partnership of Florida, LLLP

LEGAL DESCRIPTION:

Section 21, Township 21S, Range 23E; The south 668.85' of the W ½ of the SW ¼ of the NE ¼.

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	10 acres	Industrial

GENERAL DESCRIPTION AND BACKGROUND

This application requests a Small Scale Future Land Use amendment from Rural Residential (1 dwelling unit/acre) to Industrial. The application consists of one parcel encompassing approximately 10 acres, which is the southern half of the parent 20 acre parcel, within the Center Hill area of unincorporated Sumter County. The subject property is located on the south side of C-48 E at the south east corner of C-48E and SE 55th Way. 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 Rural Residential Residential. Property to the east has a Future Land Use of Industrial. Property to the north has a Future Land Use of Agriculture. The general character of the surrounding area is industrial and agriculture 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. In addition, the subject property is located within the joint planning area between the City of Center Hill and the County. The change to Industrial is consistent with the joint planning agreement.

Environmental Resources

The subject property is currently vacant and used in the past by Central Beef as an irrigation field for wastewater effluent from their operations. According to the National Wetlands Inventory by the U.S. Fish and Wildlife Service, the subject property includes a wetland area and a portion is located within the 100-year floodplain. These environmental resources do not necessarily preclude future development of the site but rather require any future development plans to obtain the appropriate permitting from State and Federal agencies and provide for appropriate mitigation for impacts to these resources.

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 10 to 0 and population from 20 to 0 for the subject property:

CONCURRENCY ANALYSIS

This subject property is currently served by well and septic. The City of Center Hill is planning a future extension of central potable water service to this area that may be able to serve the subject property. Currently, discussions are underway to provide central sewer service to the area from the City of Bushnell.

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-48. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for C-48. 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 Rural Residential lands, which would decrease by 10 acres MOL and increase the allocated inventory of Industrial lands by 10 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 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: 5 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation: Approved (11-0)

Board of County Commissioner Recommendation:

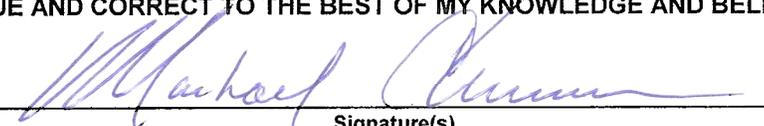


**SUMTER C JNTY
ZONING AND ADJUSTMENT BOARD**

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

Project No: 010-0005
Application 10/13/2010 SG

SMALL SCALE

PROJECT TYPE SMALL SCALE		PROJECT SUBTYPE <NONE>		PROJECT DESCRIPTION LAND USE CHANGE FROM RURAL RES. TO INDUSTRIAL		
OWNER 5C, LIMITED PARTNERSHIP OF		ADDRESS PO BOX 399 CENTER HILL, FL 33514		PHONE		
AGENT/APPLICANT MICHAEL HUFF		ADDRESS		PHONE (352) 793-3671		
PARCEL # Q21=004	SEC/TWP/RNG 212123	GENERAL center hill		DIRECTIONS TO PROPERTY E ON C-48E . THE PROPERTY IS LOCATED AT THE SE CORNER OF C-48E AND SE 55TH WAY.		
Property Address 7394 SE 55th WAY, Center Hill, FL 33514						
PARCEL SIZE 20 ACRES MOL		F.L.U. IND		LEGAL DESCRIPTION W1/2 OF SW1/4 OF NE1/4		
PRESENT ZONING A5		PRESENT USE VACANT				
REQUESTED USE SMALL SCALE LAND USE CHANGE ON 10 ACRES MOL FROM RURAL RESIDENTIAL TO INDUSTRIAL		ACREAGE TO BE UTILIZED 10 ACRES MOL.		LEGAL DESCRIPTION TO BE UTILIZED THE S 668.85' OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4		
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST		
ZONING/USE	A5 FLORIDA CRUSHED AGRICULTURAL	A5 & ID CENTRAL BEEF INDUSTRIAL	A5 VACANT RURAL RESIDENTIAL	A5, A1, RR1 MOBILE HOME RURAL RESIDENTIAL		
F.L.U.						
<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	
			Recording Fees		0.00	
			Postage Fee		0.00	
			\$100 Legal Ad Fee		100.00	
			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>						
					<p align="right">October 13, 2010</p>	
<p align="center">Signature(s)</p>					<p align="center">Date</p>	
<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	11/15/2010 6:30 PM	Room:	Action: _____			
		Colony				
		Cottage				
		Rec. Center				
County Commission Meeting	11/23/2010 5:30 PM	Room:	Action: _____			
		Colony				
		Cottage				
		Rec. Center				
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.

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/plandvelop>



Authorization Form for LLLP

State of Florida
County of Sumter

I/we, the undersigned as the () Manager (x) Managing Member of 5C OF CENTRAL FLORIDA, LLLP, and as the (x) Applicant () Owner hereby authorize _____

GEORGE MICHAEL HUFF
to act as my/our agent in connection with the (x) Rezoning (x) Comprehensive Plan Amendment () Special Use Permit () Temporary Use Permit () Conditional Use Permit () Operating Permit () Other: _____

on the following described property located in Sumter County, Florida.

W 1/2 of SW 1/4 of NE 1/4 Sec 21 Town 21S Rng 23E

Dated this 14 day of OCT, 2010.

Marshall Chernin _____
Signature Signature
Printed Name: Marshall Chernin Printed Name: _____

SWORN TO and subscribed before me this 14th day of October, 2010, by Marshall Chernin, personally known to me to the person(s) named above or who produced the following identification:

PERSONALLY KNOWN

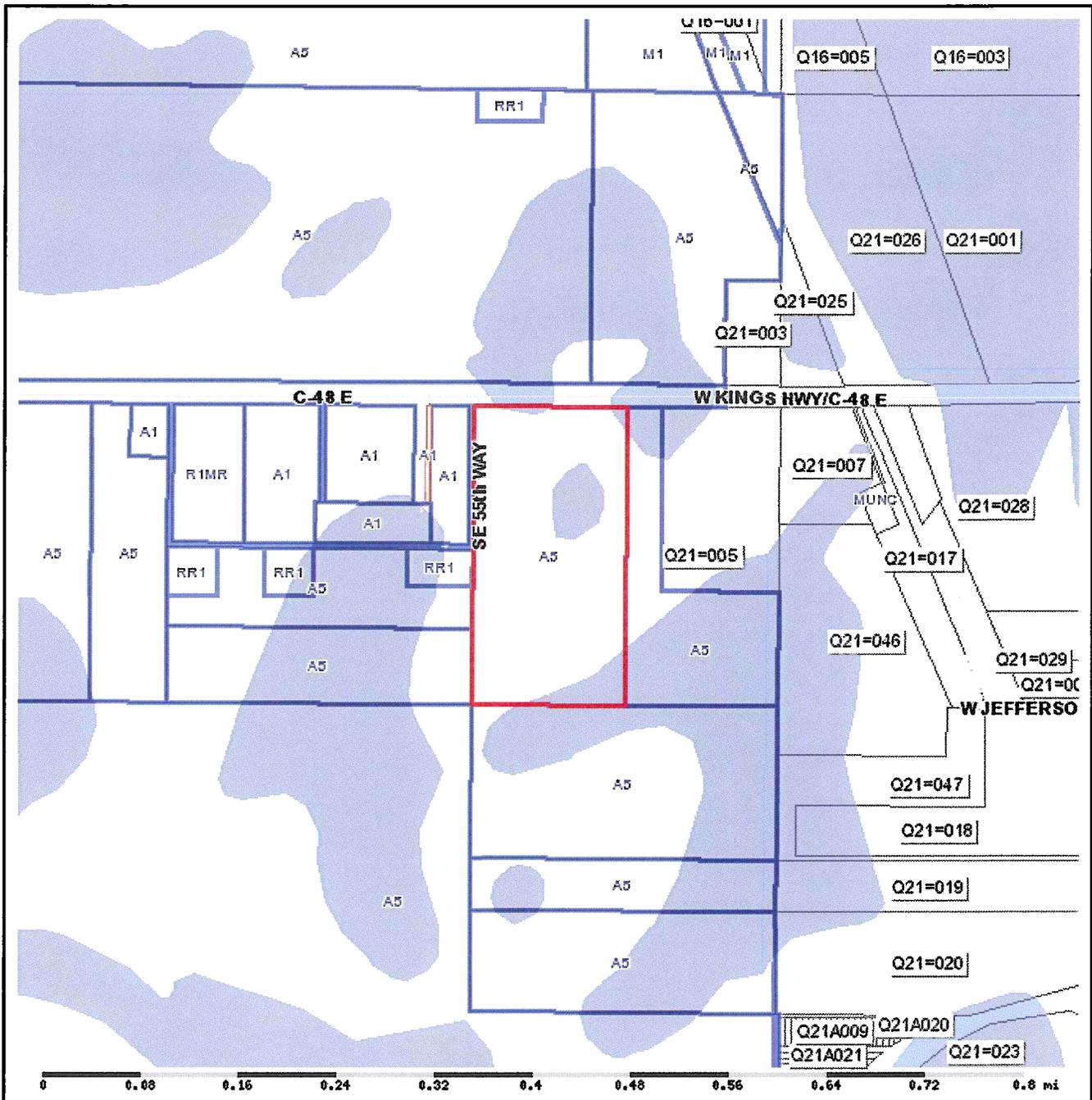
Faith Jones

Notary Public, State of Florida
My Commission expires: March 8, 2013

(Seal)



FAITH JONES
MY COMMISSION # DD 858939
EXPIRES: March 8, 2013
Bonded Thru Budget Notary Services



Sumter County BOCC - GIS
 BOCC Bushnell, FL 33513 | 352-793-0200

Parcel ID Q21=004
5C LIMITED PARTNERSHIP OF
 PO BOX 399 CENTER HILL, FL 33514
 Street NOT ON FILE
 S/T/R 21/21/23 W1/2 OF SW1/4 OF NE1/4
 Sales

4/1/1999	742/122	Vacant	\$494,100.00
1/1/1995	539/489	Vacant	\$39,000.00

SS2010-0005/R2010-0014
 5C Partnership of Central Florida, LLLP
 Sec. 21, Twp. 21S, Rng. 23E



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, it's use, or it's interpretation. This information was last and may not reflect the data currently on file at our office.

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