

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2010-0014 - Rezoning on 10 acres MOL from A5 to ID to bring the property into compliance with the Future Land Use Map - 5C Limited Partnership of Central Florida, LLLP - C-48 E/Center Hill

REQUESTED ACTION: **Approve Rezoning R2010-0014**

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 rezoning on 10 acres MOL from A5 to ID to bring the property into compliance with the Future Land Use Map.

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***
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SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
November 15, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
November 23, 2010

| | |
|-------------------------------------|---|
| CASE NO. | R2010-0014 |
| APPLICANT: | 5C Limited Partnership |
| REPRESENTATIVE: | Michael Huff |
| REQUESTED ACTION: | Rezone 10 acres MOL from A5 to ID to bring into compliance with the Future Land Use Map |
| EXISTING ZONING: | A5 |
| FUTURE LAND USE: | Rural Residential |
| EXISTING USE: | Vacant |
| PARCEL SIZE: | 10 acres MOL |
| GENERAL LOCATION: | Center Hill |
| LEGAL DESCRIPTION: | South 668.85 ft. of W1/2 OF SW1/4 OF NE1/4 of Sec. 21, Twp. 21S; Rng.23E |
| <u>SURROUNDING LAND USE:</u> | <u>SURROUNDING ZONING:</u> |
| NORTH: Agriculture | NORTH: A5 = Florida Crushed Stone Mine |
| SOUTH: Rural Residential | SOUTH: A5 = vacant |
| EAST: Industrial | EAST: A5 and ID = Central Beef |
| WEST: Rural Residential | WEST: A5, A1, and RR1= mobile home, residence, and vacant |
| COMMISSIONER'S DISTRICT: | Randy Mask |

CASE SUMMARY:

The applicant is requesting a rezoning from A5 to ID (Industrial) on 10 acres MOL. The subject property is located on the south side of C-48 E at the south east corner of C-48 E and SE 55th Way. The rezoning is intended to provide an industrial development site along a major county road.

CASE ANALYSIS:

The subject property is located along C-48 E corridor which is comprised of a mix of Industrial and Agricultural properties. Property located to the east of the subject property has an Industrial future land use and Industrial (ID) zoning. Property located to the north of the subject property has an Agricultural future land use with a Conditional Use Permit for lime rock mining.

Properties located to the south and west of the subject property have Agricultural future land uses. The properties to the south are vacant parcels that are under the same ownership as the subject property. Future development of the site will be required to install appropriate screening and buffering between the industrial development and the residential properties to the west.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deems 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: 5 _____ (In objection) 0 _____ (In favor) 0 _____

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

Board of County Commissioners:



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: 10-0014

Application 13/2010 SG

Parent Project: SS2010-0005

REZONING

| | | | | | |
|---|---------------------------------|---|---|--|---|
| PROJECT TYPE REZONING | | PROJECT SUBTYPE INDUSTRIAL | | PROJECT DESCRIPTION REZONE 10 ACRES MOL FROM A5 TO ID | |
| 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 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 REZONING REZONE 10 ACRES MOL FROM A5 TO ID TO BRING INTO COMPLIANCE WITH THE FLUM | | REZONED ACREAGE 10 ACRES MOL | REZONED LEGAL DESCRIPTION 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 F.L.U. | A5 FLORIDA CRUSHED AGRICULTURAL | A5 & ID CENTRAL BEEF INDUSTRIAL | A5 VACANT A5 VACANT | A5, A1, RR1 MOBILE HOME 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> | | | | | |
| <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) | | | | October 13, 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 | | 11/15/2010 6:30 PM | Room: Colony Cottage Rec. Center | Action: _____ | |
| County Commission Meeting | | 11/23/2010 5:30 PM | Room: Colony Cottage Rec. Center | Action: _____ | |
| NOTICES SENT | 5 | RECEIVED IN FAVOR | 0 | RECEIVED OBJECTING | 0 |

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/plandevlop>



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 HVEF
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, 20 10.

Marshall Chervin _____
Signature Printed Name: Marshall Chervin Signature Printed Name: _____

SWORN TO and subscribed before me this 14th day of October, 20 10, by Marshall Chervin, personally known to me to the person(s) named above or who produced the following identification:

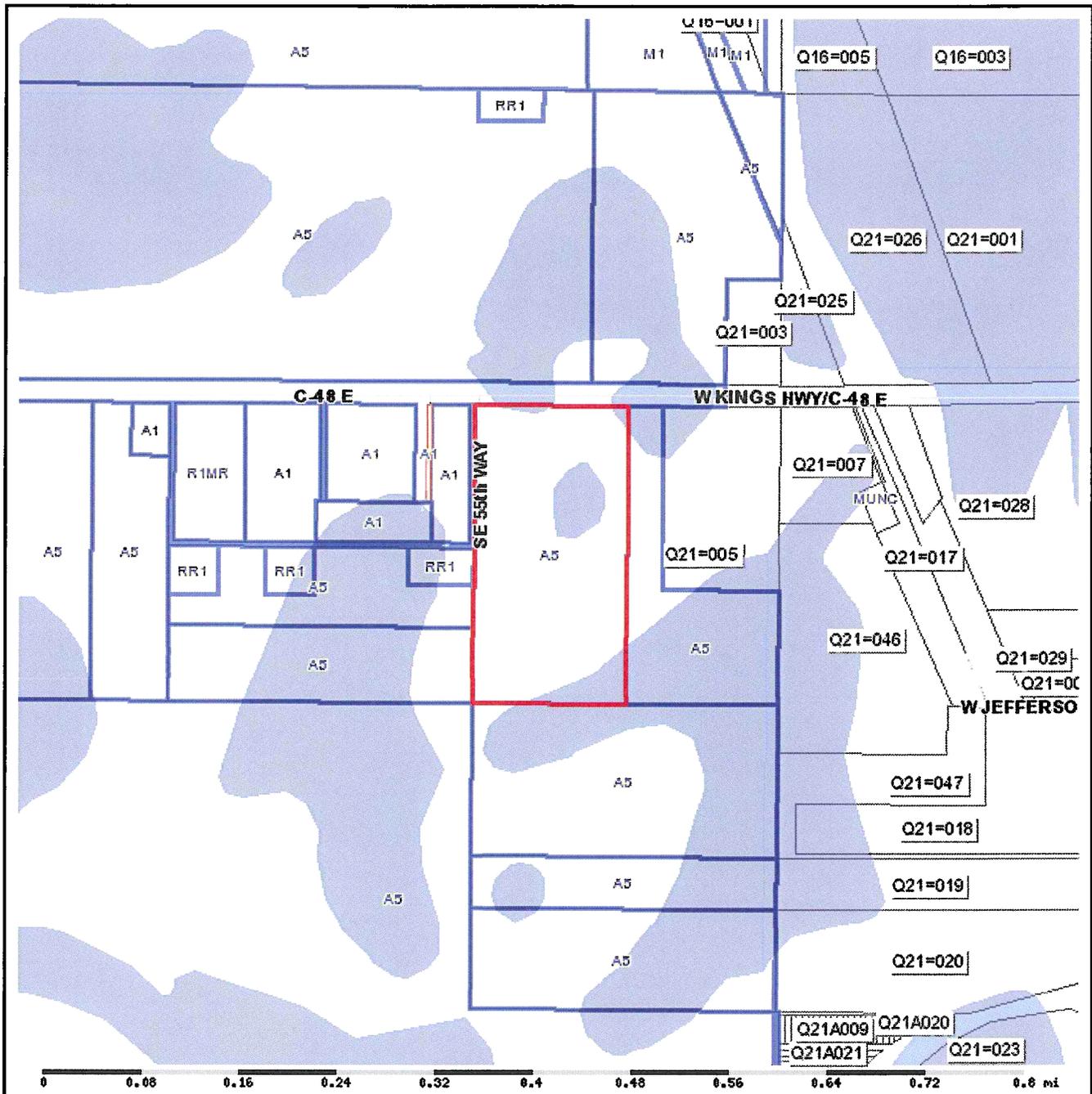
PERSONALLY KNOWN

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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