



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

DATE. September 12, 2011

CASE NUMBER. CPA2011-0001

APPLICANT Sumter Electric Cooperative, Inc. (SECO)

REQUESTED ACTION To change the use of land and to transmit to the Florida Department of Community Affairs (DCA) a proposed amendment to the Future Land Use Map of the Sumter County Comprehensive Plan for the properties described in Attachment A.

**PROPOSED LAND USE CHANGE**

<b>Current Future Land Use Designation</b>	<b>Acres (MOL)</b>	<b>Proposed Future Land Use Designation</b>
Commercial	25.55	Industrial
Low Density Residential	33.91	Industrial
Road Rights of Way (to be vacated)	1.1	Industrial
Total Area under Application	60.56	

**GENERAL DESCRIPTION AND BACKGROUND**

The application requests a change in future land use designation from Commercial and Low Density Residential to Industrial on 60.56 acres MOL (Attachment B). Concurrent with this request, the applicant is seeking to rezone to Industrial all portions of the subject property not currently zoned Industrial (application R2011-0025). The subject property is located between SR 301, SR 471, and CR 520 in the Sumterville area of unincorporated Sumter County. It lies within the City of Bushnell's Municipal Service Area (MSA) as adopted through the Bushnell Interlocal Service Boundary Agreement (ISBA) with Sumter County Board of County Commissioners, pursuant to with Section 171, Florida Statutes. The subject property also lies within the Urban Development Area boundary as defined within the Sumter County Comprehensive Plan, and the Utility Service Area for the City of Bushnell.

The subject property is a mixture of vacant and developed parcels (Attachment C). Two residential parcels are developed with single family residences. The northern portion is developed as an operations yard for SECO electric utility. The balance of the subject site is vacant pasture land. The applicant has expressed a desire to expand its operations over all the subject area. The Industrial future land use designation is consistent with the intended use.

**SURROUNDING LAND USE**

<b>Adjacent Property</b>	<b>Future Land Use Map Designations</b>
North	Agricultural
East	Agricultural
South	Low Density Residential
West	Low Density Residential and Commercial

## DEMONSTRATION OF NEED/LAND USE SUITABILITY

The Future Land Use Element requires any land use amendment to Industrial demonstrate the need for the amendment and availability of necessary public facilities. The application provides the required analysis and documentation in Section VII C-D The following policies specifically address this standard:

**Policy 7.1.2.16 (Industrial Development-Location)** Comprehensive Plan Policy 7.1.2.16 requires proposals for new industrial locations demonstrate suitability of the site. The analysis provided in the application demonstrates the subject site is suitable for industrial use. The subject site is located within the City of Bushnell's MSA. The ISBA recognizes the MSA as a logical area for urbanized development and specifically encourages future development locate within the MSA. The subject property is suitable for the proposed land use in that it has frontage on two arterial roads and is currently served by public water and sewer service.

**Policy 7.1.2.17 (Industrial Development-Demonstrated Need)** Comprehensive Plan Policy 7.1.2.17 requires land use amendments converting to the industrial category demonstrate a need for the industrial land use. The proposed amendment will allow the expansion of an existing industrial land use. As such, a distant industrial site would not meet the needs of the applicant. Expansion of the existing operation will allow the utility to meet the future needs of it's customer with a compact and efficient facility. The necessary facilities (water, sewer, roads) are available at this site.

## CONCURRENCY ANALYSIS

### Traffic Services

Concurrent with this amendment, Sumter County is considering a text amendment to the Sumter County Comprehensive Plan to delete concurrency requirements for transportation. Development of the subject property may result in changes in the volume and type of traffic on adjacent county roads, particularly CR 520. At the time of site development, an analysis of this traffic and its impacts, as well as any required improvements necessary to mitigate these impacts.

### Recreation

The proposed amendment has no impact on recreation.

### Potable Water & Sewer

The subject site is within the City of Bushnell's Utility Service Area. The City of Bushnell has provided a letter stating the City of Bushnell has utility capacity and intends to provide water and sewer service to the site.

### Stormwater Drainage

All development must conform to County and South West Florida Water Management District regulations for stormwater systems.

## URBAN SPRAWL ANALYSIS

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below. A full discussion is provided in the application.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed amendment**

- allows expansion of an existing industrial development and does not contribute to a prevalence of low intensity land uses.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is located within the City of Bushnell's MSA. The request is consistent with the Bushnell ISBA which encourages development within the MSA as a means of discouraging urban sprawl.**
  - III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed industrial land use is not linear or isolated in nature. The proposed expansion of an existing industrial site will contribute to a compact landuse pattern.**
  - IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property has been previously altered for residential and agricultural uses. No wetlands are present. Potential impacts to groundwater recharge will be addressed at time of development.**
  - V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed amendment is consistent with the Bushnell ISBA which encourages development within the MSA as a means of protecting rural agricultural areas of Sumter County.**
  - VI. Fails to maximize use of existing public facilities and services. **Public services are currently provided to the existing industrial uses and will not require expansion.**
  - VII. Fails to maximize use of future public facilities and services. **The subject property is adjacent to arterial roadways. Public water and wastewater service will be provided by the City of Bushnell as part of an existing service agreement.**
  - VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. **The proposed Industrial land use designation will allow the expansion of an existing industrial land use currently served by public water and sewer service. Expansion of public water and sewer service throughout the site will be efficient and cost-effective.**
  - IX. Fails to provide a clear separation between rural and urban land uses. **The subject property is located within the Urban Development Area boundary and the City of Bushnell's MSA. The Bushnell ISBA recognizes this as a logical area for urbanization development.**
  - X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The subject property is located within the unincorporated community of Sumterville and is adjacent to developed commercial and residential properties.**
  - XI. Fails to encourage a functional mix of uses. **The proposed land use amendment will contribute to maintaining a diverse and functional mixture of land uses within an urbanizing area.**
  - XII. Results in poor accessibility among linked or related land uses. **The proposed land use amendment will allow expansion of an existing utility operation onto adjacent lands. As such, the resulting facility would be compact and highly linked with the existing utility uses.**
  - XIII. Results in the loss of significant amounts of functional open space. **The proposed land use amendment is located within the Bushnell ISBA. The ISBA focuses development into Bushnell's MSA as a means of protecting agriculture and open space from the impacts of urban development.**

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 163.3177 9.b. The proposed land use amendment meets the following four listed criteria.

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property has been previously altered by agricultural and residential land uses and contains no wetlands.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services **A portion of the subject property is currently served by public water and sewer service. Extension of public water and sewer throughout the site would be efficient and cost-effective.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices.. **The proposed land use amendment is consistent with the Bushnell ISBA. The ISBA encourages compact urban development near population centers such as Sumterville and Bushnell. The proposed industrial expansion will promote a compact function land use pattern that will benefit the local economy and support the surrounding community.**
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The proposed land use amendment will allow a local utility to expand and meet the future needs of the residents they serve.**

## INTERNAL CONSISTENCY

The applicant has provided an analysis demonstrating the requested land use amendment is consistent with the Sumter County Comprehensive Plan. In specific:

### Conservation Element:

**Objective 3.1.2 (100-Year Flood Plain)** The subject property is not located within the 100-year flood zone (FIRM Map 120296-0175B).

**Objective 3.1.4 (Wetland Protection)** The application contains an environmental assessment. The subject property does not contain wetlands. Gopher tortoise burrows are present on the southernmost portion of the site. The presence of this listed species will be addressed at the time of development

### Future Land Use Element:

**Policy 7.1.1.2.h (Industrial Land Use Description)** The proposed land use request is consistent with the description and criteria for the Industrial Land Use Category. The proposed land uses are consistent with the land use description provided in this policy. The subject property has access from two arterial roads and the proposed use is located in an area of commercial and industrial development. The applicant acknowledges that screening and buffers may be required at the time of development where the subject property abuts residential land uses.

**Objective 7.1.6 (Compatibility)** The proposed Industrial future land use designation is an expansion of existing land uses currently in place.

**Historic Resources**

No historic resources have been identified on this property. This location does not appear on the Master Site File.

**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 Medium Density Residential. Attachment B shows the change on the Future Land Use Map

**CONCLUSIONS AND RECOMMENDATIONS**

Staff recommends that the proposed Future Land Use Map amendment be transmitted to the DCA for review and comment.

**Notices Sent: 26 (In objection) 3 (In favor) 2**

**Zoning & Adjustment Board Recommendation: Approval (4-0)**

**Board of County Commissioners Recommendation:**

## Attachment A

### CPA2011-0001, SECO Legal Description

#### J13B001

BLKS 1, 2, 17, 18, 19, 20, 35, 36, 71, & 72 SUMTERVILLE PB 1 PG 20 & THAT PARCEL OF LAND E OF & ADJ BLKS 1, 18, 19, 36, & 72 LYING BETWEEN SAID BLKS, AND W LINE OF NE1/4 OF SE1/4 of S13, T20S, R22E, & THE E1/2 OF VINE STREET LYING BETWEEN BLKS 20 & 21, 34 & 35 SUMTERVILLE PB 1 PG 20

#### J13=007

ALL SW1/4 OF NE1/4 LESS 10 ACRES IN SW COR & LESS ROAD R/W & LESS THAT PORTION LYING W OF HWY 301 R/W ALL THAT PART OF NW1/4 OF NE1/4 LYING & BEING BETWEEN H/W301 & WEBSTER HWY 471 LESS R/W OF BOTH HWY AND BEG AT A POINT ON W BOUNDARY OF HWY 471 WHERE SAME INTERSECTS S LINE OF SE1/4 OF NE1/4 RUN W 373 FT TO SW COR OF SE1/4 OF NE1/4 RUN N 742 FT TO W BOUNDARY OF HWY 471 SE/LY APROX 830 FT TO POB

#### J13=038

COMM AT NE CORNER OF NE1/4 OF SE1/4 OF S13, T20S, R22E; RUN W 946.46 FT TO W LINE OF SR 471, S 26° 32' 17" E ALONG SAID R/W 330.36 FTT POB; CONT S 26° 32' 17" E 182.19 FT S 87° 57' 52" W 211.43 FT N 03° 03' 19" W 164.48 FT N 87° 25' 01" E FTT POB

#### J13=060

FROM SW CORNER OF NE1/4 OF SE1/4 OF S13, T20S, R22E, RUN N 89° 50' 15" E 208.72 FT, N 0° 22' 19" E 232.72 FT, N 89° 50' 15" E 501.80 FT TO POB. RUN N 89° 50' 15" E 208.72 FT TO W/LY R/W SR 471, SAID PT OF CURVE, W/CHORD N 25° 50' 20" W 101 97 FT TO POT, N 26° 28' 47", W 106.75 FT, LEAVING SAID R/W S 89° 50' 15., W 208.72 FT, S 26° 10', E 208.72 FT TO POB.

#### J13=073

E 137 5 FT OF W 692.44 FT OF S 208.72 FT OF NE 1/4 OF SE 1/4 OF S13, T20S, R22E, LESS RD R/W ON S SIDE THEREOF

**J13=120**

THAT PART OF THE NE1/4 OF SE1/4 OF S13 T20S R22E, THAT LIES W OF SR471

LESS

COMM A THE SE CORNER OF NE1/4 OF S13 T20S R22E, N 89°29'00" W 891.35 FT TO C/L OF SR471, S 26°00'00" E 620.49 FT, N 89°29'00" W 208.71 FT TO W/LY/R/W AND POB; CONT N 89°29'00" W 208.71 FT, S 26°00'00" E 208.71 FT, S 89°29'00" E TO W/LY R/W SR 471, N 26°00'00" 208.71 FT TO POB. (J13=049)

AND LESS

COMM A THE SE CORNER OF NE1/4 OF S13 T20S R22E, N 89°50'15" E 208.72 FT, N 00°02'19" E 232.72 FT, N 89°50'15" E 501.80 FT TO POB; CONT N 89°50'15" E 208.72 FT TO W/LY R/W SR 471, SAID PT ON CURVE, A CHORD N 25° 50'20" WM 101.97 FT TO POT, N 26°26'47" W 106.75 FT, LEAVING R/W S 89°50'15" W 208.72 FT M S 26°10'00" E 208.72 FT TO POB, (J13=060)

AND LESS

THE N 208.71 FT AND S 208.72 FT AND THE S 232.72 FT OF THE W 208.72 FT OF S13, T20S, R22E; (J13=125 AND J13=058)

AND LESS

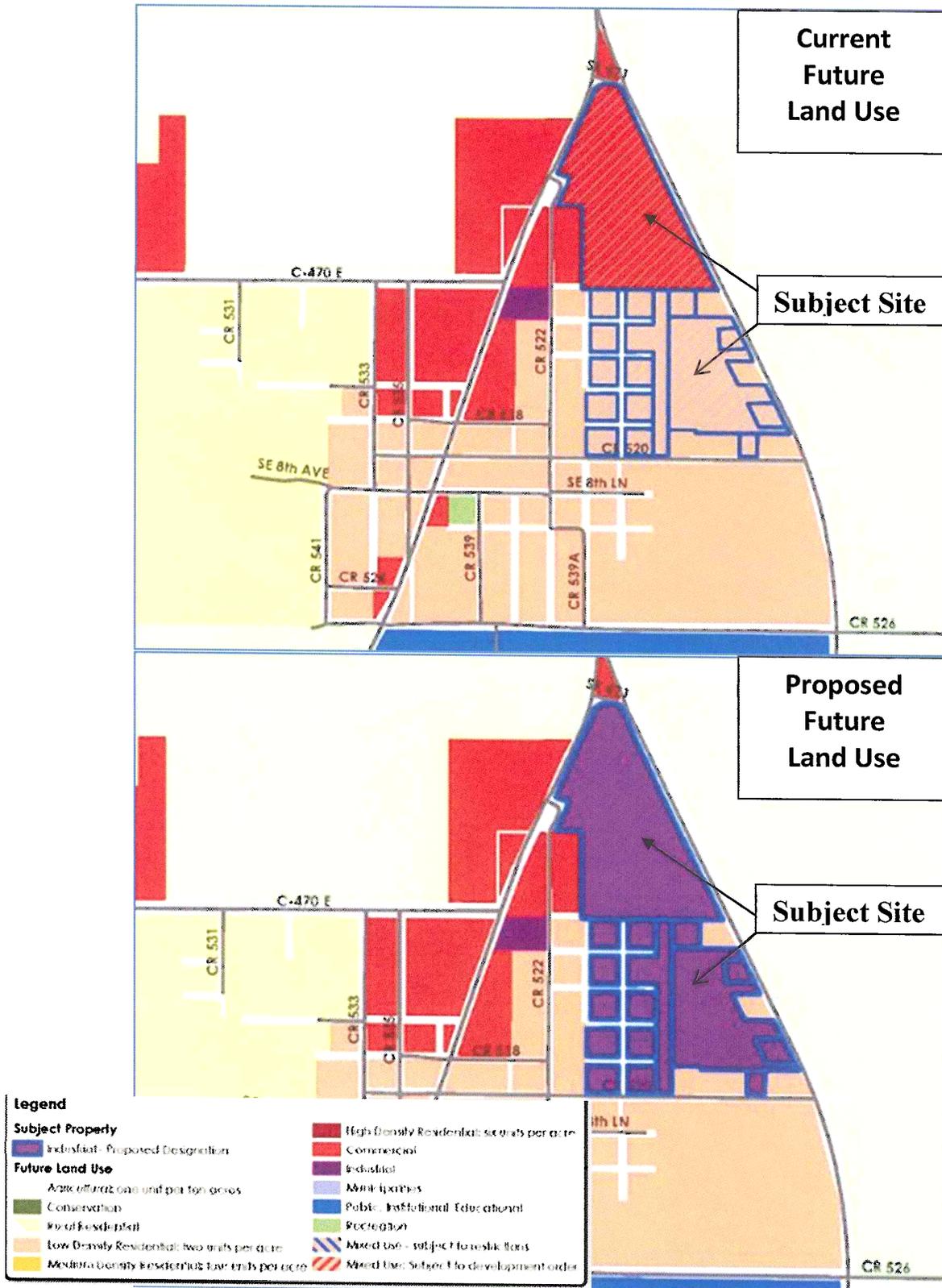
FRM NE CORN OF THE NE1/4 OF SE ¼ OF S13, T20S, R22E, S 89°52'39" W ALONG N LINE OF SAID NE1/4 OF SE1/4 946.46 FT TO W/LY R/W SR 471, S 26°32'17" E ALONG R/W, S 26°32'17" E ALONG R/W 330.36 FT TO POB, CONT S 26°32'17" E ALONG W R/W 182.19 FT, S 87°57'52" W 211.43 FT, N 03°03'19" W 164.48 FT, N 87°25'01" E 138.81 FT TO POB. (J13=038)

**J13=125**

W 208.71 FT OF N 208.71 FT OF NE1/4 OF SE1/4 OF S13, T20S, R22E.

# Attachment B

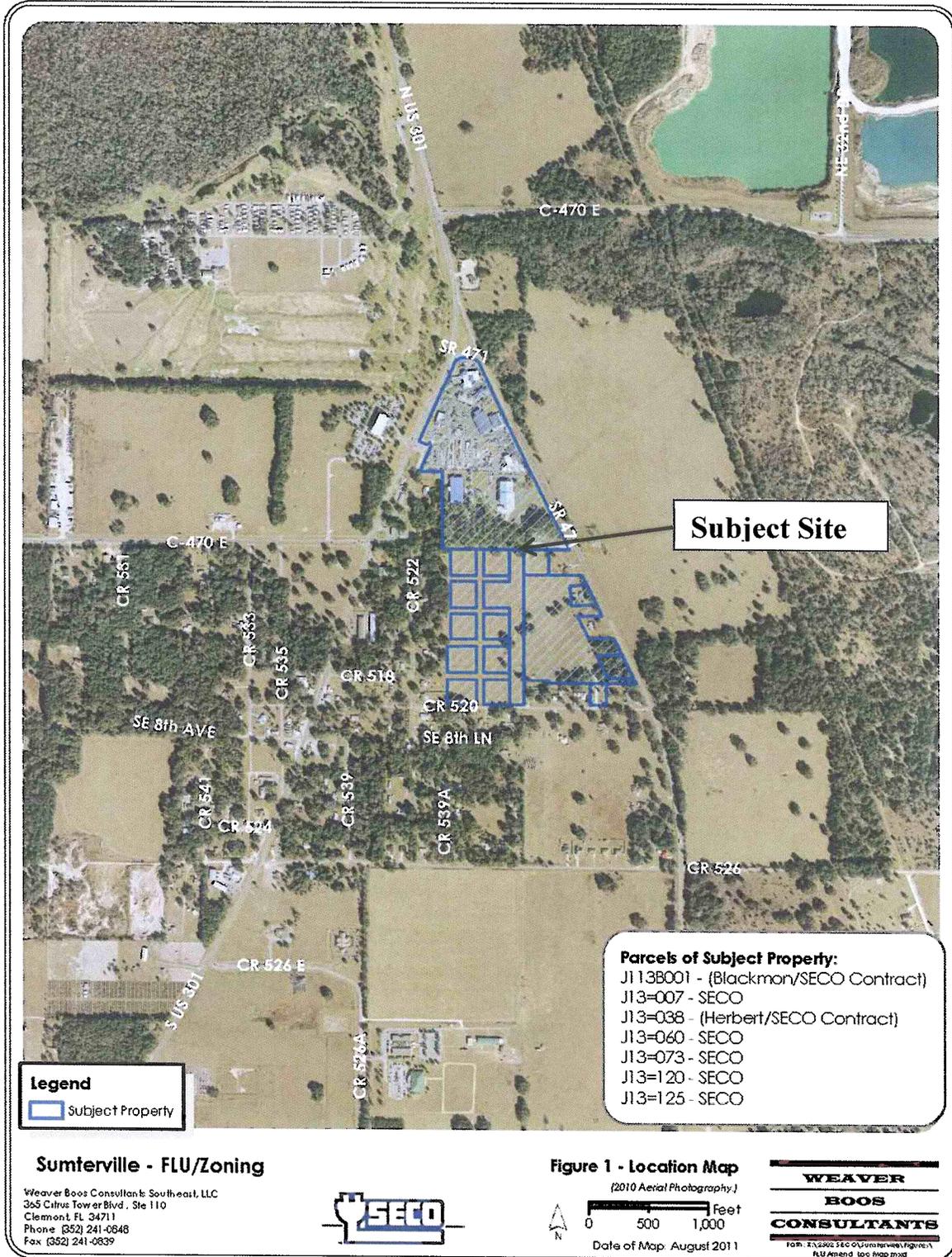
## CPA2011-0001, SECO



Source: Weaver Boos Consultants, 2011  
SECO FLU Amendment Application

# Attachment C

## CPA2011-0001, SECO



Source: Weaver Boos Consultants, 2011  
SECO FLU Amendment Application



# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

**Project No: CPA2011-0001**

Application: 8/23/2011 SF

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

## COMP PLAN AMENDMENT

<b>PROJECT TYPE</b> COMP PLAN AMENDM		<b>PROJECT SUBTYPE</b>		<b>PROJECT DESCRIPTION</b> Land use change on 60.56 acres MOL	
<b>OWNER</b> SUMTER, ELECTRIC COOP INC		<b>ADDRESS</b> PO BOX 301 SUMTERVILLE, FL 33585		<b>PHONE</b> (352) 793-3801	
<b>AGENT/APPLICANT</b> Weaver Boos Consultants		<b>ADDRESS</b> 365 Citrus Tower Blvd, Ste 110 CLERMONT, FL 34711		<b>PHONE</b> (352) 352-2410	
<b>PARCEL #</b> J13=007	<b>SEC/TWP/RNG</b> 132022	<b>GENERAL LOCATION</b> Sumterville		<b>DIRECTIONS TO PROPERTY</b> N ON US 301 TO SECO SITE ON E SIDE OF RD	
<b>Property Address</b> 380 S US 301, Sumterville, FL 33585					
<b>PARCEL SIZE</b> 60.56 Acres MOL		<b>F.L.U.</b> COMM		<b>LEGAL DESCRIPTION</b>	
<b>PRESENT ZONING</b> C1, M1, ID, RR, A5, R2C, and		<b>PRESENT USE</b> operations yard, vacant, and r		<p>ALL SW1/4 OF NE1/4 LESS 10 ACRES IN SW COR &amp; LESS ROAD R/W &amp; LESS THAT PORTION LYING W OF HWY 301 R/W ALL THAT PART OF W1/4 OF NE1/4 LYING &amp; BEING BETWEEN H/W301 &amp; WEBSTER HWY 471 LESS R/W OF BOTH HWY AND BEG AT A POINT ON W BOUNDARY OF H</p> <p><del>J13=006</del></p> <p><del>BEG 496.66 FT S OF NE COR NW1/4 OF NE1/4 RUN W 483.14 FT TO HW R/W SE/LY ALONG RAW TO S LINE NW1/4 OF NE1/4 E TO SE COR SAID FORTY N TO POB LESS 208.72 FT SQ IN NE COR OR 479 PG 84 LESS BEG 705.38 FT S &amp; 208.72 FT W OF NE COR OF NW1/4 OF N</del></p> <p>J13=038 COMM AT NE COR OF NE1/4 OF SE1/4 RUN W 946.46 FT TO W LINE OF SR 471 S 26 DEG 32 MIN 17 SEC E ALONG SAID R/W 330.36 FTT POB CONT S 26 DEG 32 MIN 17 SEC E 182.19 FT S 87 DEG 57 MIN 52 SEC W 211.43 FT N 03 DEG 03 MIN 19 SEC W 164.48 FT N 87</p> <p>J13=060 FROM SW COR OF NE1/4 OF SE1/4 RUN N 89 DEG 50 MIN 15 SEC E 208.72 FT N 00 DEG 02 MIN 19 S EC E 232.72 FT N 89 DEG 50 MI 15 SEC E 501.80 FT TO POB RUN N 89 DEG 50 MIN 15 SEC E 208.72 FT TO W/LY R/W SR 471 N 25 DEG 50 MIN 20 SEC W 101.97 FT</p> <p>J13=073 E 137.5 FT OF W 692.44 FT S 208.72 FT OF NE 1/4 OF SE 1/4 LESS RD R/W ON S SIDE THEREOF</p> <p>J13=120 THAT PART OF THE NE1/4 OF SE1/4 OF SECTION 13 TWP 20 RGN 22 SUMTER COUNTY THAT LIES W OF S R 471 AKA S-471 LESS COMM A THE SE COR OF NE1/4 OF SECTION RUN N 89 DEG 29 MIN 00 SEC W 891.35 FT TO CENTERLINE OF SR 471 THENCE S 26 DEG 00 MIN 0</p> <p>J13=125 W 208.71 FT OF N 208.71 FT OF NE1/4 OF SE1/4</p> <p>J13B001 BLKS 1 2 17 18 19 20 35 36 71 &amp; 72 SUMTERVILLE &amp; THAT PARCEL OF LAND E OF &amp; ADJ BLKS 1 18 19 36 &amp; 72 SUMTERVILLE &amp; LYIN BETWEEN SAID BLKS AND W LINE OF NE1/4 OF SE1/4 AND THE E1/2 OF VINE STREET LYING BETWEEN BLKS 20 21 34 &amp; 35 PB 1 PG 20</p>	
<b>REQUESTED USE</b>		<b>ACREAGE TO BE UTILIZED</b> 60.561 Acres MOL		<b>LEGAL DESCRIPTION TO BE UTILIZED</b> Same as above	

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	CR and C1 Agricultural	A5, RR, and RR1 Agricultural	RR, R2C, R2M, and A5 Low Density Residential & Cor	CL, RR, and R1 Commercial and Agricultural

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.

FEES	Amount	Payment
Public Notice Fee	0.00	
Recording Fees	0.00	
Large Scale legal ad fee	160.00	C 1066
Comprehensive Plan Amend.-Large Scale	5,800.00	C 1065
<b>TOTAL</b>	<b>\$5,960.00</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.



Jeffrey D. Schaffer, Weaver Boos Consultants,  
for Sumter Electric Cooperative, Inc.  
Signature(s)

August 23, 2011

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	9/19/2011 6:30 PM	Room: Colony Cottage Rec. Center	Action: _____
County Commission Meeting	9/27/2011 5:30 PM	Room: Colony Cottage Rec. Center	Action: _____

NOTICES SENT	RECEIVED IN FAVOR	RECEIVED OBJECTING
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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.

**SUMTER COUNTY COMPREHENSIVE PLAN  
FUTURE LAND USE AMENDMENT APPLICATION**

Application Cycle (check one): Spring \_\_\_\_\_ Fall  X

Date:  August 19, 2011

\* Written Notarized Authorization is required if Applicant is different than Owner. See Authorization Sheet.

**Applicant\***

**Property Owner**

Name:  Sumter Electric Cooperative, Inc.

Name:  Sumter Electric Cooperative, Inc.

Represented by  Roxanne Mastrantonio

Represented by  Roxanne Mastrantonio

Address:  P.O. Box 301

Address:  P.O. Box 301

City:  Sumterville

City:  Sumterville

State:  Florida  Zip:  33585

State:  Florida  Zip:  33585

Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Work  (352) 793-3801 x 1583  Fax No. \_\_\_\_\_

Work  (352) 793-3801 x 1583  Fax No. \_\_\_\_\_

Email:  roxanne.mastrantonio@secoenergy.com

Property Description: Section  13  Township:  20  South Range:  22  East

Legal Description: (Attach sheet if necessary)

**SEE ATTACHED DEEDS AND SURVEY**

Subdivision: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Block/Parcel: \_\_\_\_\_

Parcel ID      Acreage:

J13B001      18.70

~~J13=006      4.50~~

J13=007      30.28

J13=038      0.65

J13=060      1.00

J13=073      0.56

J13=120      12.00

J13=125      1.00

**TOTAL      68.69 Acres**

X  Amendment to the Future Land Use Map

From:  Agricultural, Commercial, and Low Density Residential  To:  Industrial

\_\_\_\_\_ Amendment to a Previously Approved Overlay Amendment Previous Application No. \_\_\_\_\_

Applicant Request(s):

**Amend the Future Land Use Designation from Agricultural, Commercial and Low Density Residential to Industrial and Amend the Zoning Designation to ID.**

Directions to Property:

**North side of C.R. 520 between U.S. Highway 301 and S.R. 471 in Sumterville, Florida.**

The Applicant is: Owner(s) of Tract  X  Agent for Property Owner  X

Other (specify) \_\_\_\_\_

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a placards must be placed on the property boundaries by Applicant or his Agent(s) at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Sumter County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

**I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

Signature: *Roxanne Mastrantonio*

**ROXANNE MASTRANTONIC**

STATE OF FLORIDA

COUNTY OF SUMTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Roxanne Mastrantonio, who is personally known to me or provided \_\_\_\_\_ as identification and who did not take an oath.

WITNESS my hand and official seal this 18 day of August, 2011

Merry Waybright Seal  
Printed Name

Merry Waybright  
Notary Public, State of Florida



**SUPPLEMENTAL INFORMATION  
FOR FUTURE LAND USE MAP AMENDMENT APPLICATION  
(TO BE SUPPLIED BY THE APPLICANT)**

**RESIDENTIAL**

	<b>SINGLE FAMILY RESIDENTIAL</b>	<b>MULTIFAMILY</b>
Well	_____	_____
Septic	_____	_____
Central Water	_____	_____
Central Sewer	_____	_____
Regional Water	_____	_____
Regional Sewer	_____	_____
Number of Dwelling Units	_____	_____
Affordable Housing Units	_____	_____

**NON-RESIDENTIAL**

Well	<u>Please refer to enclosed Structure</u>
Septic	<u>Plan for a summary of existing</u>
Central Water	<u>existing improvements. The current</u>
Central Sewer	<u>facilities use well and septic as well</u>
Regional Water	<u>as central water and sewer from the</u>
Regional Sewer	<u>City of Bushnell Utilities</u>
Size of Structure (Sq. Ft.)	_____

**ALL APPLICATIONS**

	<b>YES</b>	<b>NO</b>
Letter of capacity for solid waste	<u>X</u>	_____
Letter of concurrency for central water supplier	<u>X</u>	_____
Letter of concurrency for central sewer supplier	<u>X</u>	_____

**MAJOR SECTIONS FOR CONSIDERATIONS**

(Applicant shall check if item is addressed in the submittal)

**COMP PLAN SECTION**

In narrative form, supplemented with forms, documents, maps, etc. as needed, show compliance with these objectives and policies of the Sumter County Comprehensive Plan, as applicable.

<b>Comp Plan Sections</b>	<b>YES</b>	<b>NO</b>
4.6.3.1 Groundwater and Wellhead Protection	<u>X</u>	_____
7.1.10.2 Stormwater Management	<u>X</u>	_____
3.1.4 Wetlands Protection	<u>X</u>	_____
3.1.2 Floodplain Protection (if applicable)	<u>X</u>	_____
7.1.10.3 Endangered and Threatened Species	<u>X</u>	_____
Habitat Protection		_____
7.1.12 Historical /Archeological Area Protection	<u>X</u>	_____
6.1.2 Traffic Study Requirements	<u>X</u>	_____
7.1.6 Compatibility	<u>X</u>	_____
7.1.2.3 Urban Development Area Expansion	<u>X</u>	_____

## Planned Unit Developments (7.1.5)

N/A 1 Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. Include North arrow to indicate orientation. **SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:**

- \_\_\_\_\_ A. Lot area and percentage of lot covered (impervious surface ratio).
- \_\_\_\_\_ B. Driveway access location and parking space arrangement included in the site plan.
- \_\_\_\_\_ C. All rights-of-way and easements adjacent to and crossing subject property.
- \_\_\_\_\_ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
- \_\_\_\_\_ E. Proposed or existing potable water/well and waste disposal system/septic
- \_\_\_\_\_ F. Existing and proposed location of building/structures including heights and separation.
- \_\_\_\_\_ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
- \_\_\_\_\_ H. Any walls or fences – give location, height, and material type.
- \_\_\_\_\_ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
- \_\_\_\_\_ J. Proposed stormwater management systems.
- \_\_\_\_\_ K. Fire hydrant – give location (if provided).
- \_\_\_\_\_ L. Signs – give location, size, and height (as applicable).
- \_\_\_\_\_ M. Loading – give location and dimensions (as applicable).

## Required Planning Analyses

The following subjects **must** be addressed as indicated below. An application submitted without the analysis listed below will be considered incomplete, and will be removed from the amendment cycle.

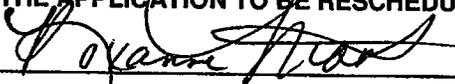
Analysis of the impacts of the development are reviewed at the maximum density/intensity of the proposed land use area.

1. Traffic Analysis by traffic consultant. Impact of traffic on levels of service on affected roadways, including background traffic and any planned improvements.
2. Listed Species survey by environmental consultant for plants and animals. Includes transect patterns and listing of findings. See Policy 7 1.10.3
3. Historic Preservation Clearance Letter and/or a Cultural Resources Survey See Policy 7.1.12.
4. Soils analysis and a geologic and hydrogeologic analysis if in an area with karst features.
5. Wetlands analysis. See Objective 3.1.4
6. Analysis of consistency of project with the Comprehensive Plan Policies. Analyze project through relevant policies of **each** of the elements.
7. Demonstrated Need for the Project, per 9J-5 and Sumter plan.
8. Consistency of the project with Rule 9J-5 Sprawl Indicators

**FILING REQUIREMENTS FOR  
FUTURE LAND USE MAP AMENDMENT APPLICATIONS**

- 1 Completed application (additional sheets may be added if more space is needed).
- 2. ~~Thirty-five (35)~~ Three (3) bound copies of the Data and Analysis, including all reports, studies and maps as required on pages 3 & 4 of this application, as well as required under the Sumter County Comprehensive Plan and Land Development Code, the Florida Statutes, and the Florida Administrative Code.
- 3. Applicable filing fee of \$5,800.00 plus \$160.00 for the legal advertising. The applicant will also be billed for postage fees and outside consultant fees at a later date. In accordance with the requirements of the Sumter County Land Development Code (Ord. 90-14 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
- 4. Proof of ownership and legal description of property (tax notice or recorded deed may suffice).
- 5. "Letter of Authorization", if applicant is other than owner (form provided).
- 6. Written directions to the property from Planning Services office.
- 7. Signed "Appeal Notice" (form provided).
- 8. Flood Zone designation including base flood elevation.
- 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

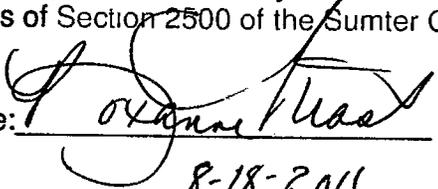
**I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM BY NOON ON THE FILING DEADLINE DATE (FOUND ON THE DEADLINE SHEET INCLUDED IN THIS APPLICATION PACKET) MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE RESCHEDULED TO A LATER AMENDMENT CYCLE.**

Signature:  ROXANNE MASTRANTONIO  
Date: 8-18-2011

**APPEAL NOTICE**

I, the undersigned, understand that the actions of the Sumter County Planning and Development Review Board and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application. Further, the actions of the Zoning & Adjustment Board and/or the Board of County Commissioners is subject to appeal within 30 days of said action. This Appeal is established under the provisions of Section 2500 of the Sumter County Land Development Code.

Signature: \_\_\_\_\_



ROXANNE MASTRANTONIO

Date: \_\_\_\_\_

8-18-2011

**AUTHORIZATION**

**APPLICATION REQUEST: (check one)**

Rezoning                       Variance                       Conditional Use  
 Comprehensive Plan Amendment                       Temporary Use  
Other (specify): \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY:**

Section 13 Township 20 Range 22 Alternate Key # J13=038

Lot/Parcel \_\_\_\_\_ Block \_\_\_\_\_

Subdivision See attached Exhibit "A"

All Owners of Record must sign this authorization:

I, RENAE MICHELLE HEBERT, Personal Representative\*, owner(s)  
(Name of Owner(s)) OF THE ESTATE OF ANNIE L. ROBERTS  
of the above described property, authorize \_\_\_\_\_ of

Sumter Electric Cooperative (Name of Representative)  
(Name of Business) to serve as agent on my behalf for the purpose of making  
application for the proposed request. No further authorization is expressed or implied, than that  
which is described herein.

SIGNATURE: *Rena M. Hebert*  
(Signature of Owner(s)) RENAE MICHELLE HEBERT, as Personal Representative  
of the Estate of Annie L. Roberts

STATE OF FLORIDA  
COUNTY OF SUMTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and  
County aforesaid to take acknowledgements, personally appeared  
Rena Michelle Hebert, who is personally known to me or provided  
drivers license as identification and who did not  
take an oath.

WITNESS my hand and official seal this 28 day of July, 2011.

*Roxanne Mastro* Seal  
Printed Name  
ROXANNE MASTRANTONIO  
Notary Public - State of Florida

Exhibit "A"

Commence at the NE corner of the NE 1/4 of SE 1/4 of Section 13, Township 20 South, Range 22 East, thence run West 946.46 feet to the West line of SR 471, thence South 26 degrees 32 minutes 17 seconds along said right of way 330.36 feet to the POINT OF BEGINNING, thence continue South 26 degrees, 32 minutes, 17 seconds East 182.19 feet, thence South 87 degrees 57 minutes 52 seconds West 211.43 feet, thence North 03 degrees, 03 minutes, 19 seconds West 164.48 feet thence North 87 degrees 25 minutes 01 seconds East 138.81 feet to the POINT OF BEGINNING.



- **Legal Description for Helen Blackmon sale to Sumter Electric Cooperative, Inc.**

**Blocks 1, 2, 17, 18, 19, 20, 35, 36, 71 and 72 SUMTERVILLE PB 1, PG 20, and that parcel of land East of and adjoining Blocks 1, 18, 19, 36 and 72, lying between said blocks, and the West line of the NE 1/4 of the SE 1/4 of Section 13, T20S, R22E and the E 1/2 of Vine Street lying between Blocks 20 and 21, 34 and 35, SUMTERVILLE, PB 1 PG 20 of the Public Records of Sumter County, Florida.**

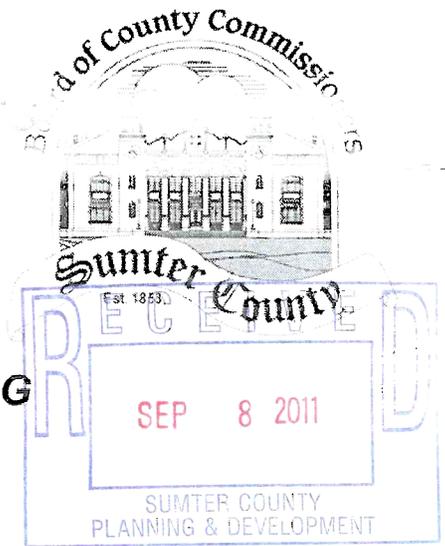
**Alternate Key # J13=B001**

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone: (352) 689-4460 • FAX: (352) 689-4461  
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

August 30, 2011

CRAWFORD VERNON D & CLARITA C  
2792 CR 520  
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

**CASE# CPA2011-0001** to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

**CASE# R2011-0025** to change the zoning on **35 acres MOL** from **RR, R2C, R2M, and A5** to **Industrial**.

The property is located as follows: Between SR 301 and SR 471, and north of CR 520 in the Sumterville area. The application area includes the existing SFCO operations yard.

The Sumter County Zoning & Adjustment Board will hold a rezoning and land use transmittal public hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida, on **Monday, September 19, 2011, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a rezoning and land use transmittal public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, September 27, 2011, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to: SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste. 115, Wildwood, FL 34785.

yes ✓ I approve of the above.  
\_\_\_\_\_ I do not approve of the above for the following reason(s): \_\_\_\_\_

**Please return no later than September 9, 2011.**

RE: CASES# **CPA2011-0001 and R2011-0025**

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

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Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

August 30, 2011

PENNINGTON CHARLES R & MILDRED  
PO BOX 416  
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

**CASE# CPA2011-0001** to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

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I approve of the above.

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

**Please return no later than September 9, 2011.**

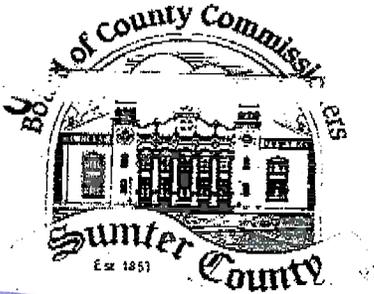
RE. CASES# **CPA2011-0001 and R2011-0025**

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

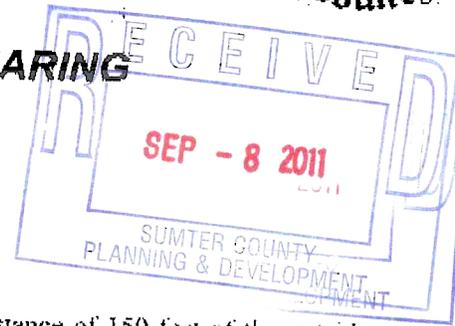
7375 Powell Road, Suite 115 • Wildwood, FL 34788 • Phone (352) 689-4460 • FAX (352) 689-4461  
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

August 30, 2011

SILVA LOUIS A &, MICKI S HARRI  
PO BOX 1891  
BUSHNELL, FL 33513



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment and rezoning** at a public hearing.

**CASE# CPA2011-0001** to change the land use on **65 acres MOI** from **Commercial and Low Density Residential** to **Industrial**.

**CASE# R2011-0025** to change the zoning on **35 acres MOI** from **RR, R2C, R2M, and A5** to **Industrial**.

The property is located as follows: Between SR 301 and SR 471, and north of CR 520 in the Sumterville area. The application area includes the existing SECO operations yard.

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I approve of the above.

~~XXX~~ I do not approve of the above for the following reason(s): **REZONING WOULD CAUSE US GREAT FINANCIAL HARDSHIP WITH DEPRECIATED RESIDENTIAL PROPERTY VALUE ON**

Please return no later than September 9, 2011.

RE. CASES# CPA2011-0001 and R2011-0025

**RESELLING AND REFINANCING OUR EXISTING MORTGAGES.**

# Board of County Commissioners

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Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

August 30, 2011

NEESE SAMUEL G & VICKI L. & MI  
2924 CR 520  
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

**CASE# CPA2011-0001** to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

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I approve of the above.

I do not approve of the above for the following reason(s): We do not feel like this is in the best interest to homeowners, more congestion, depreciate our home value.

**Please return no later than September 9, 2011.**

RE: CASES# **CPA2011-0001 and R2011-0025**

## Farnsworth, Sue

---

**From:** Oliver, Martha  
**Sent:** Monday, September 12, 2011 12:49 PM  
**To:** Farnsworth, Sue  
**Subject:** FW: Objection to Proposed Zoning Change.

-----Original Message-----

From: agambrel@cfl.rr.com [mailto:agambrel@cfl.rr.com]  
Sent: Monday, September 12, 2011 12:49 PM  
To: Oliver, Martha  
Subject: Objection to Proposed Zoning Change.

To Whom It May Concern:

I am writing to you in objection of Case # CPA2011-0001 and Case # R2011-0025, the proposed rezoning to Industrial. My residence is located at 2770 CR 520, Sumterville FL. The SECO land in question directly borders my property and I will be affected by this change.

I bought my home in July 1999, and have already seen SECO rezone my neighborhood once already. At that time, I did not object, and have regretted it since. The company now stores their large equipment on the other side of my back fence, their large service trucks are also parked behind my house. Since they respond to calls 24 hours a day, I can hear their trucks coming in and out at all hours.

My objection to this newest rezoning proposal comes from what the company might build on this property, now or in the future. In addition to this concern, I have a natural desire to protect the value of my investment: my home. With the damage done from the economy and the housing market, I have already taken a financial loss on my property value. If SECO is successful in rezoning this area into Industrial, it will negatively impact those of us who border their property. I realize that SECO, the Planning Board, and the County Commissioners will look at the relatively small numbers affected by this change, but I do hope that you hear my voice and vote for me and my community when you consider SECO's proposal.

Respectfully,

Angela M. Gambrel  
2770 CR 520  
Sumterville, FL 33585