

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*R2011-0032 · Rezoning on 10 acres MOL from a non-vested C2 to CH (Heavy Commercial) - Lake Warehouse & Storage · SR 44/Wildwood (ZAB recommends approval)

**REQUESTED ACTION:** Approve Rezoning R2011-0032

Work Session (Report Only)    **DATE OF MEETING:** 11/22/2011  
 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:**

The applicant is requesting a rezoning on 10 acres MOL from a non-vested C2 to CH (Heavy Commercial). This rezoning is related to SS2011-0010, which if approved will change the Future Land Use from Agricultural to Commercial. This rezoning is consistent with the new land use amendment.

The Zoning & Adjustment Board held a public hearing on November 7, 2011, and recommended approval (5-0).

ZAB cases:

- 1) Christy & Bobby Causey - R2011-003
  - 2) Donald Jones, et al · R2011-0031
  - 3) Keith & Tracy Jones · R2011-0034
  - 4) Lake Warehouse & Storage - SS2011-0010
  - 5) Lake Warehouse & Storage · R2011-00032\*\*\*\*\*
  - 6) Cedar Crossing - SS2011-0011
  - 7) Cedar Crossing - R2011-0033
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**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**November 7, 2011**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**November 22, 2011**

<b>CASE NO.</b>	R2011-0032
<b>APPLICANT:</b>	Lake Warehouse & Storage Wildwood, LLC
<b>REPRESENTATIVE:</b>	N/A
<b>REQUESTED ACTION:</b>	Rezone 10 acres MOL from a non-vested C2 to CH.
<b>LEGAL DESCRIPTION:</b>	Sec. 12, Twp. 19S, Rng. 22E. Comm at W ¼ cor run N 358.5' to POB continue N 1347 63' S 37°39'33" E 653.88' S 830.37' W 400' to POB
<b>EXISTING ZONING:</b>	Non-vested C2
<b>FUTURE LAND USE:</b>	Commercial (SS2011-0010 pending)
<b>EXISTING USE:</b>	Vacant
<b>PARCEL SIZE:</b>	10 acres MOL
<b>GENERAL LOCATION:</b>	Wildwood
<b><u>SURROUNDING LAND USE:</u></b>	<b><u>SURROUNDING ZONING:</u></b>
<b>NORTH:</b> Industrial	<b>NORTH:</b> C2 = Vacant
<b>SOUTH:</b> Commercial	<b>SOUTH:</b> C2 = Vacant
<b>EAST:</b> Commercial	<b>EAST:</b> C2 = Vacant
<b>WEST:</b> Agricultural	<b>WEST:</b> Non-vested C2 = Vacant

**CASE SUMMARY:**

The subject property is located on the southwest side of SR 44 approximately ¾ mile west of CR 219

The subject property is approximately 10 acres. The property being rezoned has a width of approximately 730 feet and depth of approximately 1,000 feet.

**CASE ANALYSIS:**

The subject property is located within the Florida Crossroads Industrial Activity Center. The Florida Crossroads Industrial Activity Center is recognized locally and regionally as a major future employment activity center (Sumter County Evaluation and Appraisal Report, 2010; Comprehensive Economic Development Strategy for the Withlacoochee Region, 2001, and Sumter County Strategic Economic Development Plan, 2010). The proposed Commercial Future Land Use designation is consistent with the function of the activity center.

**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: 4 (In objection) 0 (In favor) 0**

**Zoning & Adjustment Board: Approval (5-0)**



# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

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

**Project No:** R2011-0032

Application: 10/4/2011 KHC

**Parent Project:** SS2011-0010

## REZONING

<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> COMMERCIAL		<b>PROJECT DESCRIPTION</b> Rezone 10 acres MOL to CH	
<b>OWNER</b> LAKE, WAREHOUSE & STORAGE, WILD			<b>ADDRESS</b> 880 N BAY RD 0 MT DORA, FL 32757		<b>PHONE</b> (352) 383-6525
<b>AGENT/APPLICANT</b> Morgan Booth			<b>ADDRESS</b> ,		<b>PHONE</b> (352) 516-8799
<b>PARCEL #</b> F12=076	<b>SEC/TWP/RNG</b> 121922	<b>GENERAL LOCATION</b> Wildwood		<b>DIRECTIONS TO PROPERTY</b> N ON US 301. W ON SR 44. THE PROPERTY IS LOCATED APPROX 7/10 MILES W OF CR 219 ON THE SW/LY SIDE OF THE RD.	
<b>Property Address</b> 2175 E SR 44, Wildwood, FL 34785					
<b>PARCEL SIZE</b> 10 acres MOL		<b>F.L.U.</b> AG		<b>LEGAL DESCRIPTION</b> COMM AT W1/4 COR RUN N 358.5 FT TO POB CONT N 1347.63 FT THENCE S 37 DEG 39 MIN 33 SEC E 653.88 FT THENCE S 830.37 FT W400 FT TO POB	
<b>PRESENT ZONING</b> non-vested C2		<b>PRESENT USE</b> Vacant			
<b>REQUESTED REZONING</b> Rezone 10 acres MOL from non-vested C2 to CH		<b>REZONED ACREAGE</b> 10 acres MOL		<b>REZONED LEGAL DESCRIPTION</b> same as above	
<b>ABUTTING PROPERTY</b> ZONING/USE F.L.U.	<b>NORTH</b> C2=Vacant ID	<b>EAST</b> C2=Vacant Comm <del>&amp; Ag</del>	<b>SOUTH</b> C2=Vacant Comm <del>&amp; Ag</del>	<b>WEST</b> Non-vested C2 Ag	
<p><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></p>					
<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>					
 _____ <b>Signature(s)</b>				_____ <b>Date</b>	
<p><b>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.</b></p>					
<b>Zoning and Adjustment Board</b>		<b>11/7/2011 6:30 PM</b>	<b>Room:</b> Colony Cottage Rec. Center	<b>Action:</b> _____	
<b>County Commission Meeting</b>		<b>11/22/2011 5:30 PM</b>	<b>Room:</b> Colony Cottage Rec. Center	<b>Action:</b> _____	

NOTICES SENT

4

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.**

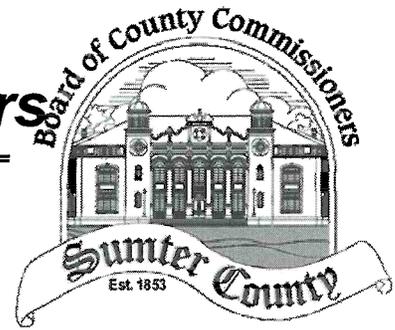


# Board of County Commissioners

## 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 LLC

State of Florida  
County of LAKE

I/we, the undersigned as the ( ) Manager  Managing Member of  
Lake Warehouse & Storage Wildwood, LLC,  
and as the ( ) Applicant  Owner hereby authorize  
Morgan Booth

to act as my/our agent in connection with the  Rezoning  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.

(Insert Legal Description) Section 12, Township 19 South, Range 22 East

Dated this 27th day of September, 2001

  
Signature

Printed Name: Richard A. Bazinet

Signature

Printed Name: \_\_\_\_\_

SWORN TO and subscribed before me this 27th day of September, 2001, by  
Richard A. Bazinet, personally known to me to the  
person(s) named above or who produced the following identification.

Rosemary Hall  
Notary Public, State of Florida  
My Commission expires: June 6, 2015



Bradley T. Cornelius, AICP  
Planning Manager  
(352) 569-6027

Bradley S. Arnold,  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Vice Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Vacant, Dist 3  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513

## Sumter County Planning & Zoning

Lake Warehouse & storage is requesting a small scale amendment to the property currently owned in Wildwood. The purpose is to bring the property in compliance with Sumter County's Comprehensive Plan and to maximize the highest and best use for the property. It is our intent to develop a storage complex with some retail and/or restaurant space available on the overall site.

**Farnsworth, Sue**

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**To:** Mpeavy-wildwood@cfl.rr.com  
**Subject:** Small Scale FLU application -Booth F12=076  
**Attachments:** FLU current and proposed.jpg; JPA\_UDA\_City current map.jpg; Sue Farnsworth.vcf

Hi Melanie,

We have received a small scale amendment and rezoning request for F12=076 I'm attaching an aerial that shows the property in relation to the JPA, UDA, and Wildwood The applicant is asking for General Commercial FLU with a Heavy Commercial zoning The UDA wraps around them on three sides so I'm considering whether we should bump it out to cover the application area They are in your future utility service area If Wildwood has utilities to serve them, we would move the UDA boundary and gain them a bit of floor area ratio ( 3 to 5) If not, we'll leave the UDA in place. The project they describe sounds like a storage/rental bay development with retail along the front units It is unlikely they will need the extra floor area ratio for the anticipated use.

Please let me know about the utilities and if you have any other questions or concerns.

Thanks,  
Sue



**Sue Farnsworth**  
Planner  
Planning and Development  
Building Services  
7375 Powell Rd, Ste 115  
Wildwood, Fl. 34785  
352-689-4464  
sue.farnsworth@sumtercountyfl.gov  
www.sumtercountyfl.gov

SS2011-0010

RESOLUTION NUMBER \_\_\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, REZONING PROPERTY LOCATED WITHIN THE UNINCORPORATED LANDS OF THE COUNTY

WHEREAS, the Board of County Commissioners of Sumter County received a complete and properly funded application for rezoning of property located within the unincorporated lands of Sumter County, and;

WHEREAS, after diligent review and consideration the above referenced rezoning was approved.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter County, Florida, as follows:

1 Based on competent substantial evidence presented and considered during a properly noticed quasi judicial hearing, the Board of County Commissioners of Sumter County hereby approves rezoning application R2011-0032. The lands described in application R2011-0032 are hereby rezoned to CH, as that zoning category is described in the Sumter County Land Development Code.

DONE AND RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011,  
at \_\_\_\_\_, Sumter County, Florida.

ATTEST GLORIA HAYWARD  
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS  
OF SUMTER COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Don Burgess, Chairman