

Polk County

RC Rural Conservation

Sumter County

A-1 Agricultural/Residential

A-5 Agricultural

RR-5 Rural Residential (five acre minimum)

RR-1 Rural Residential (one acre minimum)

R-1-M Mobile Home Residential

C-1 Neighborhood Commercial

M-1 Industrial

Most of the corridor has been zoned A-5 in Sumter County, with similar categories applying in the other counties. Small areas (approximately one acre per parcel) east of Center Hill are zoned A-1 and RR-1, while a larger tract in Section 12, T. 21 S., R. 23 E. is zoned R-1-M. The site has been slated for development as a residential mobile home park. However, field investigations (January 1981) indicate that no construction activity has occurred as yet at the site. Immediately adjacent to this proposed development, a small area is zoned C-1, in all likelihood to eventually provide limited retail and professional services to the planned residential area.

The industrial zone, M-1, encompasses approximately 12 square miles immediately north of the Withlacoochee State Forest. The proposed corridor crosses approximately 9 miles (14 kilometers) of the zone along its eastern and southern perimeter.

Zoning as it relates to the construction and operation of a transmission line falls into one of three categories: Permitted, Permitted by Special Exception, and Not Permitted. In the Sumter County Zoning Ordinance, transmission lines are addressed under the following clause: "Buildings, structures or uses maintained or operated by a body having the power of eminent domain". Regarding the seven districts involved in Sumter County, the proposed transmission line is addressed as:

A-1	Special Exception
A-5	Special Exception
RR-5	Special Exception
RR-1	Special Exception
R-1-M	Special Exception
C-1	Not Permitted: Variance Required
M-1	Permitted Use

Other counties along the proposed corridor address transmission lines as follows:

Hernando — permitted after review and approval by the County Board of Commissioners or after an exemption from such review and approval.

Pasco — permitted use subject to restrictions recommended by the Development Review Committee and approved by the Board of Adjustments.

Polk — permitted use.

The four Sumter County cities which are situated in the study area, are not within the proposed corridor. Additionally, as a majority of the land area within the proposed corridor is presently zoned and planned for agriculture, the proposed transmission line should not require any changes in the county or regional planning process, as potential conflicts with planned land uses should be minimal.

State agency work continues on a regular basis within the Withlacoochee State Forest. The Florida Department of Agriculture and Consumer Services, Division of Forestry, and the Florida Game and Fresh Water Fish Commission (GFWFC) are jointly managing the Forest "to achieve a pattern of natural resource uses that will best meet the needs of the public". This is being accomplished by these state agencies through a "multiple use concept which embraces enhancement of the environment, outdoor recreation, wildlife, land and water conservation, and a continuous supply of raw material for forest industries' production of consumer goods" (Division of Forestry, 1972).

2.2.3 Land Use

Land use within the study area and the proposed corridor is generally characterized by low levels of development, consisting primarily of pine flatwood forest, cypress domes and stands, improved pasture, and agricultural activity in the form of citrus groves. Residential activity is sparsely located throughout the area, with higher densities occurring in the communities of Center Hill and Webster. Small commercial and service establishments which meet the daily needs of local residents, are also primarily situated in the developed areas, though some "commercial crossroads" activity occurs at selected major highway intersections.

Within the proposed corridor itself, land use is dominated by agricultural activities and wetland forest (Figure 2-4 A-M). The figure identifies the various land use types occurring within and adjacent to the proposed corridor as interpreted from 1979 and 1980 aerial photography. The categories are those defined in *The Florida Land Use and Cover Classification System: A Technical Report*, Level I (April 1976). As can be seen, agricultural land uses dominate the proposed corridor, followed by wetlands and forested uplands. Agricultural activities consist primarily of citrus groves, while the wetlands category is made up almost exclusively of stands of cypress and pond pine (see Section 2.2.8 for discussion of vegetation).

The northern portions of the proposed corridor, from the Central Florida Substation to the Withlacoochee State Forest, contain the most diversity in land use patterns. Extensive agricultural development occurs in the form of improved pasture (some of which is also being managed for hay production), row crops, and large tracts of citrus groves. Interspersed with these agricultural activities are numerous wetlands and non-farm residences. This land use pattern is typical to the east of the corridor in Lake County, as well as to the west in Sumter County. Approximately 13 single family residences have been identified within this portion of the corridor, with another 45 dwelling units located outside the corridor but within one-half mile.

Wooded areas near the substation consist mainly of southern mixed hardwoods. As the corridor approaches the state forest, forest type changes to a pine flatwoods/cypress wetlands category. Cypress domes remain common, though many have been cleared to provide increased pasture.

AERIAL
PHOTOGRAPH - B



NOR

0 1000 FEET
0 300 METERS

SOURCE
Aerial Photography 12-18-80

AERIAL PHOTOGRAPH - A



1000 FEET
300 METERS
SOURCE
Aerial Photography 12-18-80

Lesburg
West
Quadrant

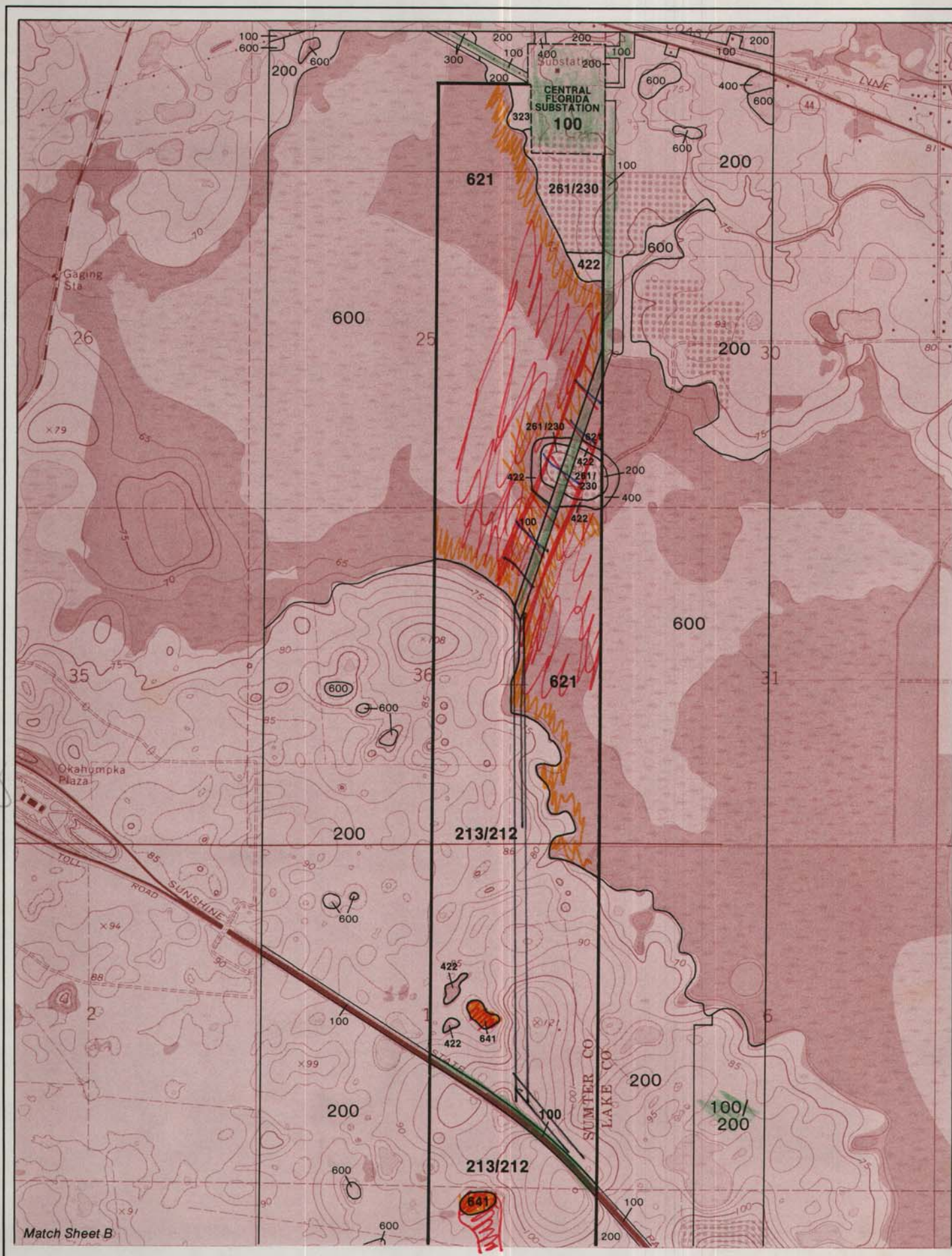


IMAGE QUALITY

AS YOU REVIEW THE NEXT FEW PAGES,
PLEASE NOTE THAT THE ORIGINAL
DOCUMENT WAS OF POOR QUALITY.

AERIAL
PHOTOGRAPH - D

SUMMIT COUNTY
LAKE COUNTY

0 1000 FEET
0 300 METERS
SOURCE: Aerial Photography, 18-80

AERIAL
PHOTOGRAPH - C

EXISTING TRAIL
SUNSHINE STATE PARKWAY

SUMMIT COUNTY
LAKE COUNTY

470

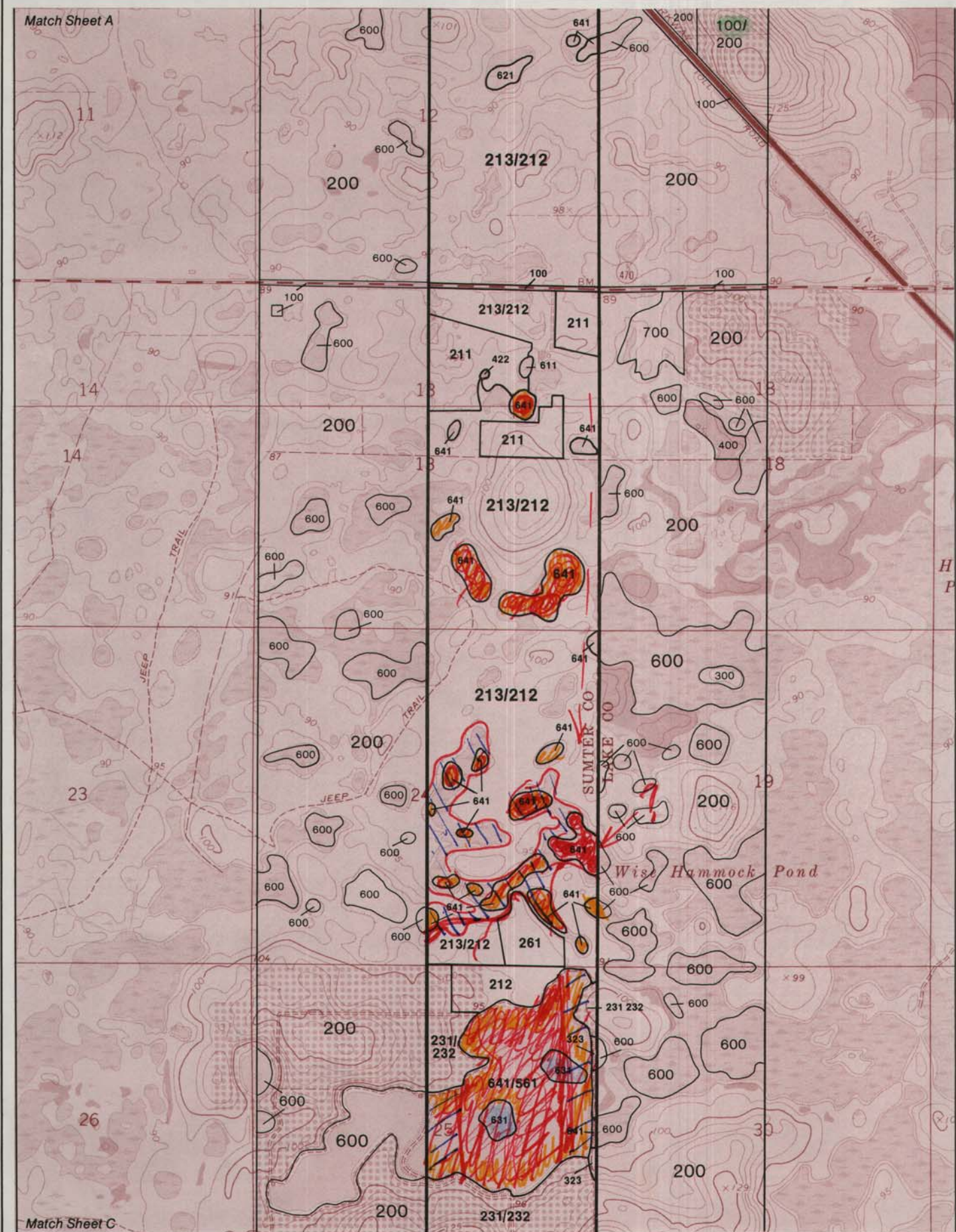


1000 FEET
300 METERS

SOURCE
Aerial Photography, 12-18-80

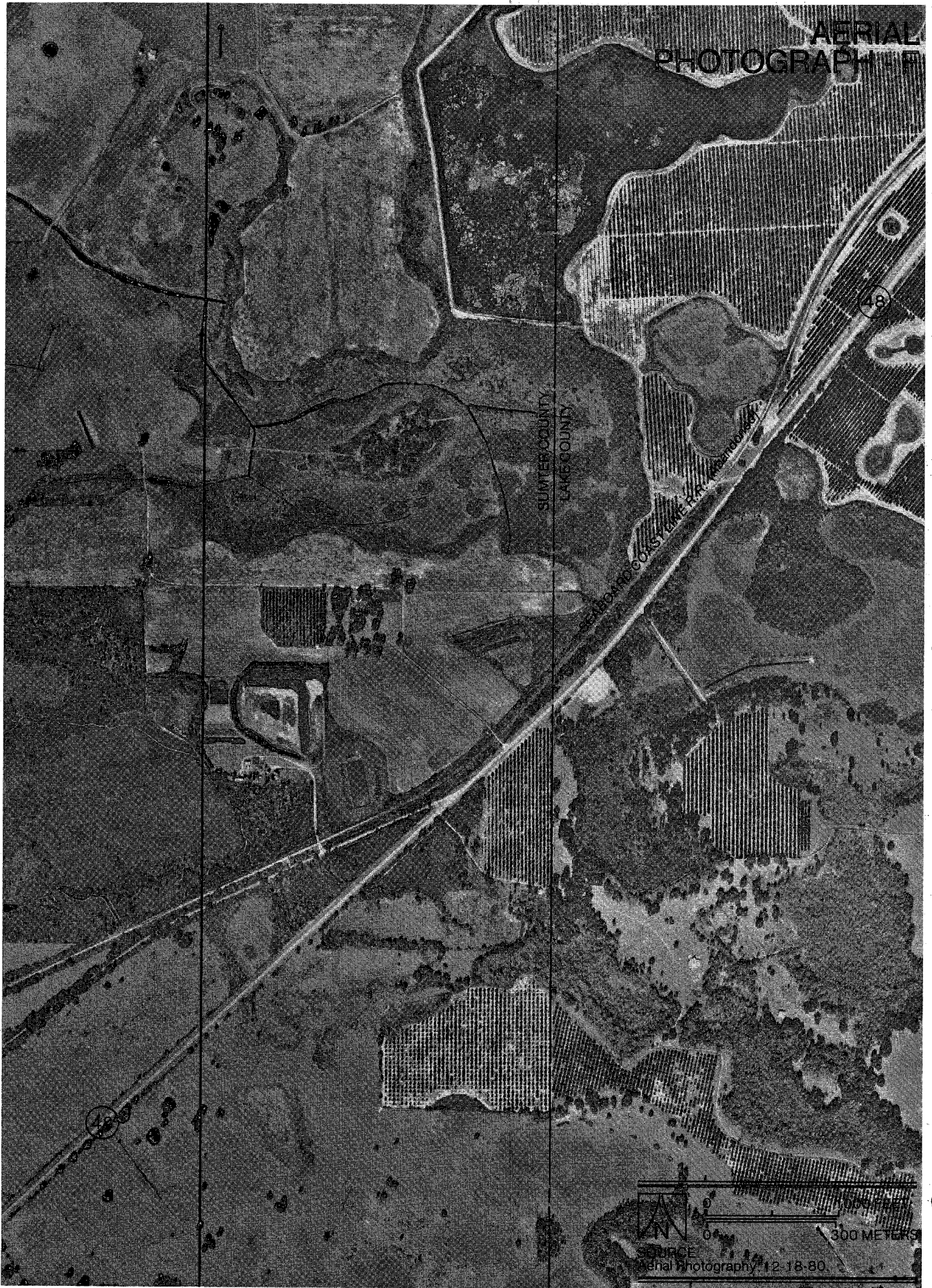
Seabring
West
Quad

Center
Hill
Quad



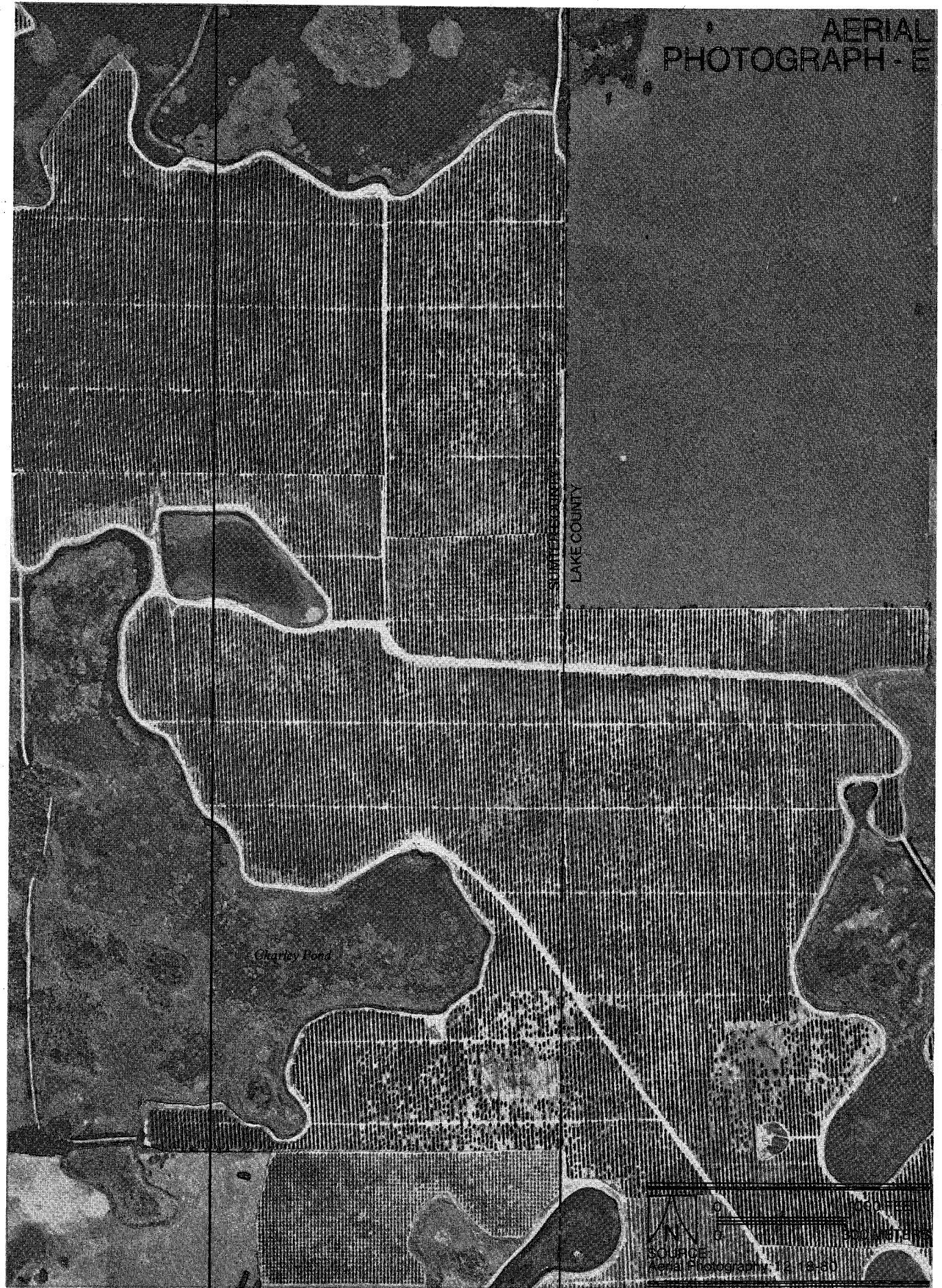
Match Sheet C

AERIAL
PHOTOGRAPH



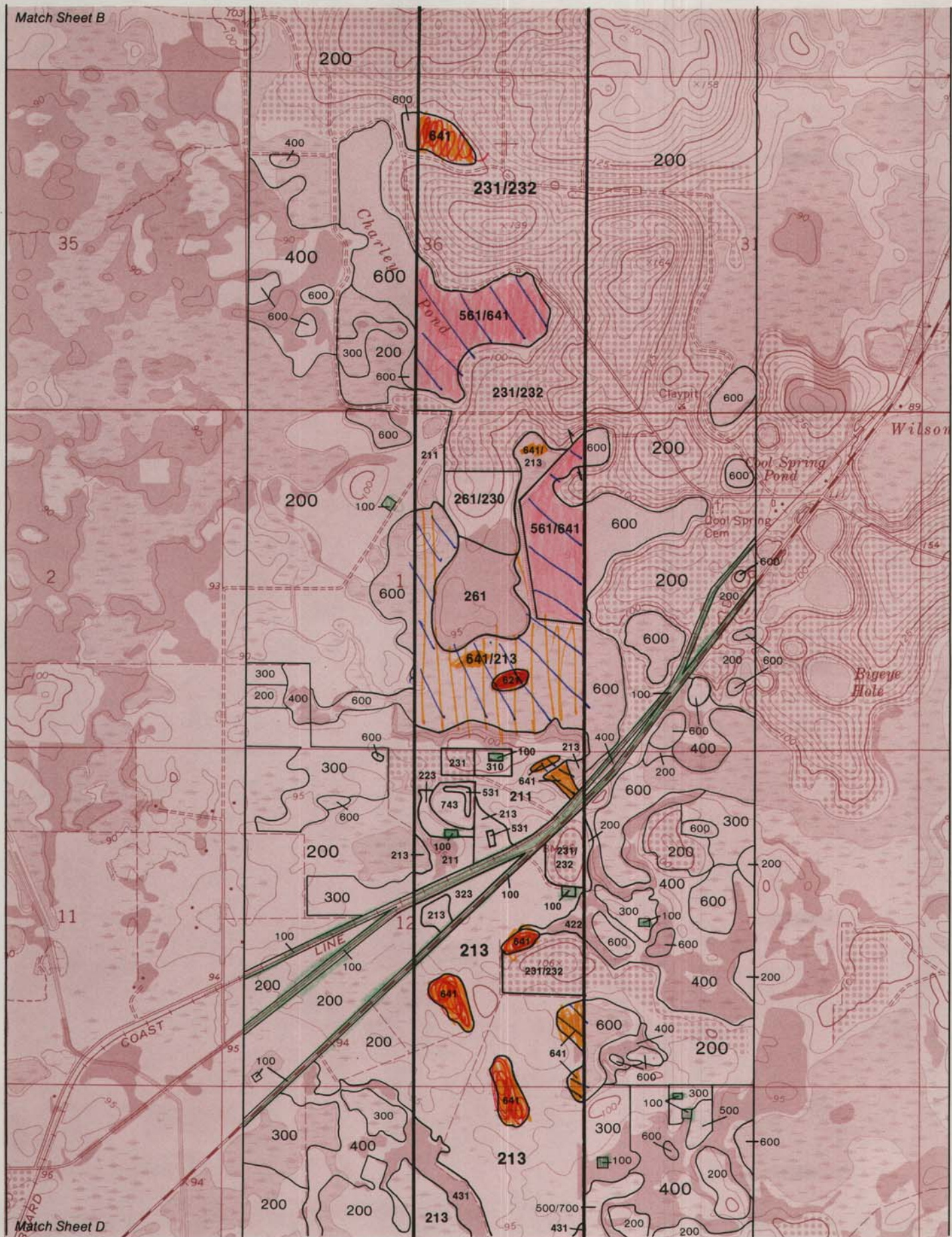
0 300 METERS
SOURCE
Aerial Photography 12-18-80

AERIAL
PHOTOGRAPH - E



0 100 200 300 FEET
0 100 200 METERS
SOURCE: Aerial Photograph, 12-19-80

Match Sheet B



Match Sheet D

AERIAL
PHOTOGRAPH

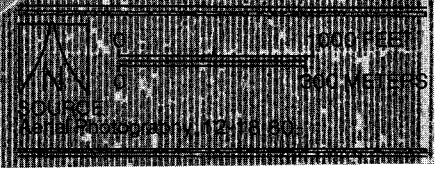
SLATER COUNTY
LAWSON COUNTY

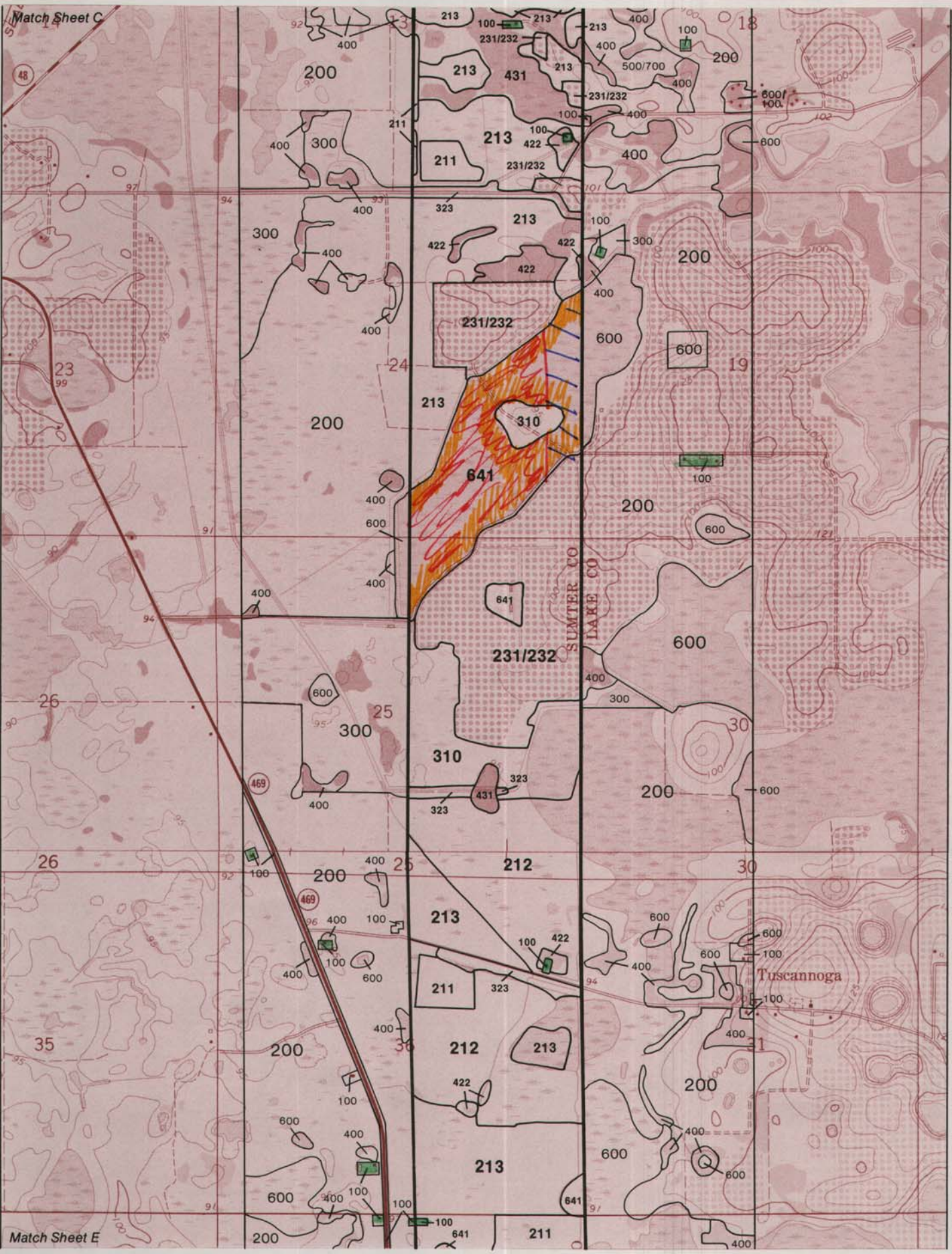
469

1000 FEET
300 METERS
SOURCE
Aerial Photography, 12-16-80

AERIAL
PHOTOGRAPH - G

SUMTER COUNTY
LAKE COUNTY





Center
Hill
Road

Mascotte
Road

