

Sumter County Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

PZSM date _____

Date Recv'd: _____

Planner: _____

BOCC date _____

SPECIAL USE PERMIT APPLICATION

Residential

Commercial

(Minor requests are approved by PZSM--- Major requests approved by BOCC)

Request: (Additional information may be attached)

Wood Recycling Yard - see Attached Narrative
with full description of intended use and additional
details

Applicant Information:

Name of Petitioner(s): Thomas Conrad, Ronaldo Alvarado
agent

(or Company/Corp. Name)

Mailing Address: 1811 East Fort King St.
Ocala, FL 34471

Phone: 352-274-8333 Email: CFTimberlands@gmail.com

Mobile: 352-274-8333 Fax: 352-690-2267

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

Sumter County ID #'s C22-083, C22-001, C22-085,
C22-084, C21-022, C21-023, C21-024 & C21-001

Street Address: 10480 and 10724 CR 237, Oxford, FL 34484

Parcels # Above Current Use: Ag

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Site plan/sketch (showing how property will be used – if applicable)
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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.

 15 Mar 21
Signature Date
Thomas Conrad
Print Name

A public hearing before the Planning and Zoning Special Master (PZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the PZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the PZSM at his/her discretion.

Building permits may be required following approval before business can be conducted.

Request for Special Use Permit for Flyway Access, LLC DBA Conrad Tree
Sumter County Parcel Numbers: C22-083, C22-001, C22-085, C22-084, C21-023 and C21-024

Requested Information regarding Special Use Permit or Conditional Use Request...

Petitioner request the above referenced parcels to be allowed for use by Flyway Access, LLC DBA Conrad Tree for the following uses of wood recycling, including but not limited to, incineration, tree farm, firewood and chipping. The user is a contractor for the local Utility company and will only be recycling wood from the utility company and its tree contractors. The facility will not be open for public vegetative recycling. The hours of operation will be primarily be from 7am to 6pm Monday through Friday except for any possible storm/emergency events that would create a need for additional hours.

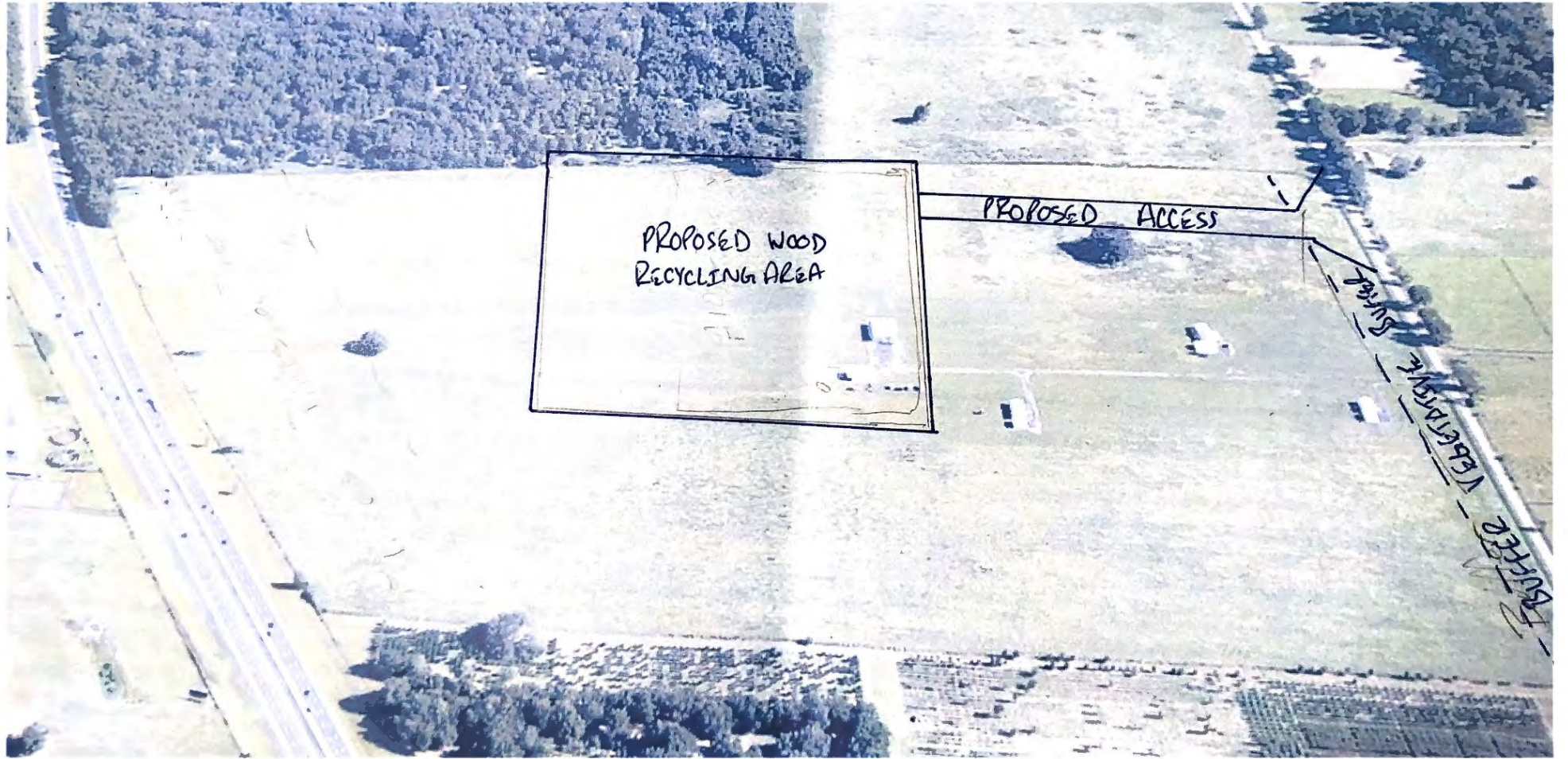
The company currently employs approximately 60 employees in the Marion and Sumter county area. The property currently has 3 residences on the property. One will be used for on-site property manager as a full-time occupant for security and one unit may be converted for office use. The site also has a large steel building which will be used for maintenance and a new steel open structure is planned to be built for equipment parking. On-site there will be approximately 10 to 15 bucket trucks and/or loader trucks. The trucks are straight frame vehicles only (no semi/tractor trailer traffic).

The projected number of daily trips created will be approximately 25 to 40 with the above-mentioned vehicles. Again, these will be Conrad employees and contractors of the utility company.

Our intended usage area for the wood recycling will be approximately 35 to 65 acres in the center of the entire 8 tracts that comprise the parcel to allow for adequate perimeter buffer for surrounding landowners. Our intent is to buffer CR 237 with planted pines. Our use for the additional acreage will be most likely be used for cattle grazing, hay production or planted trees.

Our incinerator/Air Curtain Burner is a low smoke, low noise unit. The unit is similar in size to the unit currently be used by the city of Wildwood for the last 20 years or more. The unit itself reduces vegetative waste by approximately 98% and produces "bio-char" as a by product and is heavily sought after for farming/planting operations for it's high nutrient content and is used primarily in this area for Bermuda coastal hay fertilization and blueberry farming.

There are currently 3 wells on the property and include 2 residential wells and one 10" irrigation well. We will provide adequate fire suppression and use best management practices regarding pre-incinerated material in order to maintain a safe work environment for our employees and surrounding landowners.



PROPOSED WOOD
RECYCLING AREA

PROPOSED ACCESS

BUFFER VEG/DRY/VEG

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Authorization Form for LLC

State of Florida
County of Sumter

I/we, the undersigned as the () Manager (x) Managing Member of Oxford Holdings LLC and as the () Applicant () Owner hereby authorize Thomas Conrad to act as my/our agent in connection with the () Rezoning () Comprehensive Plan Amendment () Special Use Permit (x) Temporary Use Permit () Conditional Use Permit () Operating Permit () Variance () Site Development () Other:

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

Legal Description:

Parcels: C22-85, C22-83, C22-84, C21-023, C21-024, C21-001, C21-022, C22-001



Signature

John Good

Printed Name


Signature

Printed Name:

SWORN TO and subscribed before me this 15 day of March, 2021, by
John Good who is personally

known to me or who has produced the following identification:

Driving Licence


JESSICA ETHERIDGE
SOLICITOR

Fiona Bruce LLP Solicitors
Justice House
3 Grappenhall Road
Stockton Heath
Warrington
WA4 2AH

Gill, Sarah

From: Arnold, Bradley
Sent: Tuesday, April 13, 2021 4:13 PM
To: Gill, Sarah
Subject: Fwd: case# s2021-0002

Sent from my Verizon, Samsung Galaxy smartphone

Bradley Arnold
County Administrator
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

----- Original message -----

From: kevin soltis <kevinanddawnsoltis@gmail.com>
Date: 4/13/21 15:55 (GMT-05:00)
To: "Farnsworth, Sue" <Susan.Farnsworth@sumtercountyfl.gov>
Subject: case# s2021-0002

This email shall act as my official response to case #s2021-0002.

We do NOT support the special use permit for a wood recycling facility !!!!!

1. There are many other better suited locations for this facility located within the county.
2. The zoning for this area is NOT conducive to this type of heavy industry.
3. The roadway (c.r.237) can not handle, nore is it built to handle the heavy trucks or the influx in traffic.
4. No roadway study has been done since 2015 and conditions have only deteriorated since the last known study.
5. The peace and quiet of our family orientated little road will severely be impacted for all who live on OR near our community.
6. The impact on the soil and surrounding Natural springs will be devastating to our ecosystem(there are at least 2 springs that I am familiar with, within 1 mile of this location) our drinking water will become contaminated from all the excess runoff and oil and grease from such an operation.
7. Property values will decline.
8. Quality of life will decline due to the excessive noise this plant will put out and the excessive amount of traffic we will have to endure.
9. The liability of such a facility in a rural area, on a roadway not capable of handling this type of facility, so close to natural springs, could be very expensive for the county and its taxpayers.
10. FIND ANOTHER LOCATION

Sincerely

Kevin Soltis

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
