

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
April 19, 2021

BOARD OF SUMTER COUNTY COMMISSIONERS
April 27, 2021

CASE NO.: S2021-0002

APPLICANT: Oxford Holdings LLC

REPRESENTATIVE: Thomas Conrad of Conrad Tree

REQUESTED ACTION: Major special use permit to allow operation of a waste wood recycling facility.

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N89°39'15"E ALONG THE SOUTH BOUNDARY OF SAID SECTION 22, 1314.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 237; THENCE N00°11'53"W ALONG SAID WEST RIGHT-OF-WAY, 1571.85 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°05'30"W, 1848.55 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°41'07"W, 1010.40 FEET; THENCE S00°05'30"E, 872.26 FEET; THENCE N89°41'07"W, 293.26 FEET; THENCE S00°05'30"E, 324.92 FEET; THENCE N89°41'07"W, 1226.54 FEET; THENCE N22°58'39"W, 1629.98 FEET; THENCE S89°41'07"E, 3164.11 FEET TO THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD No. 237; THENCE S00°05'30"E, 300.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NUMBER: Portions of C22-001, C22-084, C21-023, C21-001, C21-024, C21-022 and C22-085

EXISTING ZONING: A10C

EXISTING USE: Pasture

FUTURE LAND USE: Agriculture

PARCEL SIZE: 144 acres MOL

GENERAL LOCATION: Wildwood area

SURROUNDING LAND USE:

NORTH: Agriculture

SOUTH: Agriculture

EAST: Agriculture

WEST: Agriculture

SURROUNDING ZONING:

NORTH: A10C – Vacant

SOUTH: A10C & A10 – Nursery

EAST: A10C, RR5C & RR1C – Rural homesites

WEST: A10C – Agriculture & Interstate 75

CASE SUMMARY:

The applicant is requesting approval of a major special use permit (SUP) to allow development of a wood recycling facility. The applicant is a contractor for a local utility company and will be recycling clean wood from the utility customer and its tree contractors. The facility will not be open to the general public. Wood recycling operations will utilize 35 acres in the north-central portion of the property (Attachment). The facility will expand towards the west to accommodate increase storage needs when necessary. Maximum size is approximately 65 acres. Surrounding land will be used for planted pines and cattle. The proposed operation is similar to a sawmill which requires a special use approval.

The applicant has provided the following information about their proposed facility. The facility will be centered on the property and surrounded by an agricultural buffer. They will be planting pines along CR 237 to buffer the facility from adjacent residential properties. Their hours of operation will be between 7 am and 6 pm on weekdays. They are requesting the ability to extend these hours during storm events. The houses will be retained for an on-site manager and security provider.

Traffic will be limited to personal vehicles, bucket trucks, and loader trucks. No semi/tractor trailer traffic is anticipated. The proposed access road will provide a stacking area for vehicles waiting for access to the site. Truck traffic will be required to enter/exit north on CR 237.

The recycling facility will utilize both chipping and incineration in their operations. The air curtain burner is a low smoke, low noise unit. Due to the very low smoke emissions and non-hazardous nature of the fuel, they are exempt from federal regulation. Florida Administrative Code Section 62-210.300 may require registration or permit.

CASE ANALYSIS:

Pursuant to Section 13-332, Sumter County Land Development Code, the proposed special use must meet the following requirements for approval (Staff’s review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.
Wood recycling facilities are not specifically addressed in the Land Development Code, however, they are determined to be similar to sawmills. Section 13-200, Definitions, defines "sawmill" as a place or building where the principal activity is the sawing and/or milling/planning of timber into planks, boards, etc., by machinery or hand..." Table 13-431, Principal Uses, specifically allows sawmills in the Agricultural district with a special use permit.
- b. The use must be compatible with surrounding existing and anticipated uses.
The surrounding area is agricultural in nature. There are few residences nearby on the east side of CR 237. The applicant is minimizing potential effects on the residents by providing a 1000-foot setback from CR 237. Operations are clustered on the north portion of the property adjacent to vacant lands and the interstate.
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services, and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, or parking congestion, or generate traffic that exceeds the capability of roads and streets serving the use, or otherwise affect public safety.
The applicant has ample space to address on-site traffic, parking, drainage, and sanitary facilities. CR237 will be evaluated at the time of permitting for its construction and ability to bear the anticipated volume and weight class of trucks anticipated to serve the proposed facility. The applicant will be responsible for making necessary improvements to accommodate the type and volume of traffic generated by the facility.
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions which may pose a danger to life, health or property.
The site is not located within the 100-year floodplain and has adequate land to accommodate on-site drainage.
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.
The proposed facility will only handle untreated wood. There will be no animal waste products to generate noxious odors. The proposed incinerator produces very low emissions and will not cause a smoke hazard. It will not pose an adverse effect on the environmental, public health, safety, or public welfare.
- f. Proposed improvements and the level of cooperation by the developer shall be considered.
The applicant has been very cooperative and responsive to staff questions.
- g. Unless specifically provided otherwise, the use shall comply with this code.
A major site development permit will be required prior to construction. This permit will allow for staff review and assurance the project will meet the requirements of adopted codes.

The following additional requirements must be considered in reviewing special uses (Sec 13-332(a)(2)).

- a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.

The proposed facility is located on a large property with adequate space to provide setbacks and buffers.

- b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of Transportation, the Florida Highway Patrol, and the sheriff's office in making this determination.

The applicant will be required to provide a roadway analysis of CR 237 to determine what improvements, if any, are necessary to accommodate the type and volume of traffic anticipated for this facility. The developer will be responsible to any necessary improvements.

- c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

The applicant is providing a 1000-ft setback to CR 237. The proposed conditions of approval require a vegetated buffer be installed and maintained within the setback.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

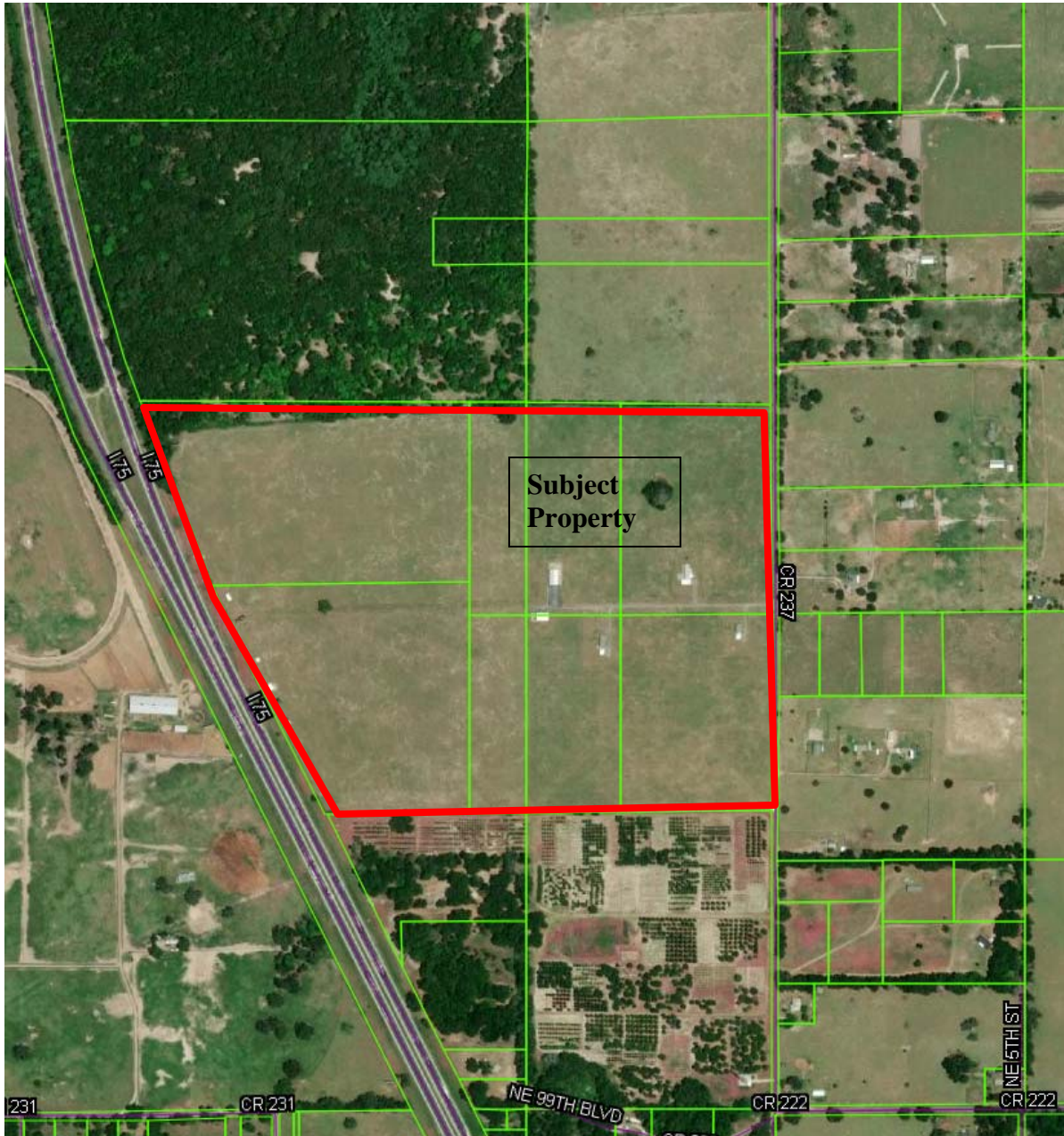
Staff finds the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code subject to the following conditions:

1. This special use permit allows the operation of a wood recycling facility, including wood chipping equipment, air curtain incinerator, accessory offices, residences for onsite security and management, outdoor operations, outdoor storage of raw and processed materials, and accommodations for trucks serving the business. Other uses may require a new special use permit.
2. Site development shall follow the conceptual plan provided and attached to this special use permit. All wood storage and processing operations must be restricted to the area indicated on the conceptual plan and west towards Interstate 75. The operations yard and outdoor storage shall not extend any further east than shown on the conceptual plan. Conceptual plan modifications that do not create negative off-site impacts may be approved by the Development Services Director.
3. A major site development application, including transportation impact analysis, is required within one year.
4. A One-thousand (1000)-foot setback from CR 237 shall be maintained for wood processing operations and outdoor storage of raw materials and products. The setback shall include planted pines equivalent to a type C landscape buffer.

5. Setback areas and other areas not in use for the wood processing facility may be utilized for agricultural uses, including but not limited to, silviculture and cattle.
6. Outdoor hours of operation shall be 7 AM to 6 PM Monday through Friday. The Development Services Director may modify the allowable hours during and following natural disasters.
7. Operations shall be subject to the Sumter County noise ordinance.
8. The facility may include an air curtain burner/incinerator. The air curtain incinerator shall maintain compliance with Florida Department of Environmental Protection and Florida Fire Code standards.
9. A Transportation Impact Analysis that meets Sumter County Public Work's standards must be approved within two years.
10. The applicant shall provide a roadway analysis of CR 237 to assess what improvements to CR 237 may be necessary to accommodate the volume and weight of trucks anticipated for this facility if required by the Sumter County Public Works Department.
11. The applicant may be required to enter into a developer's agreement with the County to address required improvements to CR 237. The developer shall be responsible for the cost of improvements necessary to accommodate truck traffic generated by the facility.
12. This special use permit shall expire in two years if a site development permit application is not approved.
13. County personnel shall be allowed to access the site during normal business hours to perform unscheduled monitoring inspections;
14. Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this special use permit;
15. This special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

Notices Sent: 10 (No Objection) 0 (Objection) 1

Location Map



Attachment

