

CASE SUMMARY:

The subject property is located in the Wildwood area of unincorporated Sumter County on the northeast corner of E SR 44 and CR 231. It is approximately 6/10 mile west of I-75. The surrounding current land use is largely vacant with some rural residential properties to the north and west. A portion of the property to the east is developed with a bulk spring water facility.

The subject property's current Future Land Use designation is General Commercial (Attachment B). This property was granted a General Commercial Future Land Use Designation in 2004. The subject property is located in the Urban Development Area and the SR 44/I-75/US 301 Primary Economic Activity Center (Map 1-8, Sumter County Unified Comprehensive Plan). The applicant is proposing to change the Future Land Use category to Industrial (Attachment C).

This comprehensive plan amendment is accompanied by a rezoning request (R2022-0005) and a major special use permit request (S2022-0002). The rezoning request is to rezone the property to Industrial (ID). The major special use permit request is to allow same to allow a distribution center in the ID zoning district less than 300 feet from a parcel zoned residential.

The applicant has provided an executive summary with a thorough evaluation of their proposed project that includes a water and sewer analysis, transportation impact analysis, and environmental analysis. A trip generation analysis indicates there will be a decrease in transportation demands created by the amendment.

Staff has reviewed proof of ownership of the subject property and authorization for Mr. Beliveau to represent the landowner.

CASE ANALYSIS:

This request does not demonstrate any of the characteristics of urban sprawl (Attachment D). The proposed amendment furthers the following policies of the Sumter County Unified Comprehensive Plan.

Future Land Use Policy 1.2.10 Industrial

The "Industrial" future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods.

Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees; commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts; service industries, utilities, wholesale and internet businesses that do not cater to on-site customers, offices related to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;
The subject parcel is located within the UDA.

- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
The subject property is located within an Economic Activity Center.
- c. The Industrial uses shall be located with access to an arterial or collector road;
The subject property is located directly adjacent to E SR 44, an arterial road.
- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7;
The subject property is located in a Primary Economic Activity Center.
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5;
and
The subject property is located in the UDA and a Primary Economic Activity Center.
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.
The subject property is located the UDA and a Primary Economic Activity Center.

Future Land Use Policy 1.3.4 Urban Development Area

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2035. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure. The County intends and has determined that the UDA meets the definition of and serves as the County's urban service area as defined in 163.3164(51), F.S.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
The subject property is located within the UDA and is part of a project that will include industrial buildings. Urban infrastructure is in place at the subject property.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

Proposed rezonings and future land use amendments shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
Commercial development is located in within ½ mile of the subject property. The applicant has submitted a trip generation analysis, which shows a reduction in PM peak hour trips from 7,262 under the current future land use designation to 1,329 under the proposed future land use designation, a reduction of 5,933 PM peak hour trips.

Policy 8.1.1 Economic Activity Centers

Map 1-8 establishes generalized Economic Activity Centers where future commercial and industrial growth will be promoted and supported.

The area in and around the Wildwood I-75 interchange is a designated activity center (Map 1-8 UCP). This amendment will promote expansion of industrial development in the activity center.

Policy 8.3.1 Targeted Industries

The County and the Cities shall promote the recruitment and expansion of targeted industries that are either growing, high-skill, high wage areas, or contribute to economic diversification and consistent with the Future Land Use Element. These targeted industries include, but are not limited to: healthcare and medical services; medical research and development; logistics and distribution; manufacturing, electronics and electronic equipment; regional or corporate headquarters; agribusiness; ecotourism and agritourism.

The proposed amendment will encourage high value economic growth by expanding property suitable for industrial development.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the requirements of the Sumter County Unified Comprehensive Plan and the Sumter County Land Development Code and recommends Approval.

Notices Sent: 34 (Support/No Comment) 0 (Oppose) 1

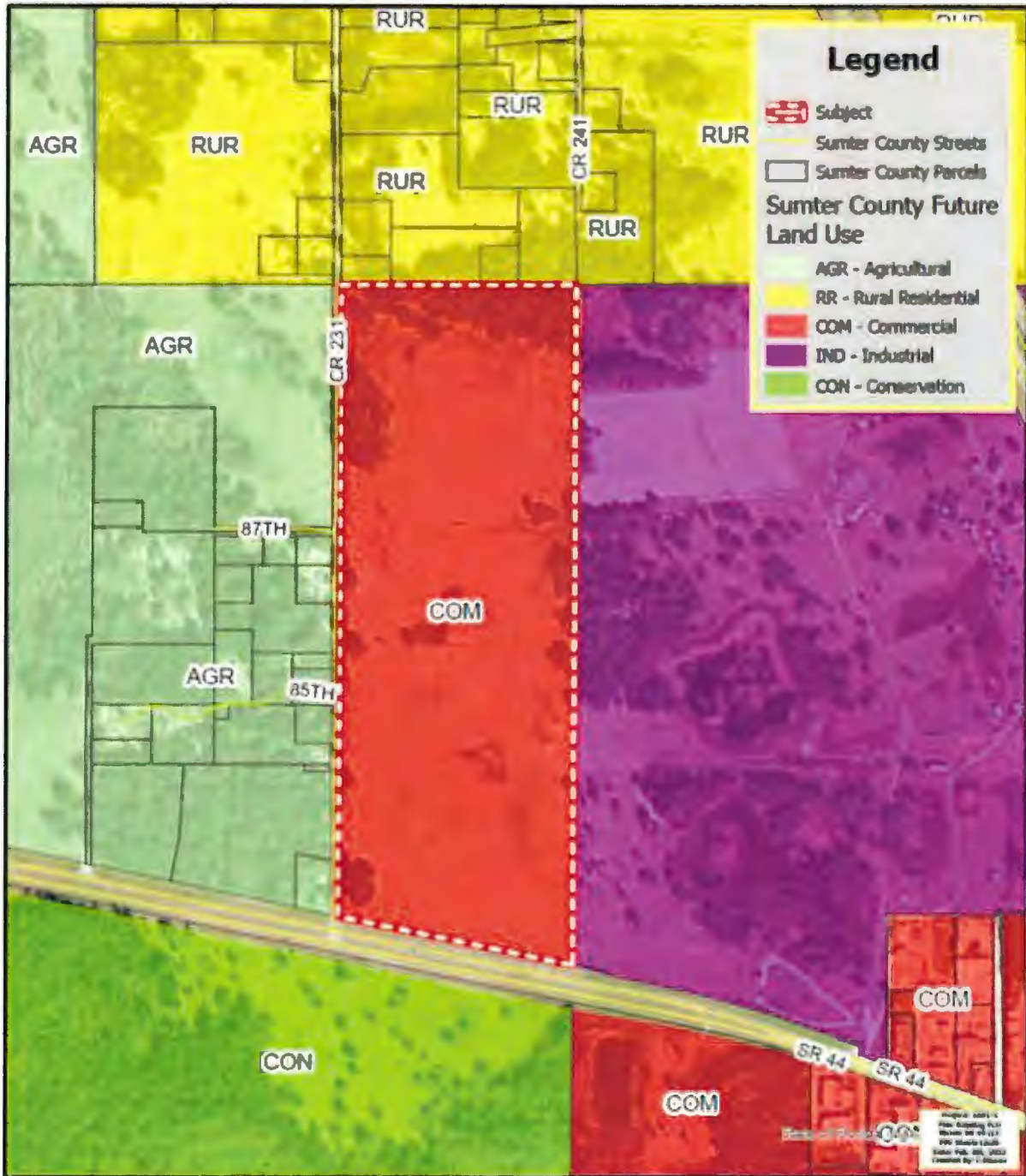
Attachment A

General Location
CP2022-0001



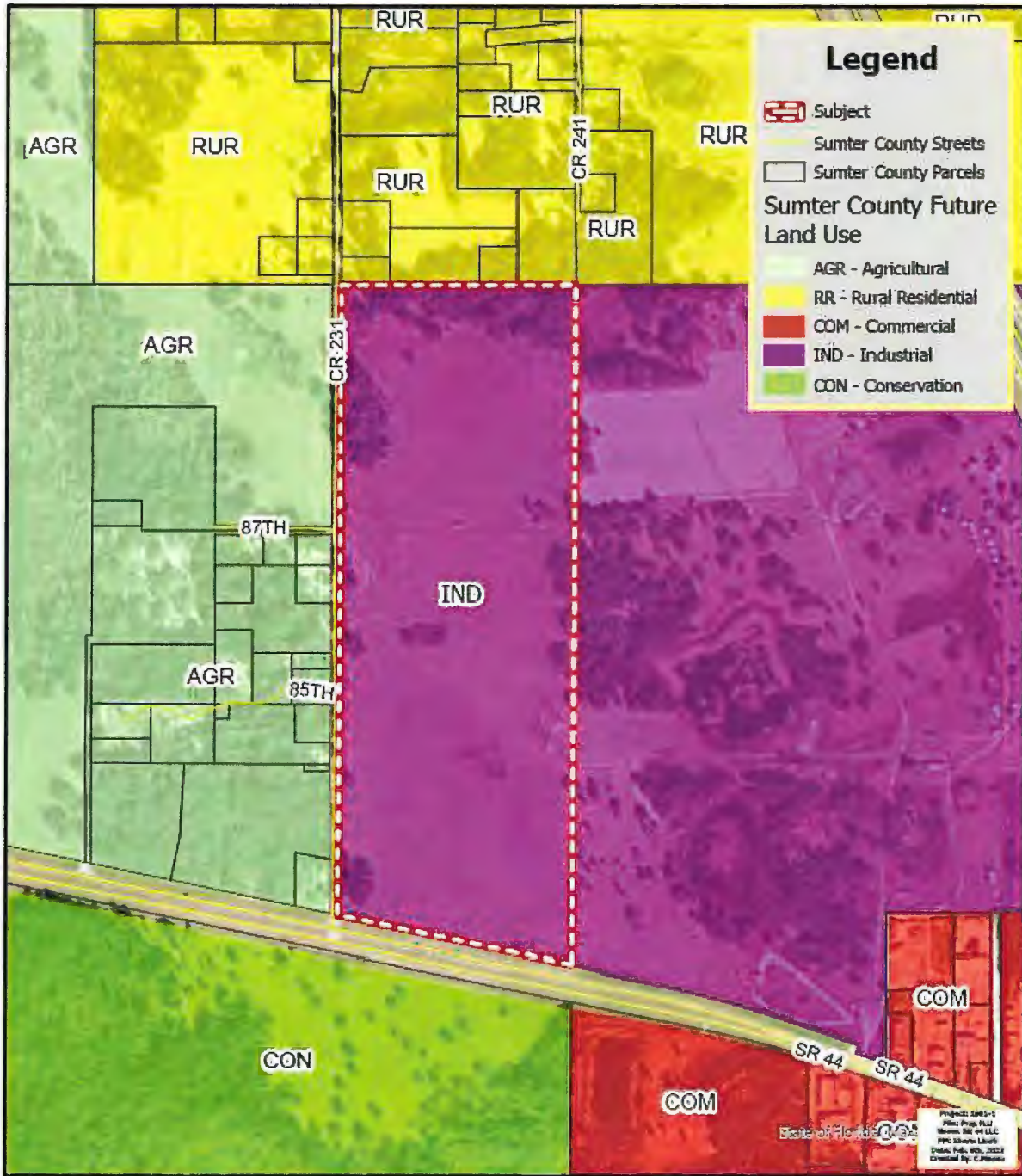
Attachment B

Existing Future Land Use



Attachment C

Proposed Future Land Use



Attachment D

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.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The project site does not make up a substantial part of the County.
- 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 in the Urban Development Area and an Economic Activity Center.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The subject property does not promote development in radial, strip, isolated, or ribbon patterns.
- 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.
There is no significant native vegetation on site. A portion of the central part of the subject property is in the 100-year flood zone. A small area within the 100-year flood zone is identified as marsh, wetland, swamp, bog.
- 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 development will not impact adjacent agricultural areas and activities.
- VI. Fails to maximize use of existing public facilities and services.
The subject property will utilize public facilities and services upon availability.
- VII. Fails to maximize use of future public facilities and services.
The subject property will utilize public facilities and services upon availability.
- 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. Fails to provide a clear separation between rural and urban land uses.

The proposed use of the site will not disproportionately increase the cost of public services in the area.

IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The requested amendment does not discourage or inhibit infill development or redevelopment activities.

X. Fails to encourage a functional mix of uses.

The proposed project will encourage a functional mix of uses.

XI. Results in poor accessibility among linked or related land uses.

The proposed land use amendment will not affect the accessibility of adjacent lands.

XII. Results in the loss of significant amounts of functional open space.

The subject property does not impact functional open space.

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 and protects natural resources and ecosystems.

The subject property has been highly impacted by agricultural activities and does not contain significant native vegetation or wetlands.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed amendment will not require additional public infrastructure.

(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 and a multimodal transportation system, including pedestrian, bicycle, and transit.

The proposed amendment will not affect housing options or transit.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed project will not significantly affect the mixture of land uses.

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes. The subject property is in the Urban Development Area and a Primary Economic Activity Center as defined by the Sumter County Unified Comprehensive Plan.