

**SUMTER COUNTY  
LAND USE AMENDMENT APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER  
May 1, 2023**

**BOARD OF COUNTY COMMISSIONERS  
Transmittal: May 9, 2023  
Anticipated Adoption: June 27, 2023**

**CASE NUMBER:** CP-23-05035

**LANDOWNER:** Werner Enterprises, Inc.

**REPRESENTATIVE:** Landis Evans + Partners

**REQUESTED ACTION:** Change the future land use designation on 60 acres MOL from Agriculture and Commercial to Industrial.

**PARCEL NUMBERS:** C34-002, C34-036, and a portion of C34-003

**LEGAL DESCRIPTION:** See Attachment 1

**EXISTING ZONING:** A10C, RR5, and CL

**EXISTING USE:** Vacant

**FUTURE LAND USE:** Agricultural and Commercial

**PARCEL SIZE:** 60 acres MOL of a 95-acre MOL landholding

**LOCATION:** Wildwood area East of I75 and north of E SR 44 (Map 1).

**SURROUNDING LAND USE AND ZONING**

The application site includes three separate parcels totaling 60 acres MOL near the junction of I75 and E SR 44. The property borders Interstate I-75 on the west. The surrounding land uses include a large recreational vehicle park, truck stops, outdoor storage/staging area, a trucking company, a citrus nursery, rural residential home sites, and agricultural land. The surrounding area is a mix of Agriculture, Commercial, and Industrial land uses. Surrounding future land use assignments include Commercial,

Industrial, and Agricultural (Map 2). The subject properties are located within the Urban Development Area and within a Primary Activity Center (Map 3).

### **CASE SUMMARY**

The landowner owns three adjacent parcels. Thirty-five acres of the site is currently in the Industrial Future Land Use District. This application seeks to reassign the balance of the property to Industrial to allow future development. The property is located within the Urban Development Area and is in the SR 44/I-75 Primary Economic Activity Center (Map 1-8, Sumter County Unified Comprehensive Plan). The expanded Industrial District will have frontage on CR 229, a County-maintained roadway. The City of Wildwood has water and sewer service on CR 229 and has provided a letter confirming they will serve the proposed development.

Staff has reviewed the proof of ownership of the subject property and authorizations to represent.

### **LAND USE SUITABILITY**

Environmental Resources The subject property is predominantly open pasture with areas of oak trees. The application identifies a small wetland (less than 1/10 acre in size) on the southern portion of the site. An environmental survey will be required as part of the site development permit process.

Soils and Floodplain The Soil Survey of Sumter County, Florida (USDA, 1988) identifies this property as having a combination of Candler sand, Tavares fine sand and Sparr fine sand. These soils are further identified as sandy soils of the upland ridges. The application states that no hydric soils were identified on the site. The property is predominantly in Flood Zone X. Some areas of the site are identified as flood zone A (FIRM Panel 12119C0064D) (Map 4). The application recognizes the presence of the regulated flood zone areas and states that they will be addressed in the Environmental Resource Permit, which is required prior to site development.

Historical Resources No historical resources have been identified on the subject property. The application recognizes the presence of Oak Hill Cemetery, approximately 570 feet east of the subject site.

### **CASE ANALYSIS:**

The requested land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment 2). The proposed amendment furthers the following policies of the Sumter County Unified Comprehensive Plan.

### **Policy 1.6.2 Economic Activity Centers**

A network of Economic Activity Centers is identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element. Primary Economic Activity Centers are identified on Map 1-8. These Primary Economic Activity Centers shall provide a mix of land uses to encourage a concentration of diverse employment opportunities. Primary Economic Activity Centers shall be located in areas of the county that are located to take advantage of the county's strong transportation network, access to existing or planned utilities, and able to be developed to minimize impacts on surrounding non-residential lands.

**The amendment site is located near the I-75/SR 44 interchange within an economic activity center. The proposed development will provide new employment opportunities in an area with interstate access and existing infrastructure.**

**Policy 1.6.3 Commercial and Industrial Conversion** Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

- a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;

**The subject site fronts CR 229 which has recently been improved to accommodate the increased traffic associated with new commercial, industrial, and agribusiness developments.**

- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.

**The subject property displays few environmental constraints.**

- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;

**The project site is of sufficient size to accommodate industrial development.**

- d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;

**The City of Wildwood will serve the project site with water and waste water utilities.**

- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and

**Transportation, infrastructure, and utilities are available to serve the amendment area.**

- f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

**The amendment site is located in an Economic Activity Center.**

**Policy 8.3.1 Targeted Industries**

The County and the Cities shall recruit and facilitate the expansion of targeted industries that are in high growth or high wage sectors, or which contribute to diversifying the County's economic base. These targeted industries shall include, but are not limited to: logistics and distribution; manufacturing, agribusiness; ecotourism and agritourism.

**The proposed amendment provided will create uniform Industrial Future Land Use assignment on a site that will allow for development of a targeted industry.**

**DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS**

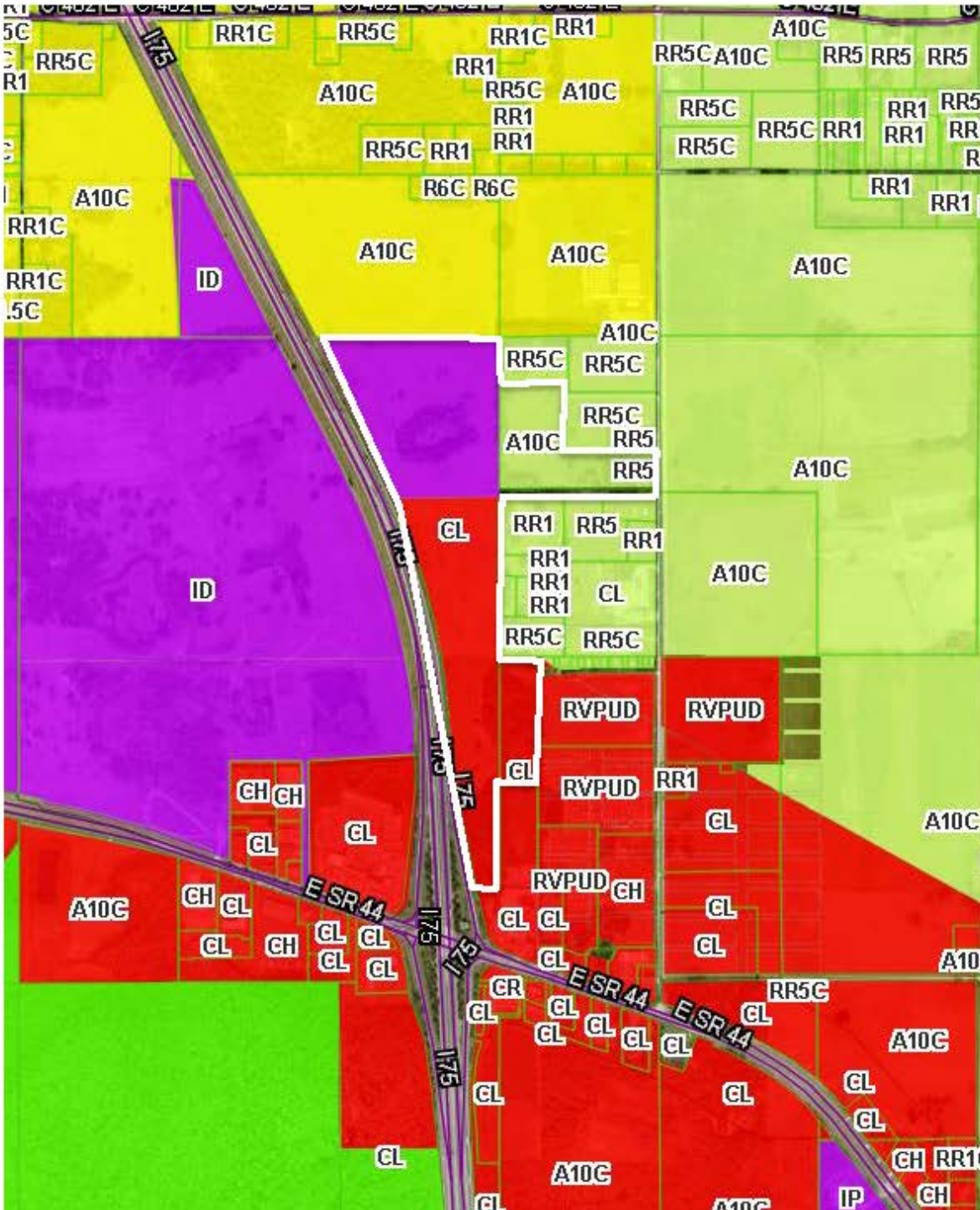
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

**Notices Sent: 28**

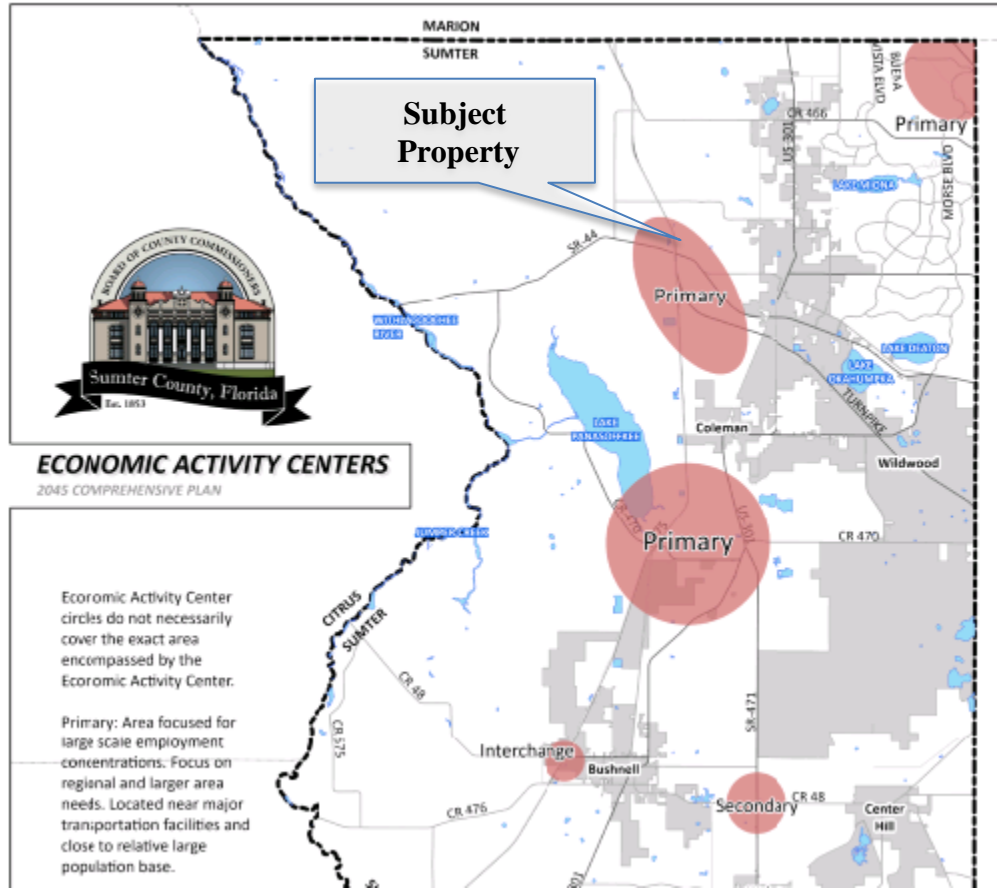
# Map 1 General Location



Map 2  
Zoning and Land Use of Surrounding Area

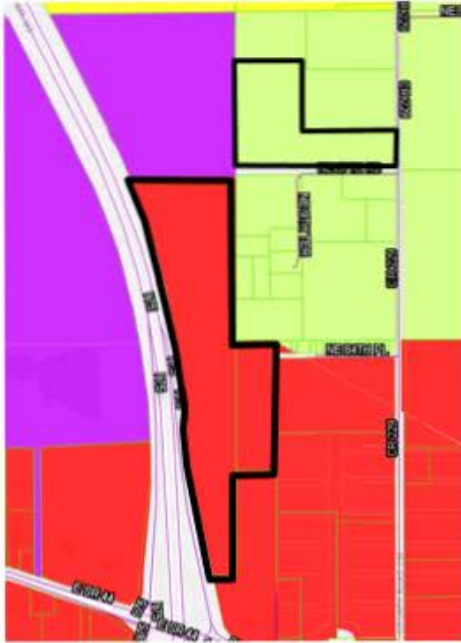


### Map 3 Location with a Primary Economic Activity Center

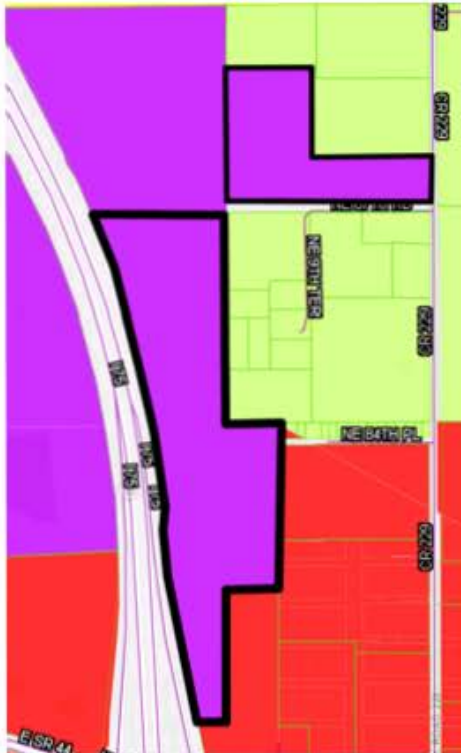


From Map 8-1, Sumter County Unified comprehensive Plan





**Map 4**  
**Existing and proposed future Land Use Assignments**



Existing Future Land  
Use Designations



Proposed Future Land  
Use Designations

-  Agriculture
-  Rural Residential
-  Commercial
-  Industrial



## Map 5 Soil Map



### Key

- 4 Candler sand, 0 to 5 percent slopes
- 6 Kendrick fine sand, 0 to 5 percent slope
- 10 Sparr fine sand, 0 to 5 percent slope
- 13 Tavares fine sand, 0 to 5 percent slope
- 27 Sumterville fine sand, boulder subsurface

Source: USDA, 1988

## ATTACHMENT 1

### Legal Description

#### **C34-002:**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18, SOUTH, RANGE 22 EAST; THENCE ALONG EAST LINE OF SAID SECTION 34, SOUTH 00°05'45" EAST, 956.16 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE OF SECTION 34, NORTH 89°40'21" WEST, 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 229 TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°05'45" EAST, 294.08 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE DEPARTING THE SAID WEST RIGHT OF WAY LINE SOUTH 89°40'21" WEST, 1293.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 22 EAST, THENCE ALONG THE SAID WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34; NORTH 00°01'35" WEST, 871.53 FEET TO A POINT ON SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34; THENCE DEPARTING THE SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, NORTH 89°49'24" EAST, 530.80 FEET TO A POINT, THENCE SOUTH 00°07'14" EAST, 576.05 FEET TO A POINT; THENCE NORTH 89°40'21" EAST, 761.50 FEET TO A POINT ON THE SAID WEST RIGHT OF WAY OF COUNTY ROAD 229 TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

#### **C34-003:**

ALL THAT PART OF THE WEST 3/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 22 EAST; LYING EAST OF INTERSTATE HIGHWAY 1-75 AND NORTH OF STATE ROAD #44; LESS AND EXCEPT COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 22 EAST, RUN THENCE NORTH 0°30'30" EAST 220.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #44 AND POINT OF BEGINNING, THENCE NORTH 70°59' WEST 24.8 FEET ALONG SAID RIGHT-OF-WAY, THENCE NORTH 37°23' WEST 134.5 FEET ALONG THE RIGHT-OF-WAY LINE OF I-75, THENCE NORTH 11°42'30" WEST 401.85 FEET ALONG THE RIGHT-OF-WAY LINE OF I-75; THENCE NORTH 89°45'40" EAST 191.45 FEET, THENCE SOUTH 0°30'30" WEST 509.29 FEET TO THE P.O.B., LESS AND EXCEPT ALL ROAD RIGHT-OF-WAYS. THE SOUTH 66 FEET OF THE FOLLOWING DESCRIBED TRACT: FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 0°13'51" EAST ALONG THE EAST LINE OF SAID SECTION 921.08 FEET TO THE POINT OF BEGINNING. FROM SAID P.O.B., RUN NORTH 79°15'41" WEST 1342.29 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION, THENCE SOUTH 0°08'35" EAST 656.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼, THENCE NORTH 89°30'00" EAST 1318.78 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST ¼ OF THE NORTHEAST ¼, THENCE NORTH 0°13'51" WEST 395.04 FEET TO THE P.O.B. LESS RIGHT-OF-WAY FOR COUNTY ROAD ALONG THE EAST SIDE THEREOF.

#### **C34-036:**

A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SAID SECTION 34; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 34, NORTH 89°35'43" EAST, 330.20 FEET; THENCE SOUTH 00°03'46" WEST, 1039.99 FEET; THENCE SOUTH 89°35'43" WEST, 330.45 FEET TO EAST BOUNDARY OF THE WEST HALF OF THE SOUTHEAST ¼ AFORESAID SECTION 34; THENCE ALONG SAID EAST BOUNDARY NORTH 00°04'34" EAST, 1039.99 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 2  
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 substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*  
**The subject property 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 within an Activity Center with other industrial and commercial uses.**
- III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*  
**The proposed amendment is not isolated, linear, or creating a ribbon pattern.**
- 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.*  
**The site has been heavily impacted by agricultural activity and has no significant natural resources that require protection. The application identifies a small wetland on site. It will be addressed through the environmental resource permit process with SWFWMD.**
- 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.*  
**Future development will be required to provide buffers and setbacks from adjacent agricultural areas consistent with Sumter County Land Development Code standards.**
- VI. *Fails to maximize use of existing public facilities and services.*  
**Adjacent properties are served by the City of Wildwood utilities. The City has provided a willingness to serve letter.**
- VII. *Fails to maximize use of future public facilities and services.*  
**Adjacent properties are served by the City of Wildwood utilities. The City has provided a willingness to serve letter.**
- 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.*

**The requested amendment will not require a disproportionate increase in the cost, time, money or energy to serve. Wildwood utilities are available to the site. Adjacent properties are currently served by the City of Wildwood utilities.**

*IX. Fails to provide a clear separation between rural and urban land uses.*

**The amendment site is in a developing area that is becoming urbanized. Adjacent uses include a large RV park and a truck stop,**

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

**The requested amendment does not discourage infill or redevelopment.**

*XI. Fails to encourage a functional mix of uses.*

**The proposed amendment does not discourage a functional mix of uses.**

*XII. Results in poor accessibility among linked or related land uses.*

**The project site has direct access to the public road system and will not result in poor accessibility among related land uses.**

*XIII. Results in the loss of significant amounts of functional open space.*

**The proposed amendment will not result in a significant loss of functional open space. Commercial to Industrial future land use assignment allows the same floor ratio area and intensity of development.**

*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 that protects natural resources and ecosystems. **The proposed project will direct development to a property with little impact on protected natural resources.***

*II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **Adjacent properties are currently served by City of Wildwood utilities. The City of Wildwood has indicated they will serve the future development.***

*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 enhance a cluster of commercial, industrial, and agribusinesses near the I-75/SR 44 interchange. It will not affect housing options.***

*IV. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The proposed project will improve the balance of land uses in an urbanizing area.***

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.