

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 # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

_____ Rezoning

_____ Land Use Amendment (<50 acres)

_____ Land Use Amendment (50 acres or more)

Applicant Information:

Name of Property Owner(s): _____

Address: _____

Owner Phone: _____ Email: _____

Name of Agent: _____

Address: _____

Agent Phone: _____ Email: _____

Property Information:

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

Street Address: _____

Parcels # _____ Current Use: _____

Current Future Land Use: _____ Current Zoning: _____

Requested Future Land Use _____ Requested Zoning: _____

Acreage requested: _____

Reason for the request:

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- 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.

Dallas Evans

Signature

Date

Dallas Evans

Print Name

A public hearing before the Zoning Special Master (ZSM) 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 ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.



March 28, 2023

Revised April 3, 2023

Susan Farnsworth

susan.farnsworth@sumtercountyfl.gov

Sumter County Planning & Building Division

7375 Powell Road, Suite 115

Wildwood, Florida 34785

RE: Werner Wildwood Comprehensive Plan Amendment & Rezoning
Parcel IDs C34-003, C34-036, and C34-002

Executive Summary

The subject site is currently undeveloped and consists of multiple parcels totaling approximately 100 acres. The site is generally located on the east side of Interstate 75, north of East State Road 44 and west of County Road 229, in unincorporated Sumter County. The property lies within the Urban Development Area (UDA) and a Primary Economic Activity Center.

We propose to amend the Future Land Use (FLU) categories to the Industrial FLU and the zoning districts to a Planned Industrial Zoning District (IP) allowing industrial/manufacturing uses. We are requesting all permitted uses in the industrial zoning district although we agree to prohibit sexually oriented businesses, internet cafés, and vegetative recycling centers.

Land Use and Zoning

The property currently is assigned future land use designations of Industrial (34.2 acres m.o.l.), Agricultural (15.6 acres m.o.l.) and Commercial (51 m.o.l.) under the Sumter County Comprehensive Plan.

The site lies within the agricultural (A10C General Agricultural with Conventional Housing), residential (RR5 Low Density Rural Residential with Optional Housing), and commercial (CL Light Commercial) zoning districts.

Interstate 75 runs along the west of the property. Commercial uses are to the south-southeast of our site and agricultural and residential uses to the east.

This petition requests an amendment of the Future Land Use classifications on the site to Industrial in conjunction with a request to rezone the property to an industrial zoning district, allowing for industrial uses and support commercial uses, prohibiting sexually oriented businesses, internet cafés, and vegetative recycling centers.

County Staff has verified that there is no open space requirement for planned industrial zoning districts.

Policy 1.2.10.b. encourages industrial land uses be located within EACs which is supported by this project.

Utilities Analysis

The subject property is within the City of Wildwood Utility Service Area. The city currently owns, operates, and maintains a central potable water treatment and distribution system as well as a central sanitary sewer system. The City of Wildwood Utilities Department has noted there is a 10-inch gravity sewer and a 12-inch water main on the north side of State Road 44. We have received a letter from the City of Wildwood indicating they have capacity to serve this development. A copy of this letter is included in this submittal.

Transportation Impact Analysis

A trip generation analysis using ITE trip generation was conducted, and the results of the analysis indicate that the proposed amendment's impact will result in an overall decrease of traffic in comparison to the existing entitlements. Tables 1 through 3 provide general Trip Generation information for this site. A detailed transportation analysis will be provided at the time of permitting. Site access will be addressed at time of permitting.

Table 1 Existing Potential Trip Generation

Development (Trip Type)	Size	Land Use Code	ADT	AM Peak Hour Trip Ends Enter/Exit (%) / (%)	PM Peak Hour Trip Ends Enter/Exit (%) / (%)
Agricultural (Single-Family Detached)	2 units (15 acres)	210	19	0/1 25%/75%	1/1 63%/37%
Commercial/Industrial	2,591,820 SF (85 acres)	820	73,563	1,031/632 62%/38%	2,822/3,058 48%/52%
Total	+/- 100 acres	-	73,582	1,031/633	2,823/3,059

Table 2 Project Trip Generation

Development (Trip Type)	Size	Land Use Code	ADT	AM Peak Hour Trip Ends Enter/Exit (%) / (%)	PM Peak Hour Trip Ends Enter/Exit (%) / (%)
Support Commercial	762,300 SF	820	28,213	397/243 62%/38%	1,244/1,348 48%/52%
Industrial	2,286,900 SF	150	3,911	299/90 77%/23%	115/297 28%/72%
Total	+/- 100 acres	-	32,124	696/333	1,359/1,645

Table 3 Trip Generation Delta

	ADT	AM Peak Hour Trip Ends Enter/Exit (%)/(%)	PM Peak Hour Trip Ends Enter/Exit (%)/(%)
Existing Trips	73,582	1,031/633	2,823/3,059
Proposed Trips	32,124	696/333	1,359/1,645
Difference	(41,458)	(335)/(300)	(1,464)/(1,414)

Natural Resources

The environmental report noted a small area (estimated to be less than ±0.1-acre) within a ring of oak trees was identified to contain some facultative wet vegetation and may hold some water in wet periods according to historical aerial imagery; however, no hydric soils were identified in this area. This depressional feature appears to be present due to disturbance by the cattle on site and should not be considered a wetland. There is a ±1.35-acre wetland and a ±0.07-acre surface water on the southern portion of the site. The project will require an ERP application to be submitted to SWFWMD addressing stormwater needs. No adverse impacts to any listed threatened, endangered, or otherwise protected species are anticipated from development of this site.

Surrounding Area

We are cognizant of the Oak Hill Cemetery’s location, approximately 570 feet east of the subject site, and will note it on the projects’ associated plans.

The property is situated between three major roadways: County Road 229 to the east, Interstate 75 to the west, and State Road 44 (with existing commercial uses) to the south; the Community of Royal to the north.

We will comply with Sumter County’s Land Development Code (LDC) requirements regarding screening and buffering, but request relief from the vegetative buffer along the west property boundary. Interstate 75 runs along the western boundary of the property with industrial zoning on the opposite (west) side of I-75. The LDC notes that buffers are

intended to “protect adjoining land uses from nuisances created by the specified land use and to protect the specified land use from adverse impacts associated with encroachment of adjoining land uses.” There are no nuisances created for Interstate-75 by the proposed industrial uses, therefore, we ask no buffer be required along the western property boundary that abuts I-75.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following policies, among others of the Sumter County Comprehensive Plan. The amendment will further the County’s goals in providing industrial, commercial, and office development.

Policy 1.2.10 Industrial

Policy 1.3.7 Conversion of Agricultural Lands

Policy 1.3.8 Compatibility for Rezoning and Amendments

Policy 1.6.2 Economic Activity Centers

Policy 1.6.3 Commercial and Industrial Conversion – the site has few environmental constraints to address and is a sufficient size for the proposed land uses. The property is within a Primary Economic Activity Center with commercial and industrial land uses gaining access from the collector/arterial roadway.

The following materials are transmitted via pdf for review:

- This cover letter and narrative
- Property Deeds
- Signed Authorization Letters
- Legal Description(s)

Sincerely,

Dallas Evans

Dallas Evans, P.E., AICP

LANDIS EVANS AND PARTNERS, INC.



March 28, 2023

Werner Enterprises, Inc.
14507 Frontier Road
Omaha, NE 68138-3875
Attention: Marty Nordlund

RE: C27-043, C34-003, C34-002 and C34-036/Werner Wildwood

Mr. Nordlund:

Please consider this letter confirmation of the city's intent to serve the proposed development located at the above-referenced property. The city's water and wastewater facilities currently have the capacity to adequately supply the project.

This confirmation does not include any reference to line extensions necessary to supply the project with water and wastewater. Requirements for line extensions will be evaluated during the site plan review and responsibility for such shall be that of the developer.

Information provided in this correspondence shall not be considered reservation of capacity.

If you have any questions or need additional information, please contact this office.

Sincerely,

Melanie D. Peavy, AICP, CPM
Development Services Director
CITY OF WILDWOOD