

**SUMTER COUNTY
SPECIAL MASTER PROCEEDING
MAY 1, 2023**

CASE NUMBER: CP-23-05035

LANDOWNER: Werner Enterprises, Inc.

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

PARCEL NUMBER: C34-002, C34-036, and a portion of C34-003.

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 East SR 44 (Map 1).

STAFF RECOMMENDATION: Approval

Background:

As stated in the staff report, the application seeks to reassign the balance of the property to Industrial to allow future development. The landowner owns three adjacent parcels. Thirty-five acres of the site is currently in the Industrial Future Land Use District.

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).

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.

Special Master Findings:

After having heard public comments regarding the property, the Special Master agrees with the staff's finding that the application is sufficient and finds there is competent and substantial evidence that the amendment furthers the policies of the Sumter County Unified Comprehensive Plan, specifically 1.1.4, 1.2.10, 1.3.8, 1.6.2, 1.6.3, and 8.3.1. The Special Master agrees with the staff's finding that the requested land use amendment does not demonstrate any of the characteristics of urban sprawl. Further, the Special Master agrees that the proposed development will provide new employment opportunities in an Economic Activity Center with interstate access and existing infrastructure. Further, the Special Master agrees that the amendment will create uniform Industrial Future Land Use assignment on a site that will allow for development of a targeted industry.

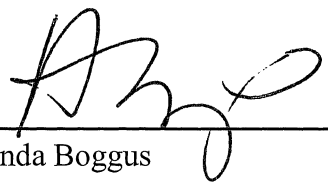
The Special Master finds the subject property displays few environmental constraints. The Special Master finds the site is of sufficient size to accommodate industrial development. The Special Master finds that transportation, infrastructure, and utilities are available to serve the amendment area. The Special Master finds that no historical resources have been identified on the subject property to date. The application recognizes the presence of the Oak Hill Cemetery, approximately 570 feet east of the site.

The Special Master finds the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan.

The Special Master finds that the staff has satisfied the conditions for the land use amendment in its report and testimony and the record is otherwise complete.

Therefore, the Special Master recommends, after balancing the rights of the applicant with the impact proposed changes may have on the public at large, Application CP-23-05035 for APPROVAL to the Board of County Commissioners at the commission meeting on May 9, 2023 for transmittal.

ORDERED this 1st day of May, 2023.



Amanda Boggus
Special Master
FL Bar No. 76849