

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: *R-23-005036–Landis Evans Partners for Werner Enterprises Inc.– Rezone 95 acres MOL from Agriculture (A10C), Rural Residential (RR5), and Light Commercial (CL) to Planned Industrial (IP) in conjunction with CP-23-005036CR 229/Wildwood Area.

REQUESTED ACTION: Planning and Zoning Special Master Recommends Approval with Conditions.

Meeting Type: Regular Meeting

DATE OF MEETING: 6/27/2023

CONTRACT: N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: **Building & Code / Development Services**

BUDGET IMPACT: .N/A

FUNDING SOURCE: _____

Type: N/A

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

This application proposes to rezone 95 acres from Agricultural (A10C), Rural Residential (RR5), and Light Commercial (CL) to Planned Industrial (IP). Approval will result in the 95-acre site having consistent zoning throughout and limitations in place to assure compatibility with adjacent residential uses. This case is concurrent with future land use amendment CP-23-00535.

The Planning and Zoning Special Master held a public hearing on May 1, 2023, and recommended Approval with the following conditions:

1. The Planned Industrial zoning shall permit uses and development standard pertaining to the Industrial zoning district shall apply as provided in the Sumter County Land Development Code as modified in this approval.
 2. The following uses shall be prohibited:
 - a. Internet cafes; and
 - b. Sexually oriented businesses regulated under LDC sections 13-648-650.
 3. The property shall gain vehicle access exclusively by CR 229. No other roads or easements shall be used for vehicular access with the exception of emergency access required by the Florida Fire Code.
 4. Outdoor industrial activity is prohibited within 100’ of the north and east property lines where the site abuts residential or rural residential uses, and within 100-ft of the Oak Hill Cemetery. This restriction does not include parking or outdoor storage use of the area. Trucks shall not idle while parked in this setback area. Back up beepers shall not be utilized between 8 pm and 8 am in this setback area.
 5. The applicant shall either provide a subsurface archeological analysis for the area within 100-foot of the Oak Hill Cemetery, or provide a spotter during initial earthworks and excavation.
 6. Buffering shall be required as specified in the Land Development code for the Industrial zoning district with the following exceptions:
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- a. Adjacent to residentially zoned properties – Type C: Thirty (30) feet minimum width with six (6) canopy trees, four (4) understory trees and an opaque fence or wall.
 - b. Adjacent to RV parks -- Twenty (20) feet minimum width with four (4) canopy trees, three (3) understory trees and an opaque fence or wall
 - c. No buffering required along I-75 frontage, along the south property line, or southeast property line where the site abuts drainage retention facilities.
6. Lights and illuminations on the property will be of such intensity and direction so as not to cause a nuisance on abutting properties or interfere with the use of such abutting properties.
 7. County personnel shall be allowed to access the site during normal business hours to perform unscheduled monitoring inspections.
 8. The conditions of this special use are binding on all future property owners;

.PZSM Cases:

S-23-007346 Family Church Sumter, Inc
SS-23-09655 Shoemaker for Thornton
R-23-009656 Shoemaker for Thornton
CP-23-06588 County Initiated Amendment-Tag Southern Properties
CP-23-005035 Landis Evans Partners for Werner Enterprises
R-23-005036 Landis Evans Partners for Werner Enterprises**

Notified Property Owners:

C27-028 FARKUS WILLIAM TRUSTEE
C27-267 AGROMILLORA FLORIDA INC
C27-268 TRUSTEES OF THE OAK HILL CEMET
C34-001 CEMETERY: OAK HILL CEMETERY
C34-004 KOTTKE BROTHERS REAL ESATE LLC
C34-007 HPT TA PROPERTIES TRUST
C34-008 PFJ SOUTHEAST LLC
C34-022 JONES CHERRY L
C34-028 JONES LORRAINE L
C34-031 LAWSON KEYETTA E
C34-032 BROWN LATOYA
C34-033 GUMBY EARLENE
C34-035 MASSEY STEPHANIE LEE
C34-036 WERNER ENTERPRISES INC
C34-055 GOUGH JAMES T & LYNDA S
C34-056 NEAL MAKEBA G
C34-057 RHODEN KIMBERLEY
C34-063 DAVIS MARGARET KATHRYN TTEE
C34-064 DAVIS RORY M & KELLY L
C34A031 AAMW ENTERPRISES LLC
C34A101 LOVINCE JEAN LOUIS & MARGARET
C34A107 MCFADDEN LATASHA & REYNOLDS TI

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C34A111	VANDERHOOF THOMAS II
C34A113	MEYERS HAROLD
C34A174	AAMW ENTERPRISES LLC
C34A478	MEYERS HAROLD & DONNA (TIC)
C35-003	GATTIS INC C/O D C ALBRITTON
C35-004	ALBRITTON SAMMIE E

Prepared by: Sue Farnsworth

ProWritingAid Check