

**BOARD OF COUNTY COMMISSIONERS  
DESOTO COUNTY, FLORIDA  
DATE: February 5, 2019**

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<b>DEPARTMENT:</b>	Planning & Zoning - Planning Commission Only
<b>SUBMITTED BY:</b>	Kathy Heitman, Planning Technician
<b>PRESENTED BY:</b>	Earl Hahn, Development Director
<b>TITLE &amp; DESCRIPTION:</b>	Resolution/Nuco Citrus, LLC Citrus Special Exception Use Application (SE 2018-06)
<b>REQUESTED MOTION:</b>	To adopt a Resolution granting to Nuco Citrus, LLC a development order approving with conditions a special exception use application (SE 2018-06) to allow within the Agricultural 10 (A-10) zoning district an agriculturally related processing use on a vacant and unplatted 196.36-acre property generally located on the south side of State Road 72 about 1.4 miles from its intersection with State Road 70.

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<b>SUMMARY:</b>	Land Development Regulations (LDR) Article XI, Division 5 grants the Board of County Commissioners the authority to take final action on a special exception use application subsequent to a recommendation from the Planning Commission. At the duly noticed February 5 <sup>th</sup> , 2019 Planning Commission public hearing, the Commission made the required recommendation to the Board.
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<b>BACKGROUND:</b>	This is one of two agenda requests on tonight's agenda regarding Nuco Citrus, LLC applications to develop a citrus byproduct processing plant on State Road 72 across from the Peace River Citrus facility. This agenda request addresses the special exception use application (SE 2018-06) while the other addresses the development plan application.
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Nuco Citrus, LLC (NUCO) is a Florida registered limited liability corporation with their principal place of address in Delray Beach, Florida. Recently, NUCO entered into an option to purchase and sale agreement with Owen Enterprises, Inc. for 196.34-acres.

On December 3<sup>rd</sup>, 2018, the Development Department received on behalf of NUCO a special exception use application (SE 2018-06) and fee along with a development plan application (DP 2018-14) and fee to develop a citrus byproduct processing facility with office building and related improvements on the 196.34-acre site.

The citrus byproduct processing facility will be a \$115+ million state-of-the-art facility designed to transform citrus waste into higher value by-products, such as pectin, essential oils, flavonoids, and similar products. Presently, the United States lacks any citrus byproduct facility that manufactures pectin and, if approved, this facility would be the first of its kind. The SEU application states the agriculturally related processing use would operate 24 hours per day, seven days per week, and 365 days per year.

DeSoto County was selected for this project because it is a primary citrus

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production area and is also within close proximity to Florida's other areas of citrus production. The United States is one of the top orange producers in the world accounting for about 10% of the world's production. And the state of Florida accounts for 70% of the United States' production. Since transportation accounts for a considerable share of the total manufacturing costs, proximity of the plant to the raw material suppliers is a key driver of production cost. NUCO's plant location adjacent to the Peace River Citrus facility was selected to mitigate transportation costs - both in the collection of wet peel from local citrus industry and also in the distribution of the final end products.

In addition to the Property's proximity to the major citrus producers, it is also located within 175 miles of three major commercial ports: Miami, Tampa, and Fort Lauderdale, and at the intersection of four major highways and part of the CSX Commercial Rail network. Proximity to these transportation facilities will allow NUCO to position itself to be a major supplier to other countries that have significant demand for these products. Currently, Europe represents the largest market for pectin, accounting for 36.6% of the global consumption.

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**FUNDS:**

Budget Amount N/A  
Actual Agenda Item N/A  
Cost:  
Account Number: N/A  
Explanation: N/A

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**ATTACHMENTS:**

PC DRR for Nuco SEU on 01-29-19  
A - F  
G is Resolution  
AH - Q  
NUCO Resolution on 01-29-19

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**REVIEW  
APPROVAL:**

Department Director  
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Finance Director  
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Budget Department  
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Purchasing Department  
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County Attorney  
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County Administrator  
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