

**SUMTER COUNTY
SPECIAL USE APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
June 5, 2023**

**BOARD OF COUNTY COMMISSIONERS
June 27, 2023**

CASE NUMBER: S-23-007346

OWNER: Barbara A. Kenney

APPLICANT: Family Church Sumter, Inc.

REQUESTED ACTION: Major special use permit to allow a church within the Agriculture (A10C) zoning district.

PARCEL NUMBER: K19-060

LEGAL DESCRIPTION: See Attachment A

EXISTING ZONING: A10C (Agriculture)

EXISTING USE: Vacant

FUTURE LAND USE: Agriculture

PARCEL SIZE: 9.57 acres MOL

GENERAL LOCATION: Sumterville area – Southeast corner of S.R. 471 and C.R. 526 (Map 1).

CASE SUMMARY:

The applicant is requesting a major special use permit for a new church. The application requests a 28900 sq ft building to be used for worship services, youth activities, meeting rooms, day care, and offices. The applicant reports they have a congregation of 400 people and are planning for up to 850 members. The proposed structure will house the various functions under one roof. There will be multiple services on worship days. He anticipates a 500-seat capacity will meet their anticipated growth. There will be a large outdoor area for special events, sports, and outdoor activities. Access to the site will be on CR 526.

The application site is located in Sumterville at the corner of S.R. 471 and C.R. 526. The parcel sits just outside the urban development boundary and joint planning area of Bushnell. This area has a mix of land uses consisting of Agriculture, Rural Residential, and Public/Institutional. Surrounding properties are zoned Residential, Rural Residential, and Agriculture (R2C, RR5C, A10C). The subject site sits directly east across S.R. 471 from the Lake Sumter Community College Campus and a large tract of Sumter County Public School owned land.

CASE ANALYSIS:

Pursuant to Section 13-332, Sumter County Land Development Code, the proposed special use must meet the following requirements for approval (Staff's review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.
The church seeks to provide a place for gathering and worship in the community. the variety of proposed uses is consistent with the use by a church and is consistent with the intent of the Land Development Code.
- b. The use must be compatible with surrounding existing and anticipated uses.
The requested use is compatible with the surrounding area. It is close to an urban area as well as a large school campus.
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services, and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, parking congestion, or generate traffic that exceeds the capability of roads and streets serving the use, or otherwise, affect public safety.
The application has not specifically addressed traffic. Infrastructure shall include paved driving lanes at the entrance and throughout the parking lot with grass parking spots. The project site has indirect access to SR 47, a minor arterial roadway.
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions that may pose a danger to life, health, or property.
The site is suited for the intended use. The concept plan provided places the proposed structure on what is the highest and driest point of the property. Any structures within the flood zone will be required to meet floodplain protection standards..
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.
The proposed use will not have an adverse impact on the environment, public health, or public safety.
- f. Proposed improvements and the level of cooperation by the developer shall be considered.
The applicant has been very cooperative and responsive to staff questions.
- g. Unless specifically provided otherwise, the use shall comply with this code.
The request complies with the Land Development Code.

The following additional requirements must be considered in reviewing special uses (Sec 13-332(a)(2)). Staff's review of each of the findings is provided in *italic text*:

- a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.

The proposed special use will not unduly infringe on rights of surrounding property owners or be detrimental to the area. The two busiest times at the church will be Sunday morning and Wednesday evening with worship services taking place indoors. The church looks to act as a community gathering place during all other times of the week for locals to utilize.

- b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of Transportation, the Florida Highway Patrol and the sheriff's office in making this determination.

As previously stated, there will be two peak times for traffic and those will be during worship services. The church concept plan shows ample parking to provide quick and efficient exit off the road. During the site plan review, traffic will be a reviewer in order to mitigate the potential for any negative impacts.

- c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

Per LDC requirements, screening and buffering will be required to mitigate the potential for any negative impacts to neighbors.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval with the following conditions:

1. This Special Use Permit approval is for the operation of a church with up to 500 seats in the worship center.
2. Site development shall be generally as shown on the conceptual plan (Attachment B). The conceptual site plan includes a multipurpose building that does not exceed 30,000 sq. ft., parking, and open space. Expansion of the proposed building or the addition of other structures shall require a new special use permit.
3. A major site development permit must be issued and improvements started within two years. Site development must be complete before the property can be utilized for the church.
4. Paved parking shall be required for handicap access and to support daily business needs.
5. Temporary uses of the property during and prior to construction require a public event permit. This includes fund raisers, church picnics, and revivals.
6. Notwithstanding the previous expiration conditions, this special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

Notices Sent: 12

Map 1 General Location



Attachment A

A PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE EAST LINE OF THE RIGHT OF WAY OF STATE ROUTE NO. 471; THENCE ALONG SAID NORTH LINE S89°41'22"E 372.75 FEET, THENCE S15°11'25"E 960.02 FEET, THENCE N89°41'22"W 630.05 FEET TO THE EAST LINE OF THE RIGHT OF WAY OF STATE ROUTE 471; THENCE N00°22'07"E 883.51 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3869.72 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0036'57" TO INTERSECT THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 AND RETURNING TO THE POINT OF BEGINNING.

**Attachment B
Concept Plan**

