

PLANNING AND ZONING SPECIAL MASTER MEETING

May 15, 2023

Present: Amanda Boggus – Special Master, Jennifer Rey- County Attorney, Sue Farnsworth –Secretary, and Carley Berg - Planner

Special Master Boggus called the meeting to order at 5:00 p.m.

Special Master Boggus led the Pledge of Allegiance.

Special Master Boggus swore in staff and audience members who intended to speak.

Special Master Boggus approved minutes for the May 1, 2023 meeting.

Ms. Farnsworth stated that all applications had be properly advertised and posted.

TR-23-04285 Whatley – Renew a temporary use permit for medical care provider RV park model.

Ms. Farnsworth provided the staff recommendation and read the following conditions into the record:

1. Renewal of the Medical Hardship Permit is for one (1) year.
2. A building permit must be issued for the installation of the caregiver’s park model residence within three (3) months and the landowner shall request an address for the caregiver’s temporary residence within one (1) month of receiving the certification of occupancy. The building permit application shall include a site plan identifying the location of the proposed RV park model.
3. The RV park model shall not be occupied until Certificate of Occupancy is issued.
4. Occupancy of the property is limited to the primary residence and the medical caregiver’s RV park model. Any other RVs and travel trailers being occupied shall be vacated and removed from site. This includes temporary housing used by previous caregivers.
5. The RV Park model shall be removed from the property within 90 days after expiration of this permit, relocation of the person receiving care, or when vacated by the care provider, whichever comes first.
6. The caregiver must reside on the property on a full-time basis. Occupants of the RV park model shall be restricted to the caregiver, the caregiver's spouse or partner, and the minor children of the caregiver or caregiver’s spouse or partner.
7. County personnel shall be allowed to access the site to perform unscheduled

monitoring inspections.

8. Notwithstanding the previous expiration conditions, this special use permit may be suspended or revoked by the Planning and Zoning Special Master consistent with Section 13-333(e), Sumter County Land Development Code.

Ms. Lockard was present for the applicant.

Special Master Boggus called for public input and received no comments.

Special Master Boggus found the application in compliance with the Land Development Code and Unified Comprehensive Plan standards and approved with conditions as provided by staff.

**Special Master announced the following items will be heard by
the BOCC on
June 13, 2023 at 6 PM in this building.**

**SS-23-05853 – Michael Radcliff for Kennedy
Recommendation to the BOCC on amending the future land use assignment from
Agricultural to Commercial on 3 acres MOL**

Ms. Farnsworth provided the staff recommendation.

Mr. Radcliff presented for the applicant.

Special Master Boggus called for public input and received comments.

Mr. Radcliff responded to public comments.

Special Master Boggus found the application in compliance with the Land Development Code and Unified Comprehensive Plan standards and recommended approval to the BOCC.

**R-23-006541 Michael Radcliff for Kennedy
Recommendation to the BOCC on rezoning 3 acres MOL from A10C (Agricultural) to
CL (Light commercial) concurrent with SS-23-05853**

Ms. Farnsworth provided the staff recommendation.

Mr. Radcliff presented for the applicant

Special Master Boggus called for public input and received no comments.

Special Master Boggus found the application in compliance with the Land Development Code and Unified Comprehensive Plan standards and recommends approval to the BOCC.

**SS-23-06300 John Papagno, Sr
Recommendation to the BOCC on amending the future land use assignment on 1.12 ac
MOL from Rural Residential to Commercial.**

Ms. Farnsworth provided the staff recommendation.

Mr. Papagno presented his request.

Special Master Boggus called for public input and received comments.

Special Master Boggus found the application in compliance with the Land Development Code and Unified Comprehensive Plan standards and recommends approval to the BOCC.

**R-23-006301 John Papagno, Sr.
Recommendation to the BOCC on rezoning 1.12 ac MOL from RR1C (Rural
Residential) to CH (Heavy Commercial) concurrent with SS-23-06300.**

Special Master Boggus asked Mr. Papagno if he would like to clarify his requested zoning category. Mr. Papagno agreed to have staff make their recommendation first.

Ms. Farnsworth provided the staff recommendation. She recommended denial of heavy commercial use due to the lack of public sewer and proximity to residential uses. She indicated Mr. Papagno had verbally agreed to reduce his request to planned commercial but did not have the request in writing. Ms. Farnsworth provided a staff recommendation of approval for Planned Commercial with the following conditions.

1. All Light Commercial uses permissible by the Land Development code Section 13-431 will be permitted under this planned commercial zoning designation.
2. Outside storage usage is permitted
3. All outside storage must be screened from adjacent properties by 6-foot opaque fencing.
4. Buffering shall follow LDC Table 13-563A for Light Commercial zoning districts.

Mr. Papagno confirmed that he is revising his requested to Planned Commercial with conditions as provided by staff.

Special Master Boggus called for public input and received comments.

Special Master asked for clarification of the comments.

Special Master Boggus found the modified application in compliance with the Land Development Code and Unified Comprehensive Plan standards and recommends approval to the BOCC.

**LDC text amendment concerning Home Based Business
Recommendation to the BOCC on proposed ordinance**

Ms. Farnsworth presented the proposed ordinance.

Special Master Boggus called for public input and received no comments.

Special Master Boggus found the application in compliance with the Land Development Code and Unified Comprehensive Plan standards and recommends approval to the BOCC.

**LDC text amendment concerning Agritourism
Recommendation to BOCC on proposed ordinance.**

Ms. Farnsworth presented the proposed ordinance.

Special Master Boggus called for public input and received no comments.

Special Master Boggus found the application in compliance with the Land Development Code and Unified Comprehensive Plan standards and recommends approval to the BOCC.

Special Master Boggus closed the meeting at 5:34 PM