

PLANNING AND ZONING SPECIAL MASTER MEETING

June 5, 2023

Present: Amanda Boggus – Special Master, Jennifer Rey- County Attorney, 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 approved minutes for the May 15, 2023 meeting.

Special Master Boggus asked if all applications had be properly advertised and posted. Ms. Berg confirmed.

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

Special Master announced the following items will be heard by the BOCC on June 27, 2023 at 6 PM in this building.

S-23-007346 Family Church – Recommendation to the BOCC on a major special use permit for a new church

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

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.

Ms. Berg stated that the applicant has requested the first condition be removed. Staff concurs that the seating capacity of the church can be addressed at the time of permitting. Staff recommends the remaining five conditions of approval.

Ashley Hunt, Esq 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 with the conditions as modified by staff.

CP-23-06588 County Initiated Amendment – Tag Southern Properties - Recommendation to the BOCC on amending the future land use assignment on 74 ac MOL from Rural Residential to Agriculture

Ms. Berg provided the staff recommendation.

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-23-006589 County Initiated Rezoning – Tag Southern Properties – Recommendation to the BOCC on rezoning 200 ac MOL from Rural Residential (RR5C) and Suburban Residential (R2C) to Agriculture (A10C)

Ms. Berg provided the staff recommendation.

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 5:23 PM