

PLANNING AND ZONING SPECIAL MASTER MEETING

May 4, 2020

Present: Zachary T. Broome – Special Master, Sue Farnsworth, Planner –Secretary

Special Master Broome called the meeting to order at 6:00 p.m.

Special Master Broome led the Pledge of Allegiance.

Special Master Broome approved the revised minutes from March 2 and entered them into the record.

Ms. Farnsworth swore in the audience members who intended to speak.

Special Master Broome presented the proofs of publication for the meeting.

V2020-0002 –Bret Beard– Variance to reduce the roadway setback requirement from C-470N from 75-ft to 40-ft.

Mr. Beard was present for questions.

Ms. Farnsworth, presented staff recommendation and read the following recommended conditions of approval into the record:

1. All residential structures on the property shall maintain at least a forty (40) foot setback to the north property line along C 470 N.
2. Residential structures that require building permits, shall maintain at least a ten-foot setback to the south property line.

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

Special Master Broome found the application in compliance with the Land Development Code standards and approved the request with the conditions as provided by staff.

Special Master Broome announced the following applications will be recommendations to the BOCC at a meeting on May 12, 2020 at 5:30 PM at the Everglades Recreational Center.

R2020-0009 – Robbie Shoemaker for Crowder- Recommendation to the BOCC on rezoning 20 acres MOL from A10C to RR5C.

Mr. Shoemaker presented his request. His client would like to reduce their request to include only parcel C11-079 (10 acres). They are asking that parcel C11-050, which includes their house to remain A10C.

Ms. Farnsworth presented the staff recommendation.

Special Master Broome called for public input and no comments.

Special Master Broome found the application in compliance with the Sumter County Unified Comprehensive Plan and Land Development Code standards and recommended approval as modified by the applicant, to the BOCC.

R2020-0010 - Archie Ellwood for AEllwood LLC– Recommendation to the BOCC on rezoning 0.9 acres MOL from R2C to R2M.

Mr. Ellwood was present for questions.

Ms. Farnsworth presented staff recommendation.

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

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

S2020-0001 – Tommy’s Hauling – Recommendation to the BOCC on renewing and modifying a major special use permit for a sand excavation and hauling business.

Mr Gough was present for questions.

Ms Farnsworth presented the staff recommendations and read the following recommended conditions of approval:

- 1) This special use permit allows the operation of sand excavation facility and the restoration of the existing borrow pit with clean fill material and rock.
- 2) This Special Use Permit shall be valid through May 12, 2025.
- 3) Site excavation and reclamation shall follow the engineered plan provided with S2015-0003 (Attachment).
 - a) The borrow pit shall be filled with common fill, consisting of granular soil free of organic matter and stones. Layers of fill shall be compacted as provided in the engineered plans.
 - b) The east property line shall be planted with a tree line as shown in the engineered plans. Existing trees along the east property line shall be retained and credited as part of the required tree line.
- 4) Any change in ownership of the subject property shall be reported to the County within 30 days. Conditions of this special use permit are binding on all future property owners or excavators.

- 5) Outdoor hours of operation shall be limited to Monday through Friday, 8:00 am to 6:00 pm.
- 6) Truck access to the facility shall be by CR 526.
- 7) County personnel shall be allowed to access the site during normal business hours to perform unscheduled monitoring inspections;
- 8) Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this special use permit;
- 9) 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.

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

Special Master Broome found the application in compliance with the Sumter County Unified Comprehensive Plan and Land Development Code standards and recommended Approval with conditions as stated by staff to the BOCC.

Special Master Broome closed the meeting at 6:30 p.m.