

ZONING AND ADJUSTMENT BOARD

May 6, 2019

The Zoning and Adjustment Board (ZAB) of Sumter County, Florida, convened on Monday, May 6, 2019 at 6:00 P.M. with the following members present: Larry Story – Chairman, Bob Hunt – Vice Chairman, Nat Owen, Ed Skehan, and Phillip Walker.

Staff members present: Sue Farnsworth – Planner, Recording Secretary, Megan Rosenberg, Esq., attorney to the Board.

Chairman Story called the meeting to order.

Mr. Hunt led the Pledge of Allegiance and the prayer.

Chairman Story presented the proofs of publication for the meeting.

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

R2019-0010 – Robbie Shoemaker for Jones – Recommendation to the BOCC on rezoning 9.8 acres MOL from RR2.5 to RR1.

Mr. Bill Keen represented the applicant.

Mr. Story called for public input and received no comments.

Mr. Hunt made a motion to approve. Mr. Skehan seconded the motion and it passed (5-0).

CP2019-0001– Greg Beliveau for Sumter LLC –Recommendation to the BOCC to transmit a large scale amendment on 491 acres MOL to Mixed Use.

Ms. Farnsworth presented staff recommendations and read the letters of objection.

Mr. Beliveau presented for the applicant.

The Board chose to hear the applicant’s presentation on both CP2019-0001 and R2019-0011.

Carl Schuh, Esq. joined Mr. Beliveau in the presentation and requested an adjustment to conditions 10 and 4a. They requested that conditions 4 and 5 be modified to include a 50-ft lot be included in the approval and side setbacks be reduced. They requested condition 10 reflect the 20-yr sunset of the developers agreement.

Chairman Story called for public input and received no comments.

The Board discussed the applicant’s request and agreed to language for conditions 4, 5 and 10.

Mr. Hunt made a motion to recommend approval. Mr. Walker seconded the motion and it passed (5-0).

R2019-0011 — Greg Beliveau for Sumter LLC – Recommendation to the BOCC on rezoning 491 acres MOL to Master Planned Development in conjunction with CP2019-0001.

Mr Beliveau and Mr. Schuh were available for questions.

Chairman Story called for public input and received none.

Ms. Farnsworth read the conditions of approval as modified earlier.

Mr. Hunt made a motion to recommend approval with conditions 4, 5 and 10 as amended below. Mr. Skehan seconded the motion and it passed(5-0).

4. Single family residential development on 50-ft wide lots shall be permitted with the following setbacks:
 - a. Residences shall maintain a 5-foot setback from side property lines and 15-foot from rear property lines.
 - b. Residences shall maintain a 20-foot setback from the front road right-of-way. Corner lots shall maintain a 10-foot side street setback.
 - c. Residential accessory structures shall maintain a five-foot setback from side and rear property lines.
5. Single family residential development on lots greater than 50-foot wide shall be permitted with the following setbacks:
 - a. Residences shall maintain a 7.5-foot setback from side property lines and 15-foot from rear property lines.
 - b. Residences shall maintain a 20-foot setback from the front road right-of-way. Corner lots shall maintain a 15-foot side street setback.
 - c. Residential accessory structures shall maintain a five-foot setback from side and rear property lines
10. A site development permit application or plat application for the first phase must be submitted within five (5) years. If site development has not initiated within five years, a new conceptual plan approval is required. The Director of Development Services may extend these deadlines for up to two years if permitting and development have proceeded in good faith.

CP2019-0002 — Sumter County Staff – Recommendation to the BOCC on new Interstate Interchange policies.

Ms. Farnsworth presented the staff recommendation.

Chairman Story called for public input and received none.

Mr. Hunt made a motion to recommend approval. Mr. Skehan seconded the motion and it passed (5-0).

Mr. Skehan made a motion to adjourn at 6:35 p m. Mr. Walker seconded the motion and it passed (5-0)

APPROVED BY ZAB ON 6/3/2019 BY VOTE OF 4-0