

## ZONING AND ADJUSTMENT BOARD

May 20, 2019

The Zoning and Adjustment Board (ZAB) of Sumter County, Florida, convened on Monday, May 20, 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, Karl Holley, Development Services Director, and Jennifer Rey, Esq., Attorney to the ZAB.

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.

**T2019-0004** – Morrow for Betty Thomas – Renew a Temporary Use Permit allowing the use of a mobile home on a property as a medical care provider unit.

Ms. Morrow was available for questions.

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).

**S2019-0006** – **Nextower Development LLC** – Approve a minor special use permit for a 199-ft communication tower.

Robert Volpe, Esq. presented for the applicant.

Chairman Story called for public input and received no comments.

Mr. Hunt made a motion to approve with conditions as provided. Mr. Owen seconded the motion and it passed (5-0).

**R2019-0012** — **Jason Paul for Krasnor** – Recommendation to the BOCC on rezoning 3.3 acres from RPUD to RVPUD to allow the expansion of an existing RV park.

Mr Paul was available for questions.

Chairman Story called for public input and received none.

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

**R2019-0016 — Sumter County Staff** – Recommendation to the BOCC an amendment to the LDC establishing a land use and zoning special master and replacing ZAB references with “Special Master”.

Mr. Holley presented the staff recommendation.

Chairman Story called for public input and received none.

The Board discussed the amendment and their concerns.  
Attorney Rey clarified

Mr. Hunt made a motion to recommend denial based on the following:

- Concern that residents will not have the representation of their peers.
- They feel that applications where they have final action (SUP and TUP in specific) should be heard by a board of peers such as a Board of Adjustment.

Mr. Walker seconded the motion and it passed (4-1 with Mr Skehan dissenting).

**CP2019-0003 — Sumter County Staff** – Recommendation to the BOCC an amendment to the UCP to correct inconsistencies in the Ag Density Bonus Policies.

Mr. Holley presented the staff recommendation.

Chairman Story called for public input and received none.

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

**R2019-0013 — Sumter County Staff** – Recommendation to the BOCC on an LDC amendment to implement revisions to the Agricultural Density Bonus System as provided in CP2019-0003.

Mr. Holley presented the staff recommendation.

Chairman Story called for public input and received none.

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

Mr. Hunt made a motion to adjourn at 6:45 p m. Mr. Walker seconded the motion and it passed (4-0)

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