

**Sumter County Planning and Zoning Special Master
July 6, 2020, 6 P.M.
Meeting location: The Villages Sumter County Service Center
(7375 Powell Rd., Room 102, Wildwood, FL 34785)**

T2020-0011 - Joyce McDonald

Renewal of a temporary use permit, allowing for the continued use of a medical care provider's residence on the Property.

Documents:

[T2020-0011 McDonald Application_ADA.pdf](#)

[T2020-0011 McDonald staff report_ADA.pdf](#)

R2020-0012 - Thomas and Kerri Herby

Recommendation to the BOCC on rezoning 3 acres MOL from A10C (Agricultural) to RR2.5 (Rural Residential) to complete a lineal descent land transfer.

Documents:

[R2020-0012 Herby Application_ADA.pdf](#)

[R2020-0012 -Herby - staff report_ADA.pdf](#)

S2020-0002 - Christel Allen

Recommendation to the BOCC on a Major Special Use Permit for a home occupation providing private training at an on-site facility for dirt bike riding.

Documents:

[S2020-0002 Allen_Perry application_ADA.pdf](#)

[S2020-0002 Staff report_ADA.pdf](#)

[S2020-0002 public input packet 1_ADA.pdf](#)

[S2020-0002 public input packet 2_ADA.pdf](#)

[S2020-0002 public input packet 3_ADA.pdf](#)

[S2020-0002 public input packet 4_ADA.pdf](#)

[S2020-0002 Public Input packet 5_ADA.pdf](#)

[List of public input.pdf](#)

[S2020-0002 Allen email addressing public input.pdf](#)

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____
Date Recv'd: _____
Planner: _____

MEDICAL HARDSHIP TEMPORARY USE PERMIT APPLICATION

Request: (Additional information may be attached)

**Request to renew Medical hardship TUP so grandson,
Russell Swartzfager, can assist in providing care for Joyce McDonald.**

Dates of Use: continuing from previous TUP T2019-0008

Applicant Information:

Name of Petitioner(s):

Russell Swartzfager for Joyce McDonald

Mailing Address: **5729 N C 470 Lake Panasoffkee, FL 33538**

Phone: **352-461-6594**

Email: **beastlyflower@gmail.com**

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See Attached description from tax Collector website

Street Address: 5729 N C 470 Lake Panasoffkee, FL 33538

Parcel # E14-009

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Site plan/sketch (showing boundaries of intended use and RV/mobile home placement)
- Signed letter from Florida licensed MD or DO

As the owner/agent, I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Joyce M McDonald 6/3/2020
Signature Date

Joyce McDonald
Print Name

Building permits may be required for installation or use of the temporary structure following approval.

**MEDICAL STATEMENT FOR CONSIDERATION OF
CARE GIVER OR CARE RECEIVER ASSISTANCE**

Date: 6/3/2020

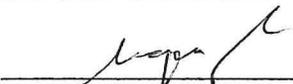
Patient's Name: Joyce McDonald

The above named patient has requested a temporary use permit to allow a second residence on the property because of extreme medical hardship. Generally, this is requested when, due to illness or other infirmity, on-site assistance is required for the patient's health and well being.

Please affirm that due to medical concerns, your patient requires continuous necessary medical care and oversight that requires an on-site caregiver.

I CERTIFY THAT THE ABOVE IS TRUE AND CORRECT.
PHYSICIAN'S NAME & ADDRESS
(Please type or print)

Dr. Roger Roque MD
620 S. lake Street #2
Leesburg, FL 34748

 6/3/20
Examining Doctor's Signature
MA0070970

Examining Doctor's State Medical License Number

**This document must be signed by a Medical Doctor (MD) or
Doctor of Osteopathy (DO).**



Certified To Be A True And Correct Copy of the Original

FLORIDA DURABLE POWER OF ATTORNEY

State of Florida
County of Sumter

KNOW ALL MEN BY THESE PRESENTS, that I, Joyce M. McDonald, of Sumter,
(name) (county)

Florida, as authorized by Florida law, do hereby appoint, Susan McDonald Swartzfager
(name)

To manage and conduct my affairs. This power of attorney shall be non-delegable except as otherwise provided in Florida Statutes, and shall be valid and effective from date hereof until such time as I shall die or revoke the power. This durable power of attorney is not affected by subsequent incapacity of the principal except as provided in Florida Statutes.

The property subject to this durable power of attorney shall include all real and personal property owned by me, my interest in all property held in joint tenancy, my interest in all non-homestead property held in tenancy by the entirety, and all property over which I hold power of appointment and shall also include authority to sell, mortgage or convey my homestead property.

Without limiting the broad powers intended to be conferred by the preceding provisions, I expressly authorize my attorney acting hereunder in a fiduciary capacity to do and execute all or any of the following acts, deeds, and things for my benefit and on my behalf.

1. **COLLECTION POWERS:** To ask, demand, sue for, recover, collect, receive all sums of money, bank deposits, chattels and other real or personal property, tangible or intangible, of whatsoever nature or description that may be due, owing, payable or belonging to me, and to execute and deliver receipts, releases, cancellations or discharges.
2. **PAYMENT POWERS:** To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any way interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.
3. **SAFE DEPOSIT BOXES:** To enter any safe deposit or other place of safekeeping standing in my name with full authority to remove any and all the contents thereof and to make additions, substitutions and replacements, specifically including any safe deposit box in my name jointly with my spouse or any other person.
4. **BANKING POWERS:**
 - (a) To borrow any sum or sums of money on such terms and with such security, whether real or personal property belonging to me, as my attorney may think fit, and to execute any and all notes, mortgages and other instruments which my attorney may deem necessary or desirable.
 - (b) To draw, accept, make, endorse or otherwise deal with any checks, promissory notes, bills of exchange or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building or loan deposits.
 - (c) To redeem or cash in any/or all bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets or securities belonging to me.
 - (d) To sell all or any bonds, shares of stock, warrants, debentures, or other securities belonging to me, and to execute all assignments and other instruments necessary or proper for transferring the same to the purchaser or purchasers thereof, and to give good receipts and discharges for all monies payable in respect thereof.
 - (e) To invest the proceeds of any redemptions or sales aforesaid, and any other of my monies, in such, bonds, shares of stock and other securities as my attorney shall think fit, and from time to time to vary the said investments or any of them.

5. **MANAGEMENT POWERS:** To vote at all meetings of stockholders of any company or corporation, and otherwise to act as my attorney or proxy in respect of my shares of stock or other securities or investments which now or hereafter shall belong to me, and to appoint substitutes or proxies with respect to any such shares of stock.
6. **TAX POWERS:** To sign and execute in my behalf any tax return, state or federal relating to income, gift, ad valorem, intangible or other taxes, state or federal, and to act for me in any examinations, audits, hearings, conferences or litigation relating to any such taxes, including authority to file and prosecute refund claims, and to enter into an effect any settlements.
7. **TRUST POWERS:**
 - (a) To execute a revocable or irrevocable trust which provides that all income and principal shall be paid to me or the guardian of my estate, or applied for my benefit in such manner as I or my attorney hereunder shall request or as the trustee shall determine, and that on my death any remaining assets, including income, shall pass according to my will or intestate succession if I have no will.
 - (b) To make additions of funds and assets, real and personal, to any trust established by me.
8. **BUSINESS INTERESTS:**
 - (a) To sell, rent, lease for any term, or exchange, any real estate or interests therein, for such considerations and upon such terms and conditions as my attorney may see fit; specifically including the power and authority to execute acknowledge and deliver deeds, mortgages, leases and other instruments conveying or encumbering title to property owned by me and my spouse jointly.
 - (b) To commence, prosecute, discontinue or defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in any way concerned.
 - (c) The powers herein conferred upon my attorney shall extend to and include all of my right, title and interest in and to any real and personal property, tangible or intangible, in which I may have an estate by the entirety, joint tenancy, tenancy in common, as trustee or beneficiary of any trust, or in any other manner.
9. **PERSONAL INTERESTS:**
 - (a) To make gifts, outright or in trust, in an amount not greater than \$10,000.00 per donee per year or the amounts allowed without gift tax consequences under the appropriate Internal Revenue code provisions (including my attorney hereunder appointed).
 - (b) To arrange for my entrance to and care at any hospital, nursing home, health center, convalescent home, retirement home or similar institution.
 - (c) To renounce or disclaim any interest acquired by testate or intestate succession or by inter vivos transfer.
10. **HEALTH CARE POWERS:**
 - (a) To authorize, arrange for, consent to, waive and terminate any and all medical and surgical procedures on my behalf (including any election or election and agreement under the Life-Prolonging Procedures Act of Florida with request to providing, withholding or withdrawing life-prolonging procedures should I fail to make a declaration hereunder) and to pay or arrange compensation for my care.
 - (b) To make health care decisions for me and to provide informed consent if I am incapable of making health care decisions or providing informed consent.
 - (i) To be the final authority to act for me and to make health care decisions for me in matters regarding my health care during any period in which I have the incapacity to consent.
 - (ii) To expeditiously consult with appropriate health care providers to provide informed consent in my best interest and make health care decisions for me which my said Surrogate believes I would have made under the circumstances if I were capable of making such decisions.
 - (iii) To give any consent in writing using the appropriate consent form.
 - (iv) To have access to appropriate clinical records regarding me and have authority to authorize the release of information and clinical records to appropriate persons to insure the continuity of my health care.

SUMTER COUNTY
PLANNING AND ZONING SPECIAL MASTER MEETING
July 6, 2020

CASE NO. T2020-0011

APPLICANT: Joyce McDonald

REPRESENTATIVE: Susan Swartzfager

REQUESTED ACTION: Renew a Temporary Use Permit (T2019-0008) to allow the continued use of a care provider's residence on the property.

PARCEL NUMBER: E14-009

LEGAL DESCRIPTION: COMM NE COR OF W1/2 OF NE1/4 S 528.19 FT TO PT ON SE R/W LINE OF SR 470 FOR POB RUN S 1732.75 FT N 67 DEG 39 MIN 19 SEC W 635.73 FT TO A PT ON SE/LY R/W LINE OF 470 THENCE NE/LY ALONG E LINE OF 470 TO POB & THE S1/2 OF NE1/4 OF NE1/4 & NW1/4 OF SE1/4 OF NE1/4 & N 258.33 FT OF SW1/4 OF SE1/4 OF NE1/4 & BEG AT SE COR OF NE1/4 OF NE1/4 RUN W TO SW COR OF SE1/4 OF NE1/4 OF NE1/4 RUN S 246 FT E 500.45 FT S 196.48 FT E TO E LINE OF SEC N TO POB LESS FROM THE NE COR OF W1/2 OF NE1/4 OF SEC RUN S 06 DEG 09 MIN 52 SEC W 528.19 FT THENCE S 1732.75 FT N 67 DEG 39 MIN 19 SEC W 134.30 FT N 289.34 FT TO POB CONTINUE N 127.51 FT N 78 DEG 00 MIN 16 SEC W 350.54 FT TO E/LY R/W OF C-470 S 21 DEG 06 MIN 51 SEC W ALONG E/LY R/W 117.35 FT S 76 DEG 46 MIN 22 SEC E 298.71 FT THENCE S 24 DEG 25 MIN 58 SEC W 37.44 FT THENCE S 69 DEG 05 MIN 08 SEC E 52.81 FT THENCE N 25 DEG 48 MIN 42 SEC E 44.87 FT THENCE S 76 DEG 46 MIN 22 SEC E 43.64 FT TO POB, ALL BEING IN SEC 14, TWP 19 S, RNG 21 E.

EXISTING ZONING: A10C

FUTURE LAND USE: Agricultural

EXISTING USE: Residence and agricultural

PARCEL SIZE: 40 acres MOL

LOCATION:

Lake Panasoffkee area – Located on the northwest corner of C-470 and NW 56th Blvd..

CASE SUMMARY:

The request is to renew a Temporary Use Permit (TUP) to allow for use of an RV as a medical care giver’s unit for three (3) years. The applicant supplied a letter, dated June 3, 2020, from Dr. Roque, M.D., stating that Mrs. McDonald requires medical care from an on-site caregiver.

This medical hardship TUP was originally approved on June 14, 2019 as T2019-0008. The RV was lawfully installed onsite with the required permits. Staff has not received any code complaints regarding this use.

The application site is located in an agricultural area on acreage (see location map).

CASE ANALYSIS:

Section 13-621(c), Sumter County Land Development Code, allows the temporary use of a RV or mobile home to provide housing for a medical care receiver or medical caregiver. The initial approval is for a one-year, and may be renewed by the PZSM in three (3) year increments. The temporary structure must be removed after the TUP approval expires or the medical need no longer exists.

The granting of the TUP will not adversely affect the surrounding properties, environment, or public safety and welfare as long as the TUP is maintained consistent with Sec. 13-621 (c) Sumter County Land Development Code.

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for special, conditional and temporary land use permits:

- a) Community need, or lack of community need.
The medical care giver’s residence serves a community need by allowing for temporary housing during a medical hardship situation.
- b) Adverse impacts on the community.
The medical care giver’s residence has created no complaints from residents and does not appear to be having any adverse impact on the community.
- c) Benefits to the community.
Medical hardship TUPs benefit the community by providing for safe housing options for the medically needy.
- d) The rights of private property owners.
The medical care giver’s residence has not impinged on the rights of adjacent property owners.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval subject to the following conditions:

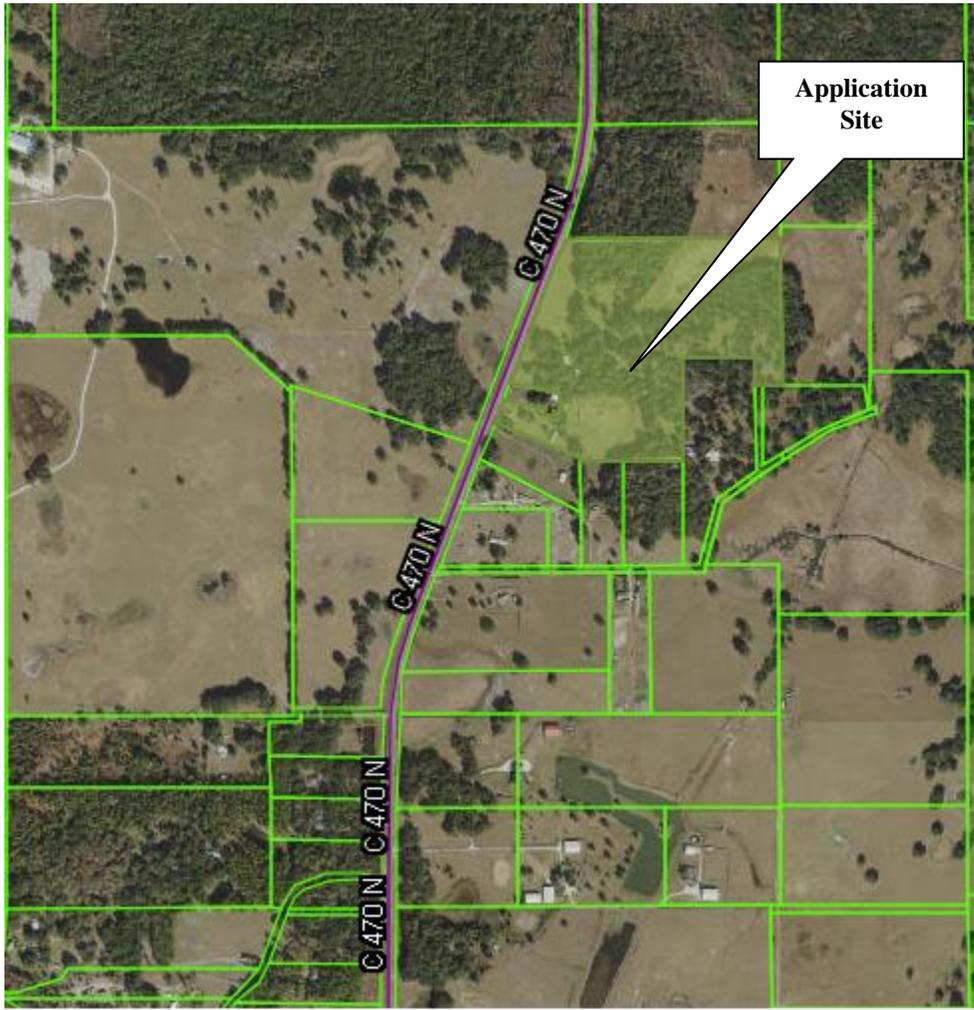
- 1. The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the second principal residence shall be restricted to the caregiver or care receiver, the caregiver’s or care receiver’s

spouse or partner, and the minor children of the caregiver or care receiver's spouse or partner.

2. T2020-0011 shall expire July 6, 2023.
3. The RV must be removed within 90 days of the TUP expiration date or if the medical care receiver no longer resides on the property.

Notices Sent: 8 (In objection) 0 (In favor) 0

**T2020-0011
Location**



Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # R2020-0012
Date Rec'd: 5/22/2020
Planner: SUR

ZSM 7/6/2020 6 pm.
BOCC 7/14/2020 5:30

LAND USE AMENDMENT AND/OR REZONING APPLICATION

 Rezoning
 Land Use Amendment (<10 acres)
 Land Use Amendment (10 acres or more)

Applicant Information:

Name of Property Owner(s): Thomas Herby and Kerri Herby

Address: PO Box 152832, Cape Coral, FL 33915

Owner Phone: 239-645-5481 Email: Thomas.Herby@yahoo.com

Name of Agent: NA

Address: _____

Agent Phone: _____ Email: _____

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See deed

Street Address: _____

Parcels # portion of M24-018 Current Use: Ag

Current Future Land Use: Ag Current Zoning: A10C

Requested Future Land Use NA Requested Zoning: RR2.5

Acreage requested: 3

Reason for the request:

Complete lineal descent transfer

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format) ON DEED

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Th G
Signature

5-22-20
Date

Thomas Herby
Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

27.00
.70 doc
3.00 copy
30.70

This instrument prepared by:
Felix M. Adams, Attorney
230 N. Main Street
Bushnell, Florida 33513
352/793-6900

WARRANTY DEED

THIS WARRANTY DEED made this 22nd day of May, 2020, between

GRANTOR(S): David W. Herby and Susan L. Herby, his wife, Conveying non-Homestead Property
4130 W C-476
Bushnell, FL 33513

AND

R=7 GRantee(S): Thomas Herby and Kerri Herby, his wife
Address: P.O. Box 152832
Cape Coral, FL 33915

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

See attached EXHIBIT A

“THIS CONVEYANCE CREATES A FAMILY EXEMPTION PARCEL WHICH IS SUBJECT TO ALL REGULATION AND RESTRICTIONS AS SET FORTH IN SECTION 13-412(a)(1) OF THE SUMTER COUNTY CODE.”

SUBJECT to any declarations, covenants, restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD, the same in fee simple forever; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee, and to Grantee's successors, heirs, and assigns, forever; subject to taxes for the current year, if any, and subject to taxes for subsequent years.

GRANTOR does hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; and that Grantor hereby fully warrants the title to the land and that the Grantor will defend the same against the lawful claims of all persons whomsoever.

THE PREPARER OF THIS DOCUMENT NEITHER WARRANTS THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY NOR THE MARKETABILITY OF TITLE, THE DESCRIPTION HAVING BEEN FURNISHED BY GRANTOR.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature]
First Witness

[Signature] (SEAL)
David W. Herby

Karoline Justice
Printed name of First witness

[Signature]
Second Witness

[Signature] (SEAL)
Susan L. Herby

Kim Adams
Printed name of Second witness

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 22nd day of May, 2020 by David W. Herby and Susan L. Herby, his wife, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

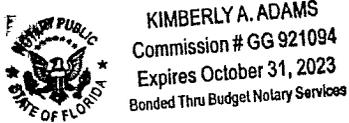


EXHIBIT A

That part of Parcel 6, according to Official Records Book 834, Pages 442, 443, and 444, Public Records of Sumter County, Florida, more particularly described as follows:

That portion of NW $\frac{1}{4}$ of Section 24, Township 21 South, Range 21 East, Sumter County, and any portion of Section 23, Township 21 South, Range 21 East, Sumter County, Florida, being described as follows: COMMENCE at the NE corner of the NE $\frac{1}{4}$ of said Section 23, also being the same as NW corner of the NW $\frac{1}{4}$ of said Section 24 and run N 89°37'32" W along the North boundary of said Section 23 a distance of 373.00 feet; thence S 00°05'26" W a distance of 596.64 feet; thence S 89°37'32" E a distance of 732.11 feet; thence S 00°18'14" E a distance of 1371.01 feet to the POINT OF BEGINNING; thence continue S 00°18'14" E a distance of 147.97 feet; thence S 60°53'38" W a distance of 100.00 feet; thence S 29°06'22" W a distance of 125.00 feet to the North right-of-way line of CR 476 said point also being on a curve concave to the Northwest, said curve having a radius of 1859.86 feet, a chord of 370.07 feet and a chord bearing of S 68°08'38" W; thence Southwesterly along said curve and right-of-way line through a central angle of 11°25'10" a distance of 370.68 feet; thence N 00°05'26" E a distance of 446.00 feet; thence S 89°37'32" E a distance of 368.55 feet to POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH a 20 foot wide Easement for ingress and egress described as follows:

A 20.00 foot wide Easement lying along the entire East boundary line and being West of and parallel to said East boundary line and bounded on the North by the North boundary line and bounded on the South by the South boundary line of the following described Parcel of Land:

That portion of Section 23 and Section 24, Township 21 South, Range 21 East, Sumter County, Florida, being described as follows: COMMENCE at the NE corner of NE $\frac{1}{4}$ of said Section 23, also being the same as NW corner of the NW $\frac{1}{4}$ of said Section 24 and run N 89°37'32" W along the North boundary of said Section 23 a distance of 373.00 feet, thence S 00°05'26" W a distance of 596.64 feet to the POINT OF BEGINNING; thence S 89°37'32" E a distance of 732.11 feet; thence S 00°18'14" E a distance of 593.43 feet; thence N 89°37'32" W a distance of 736.19 feet; thence N 00°05'26" E a distance of 593.40 feet to the POINT OF BEGINNING.

AND

A 20.00 foot wide Easement lying along the entire East boundary line and being West of and parallel to said East boundary line bounded on the North by the North boundary line and bounded on the South by the North right-of-way line of County Road No. 476 of the following described Parcel of Land:

Parcel 6:

That portion of Section 23 and Section 24, Township 21 South, Range 21 East, Sumter County, Florida, being described as follows: Commence at the NE corner of the NE $\frac{1}{4}$ of said Section 23, also being the same as the NW corner of the NW $\frac{1}{4}$ of Section 24, and run N 89°37'32" W along the North boundary of Section 23 373.00 feet, thence S 00°05'26" W 1190.03 feet for a POINT OF BEGINNING, thence S 89°37'32" E 736.19 feet, thence S 00°18'14" E 925.63 feet, thence S 60°53'38" W 100.00 feet, thence S 29°06'22" E 125.00 feet to a point on the North right-of-way line of CR 476, said point also being on a curve concave to the Northwest, said curve having a radius of 1859.86 feet, chord of 458.66 feet and chord bearing of S 69°31'02" W, thence along said curve and right-of-way line 459.83 feet, thence S 76°36'00" W 294.97 feet, thence N 00°05'26" E 1317.15 feet to the POINT OF BEGINNING.

**SUMTER COUNTY
REZONING APPLICATION**

**PLANNING AND ZONING SPECIAL MASTER
July 6, 2020**

**BOARD OF COUNTY COMMISSIONERS
July 14, 2020**

CASE NO.: R2020-0012

LAND OWNER: Thomas and Kerri Herby

REQUESTED ACTION: Rezone 3 acres MOL from A10C (Agricultural) to RR2.5 (Rural Residential) to complete a lineal descent land transfer.

PARCEL NUMBER: portion of M24-018

LEGAL DESCRIPTION: That portion of NW ¼ of Sec 24, Twp 21S, Rng 21E, and any portion of Sec 23, Twp 21S, Rng 21E, Sumter County, Florida, being described as follows: COMMENCE at the NE corner of the NE ¼ of said Sec 23, and run N 89°37'32" W along the North boundary of said Sec 23 a distance of 373.00 ft; thence S 00°05'26" W a distance of 596.64 ft; thence S 89°37'32" E a distance of 732.11 ft; thence S 00°18'14" E a distance of 1371.01 ft to the POB: thence continue S 00°18'14" E a distance of 147.97 ft; thence S 60°53'38" W a distance of 100.00 ft; thence S 29°06'22" W a distance of 125.00 ft to the North ROW line of CR 476 said point also being on a curve concave to the Northwest, said curve having a radius of 1859.86 ft, a chord of 370.07 ft and a chord bearing of S 68°08'38" W: thence Southwesterly along said curve and right-of-way line through a central angle of 11°25'10" a distance of 370.68 ft; thence N 00°05'26" E a distance of 446.00 ft; thence S 89°37'32" E a distance of 368.55 ft to POB.

EXISTING ZONING: A10C
EXISTING USE: vacant
FUTURE LAND USE: Agricultural
PARCEL SIZE: 3 acres MOL
LOCATION: Bushnell area – North side of C 476 W across from SW 39th Dr. (Map 1).

SURROUNDING LAND USE AND ZONING

The application site is in an agricultural area with a mixture of homesites and agricultural uses. Adjacent properties are zoned Agricultural (A10C – north, east and west), RR5 (south), and R6C (east) (Map 2).

The RR2.5 zoning district provides for a rural residential atmosphere where families may reside in one (1) conventional or Class A or B mobile home dwelling unit per parcel and grow food and keep livestock for domestic use (LDC 13-422(a)(1)).

CASE SUMMARY

This rezoning request affects a 2-acre parcel that was recently created as a lineal descent land transfer from parents to a child. The transfer and resulting lot meet the requirements of LDC 13-412 (a)(1) *Density and intensity increases-Lineal descendants/ascendants*. This rezoning will complete the process by assigning an appropriate zoning designation to the new parcel.

The requested rezoning is consistent with the assigned future land use designation and policies of the Unified Comprehensive Plan. The requested rezoning is consistent with the surrounding development pattern and will not change the allowable density or intensity of development.

CASE ANALYSIS:

Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
This lot was recently created as a lineal descent subdivision. Rezoning will reflect the smaller lot size.
- b) Community need, or lack of community need.
The rezoning will meet an individual property owner need rather than a community need.
- c) Benefits to the community.
The rezoning will allow a landowner to build a house on property received from their parents..

d) The rights of private property owners.

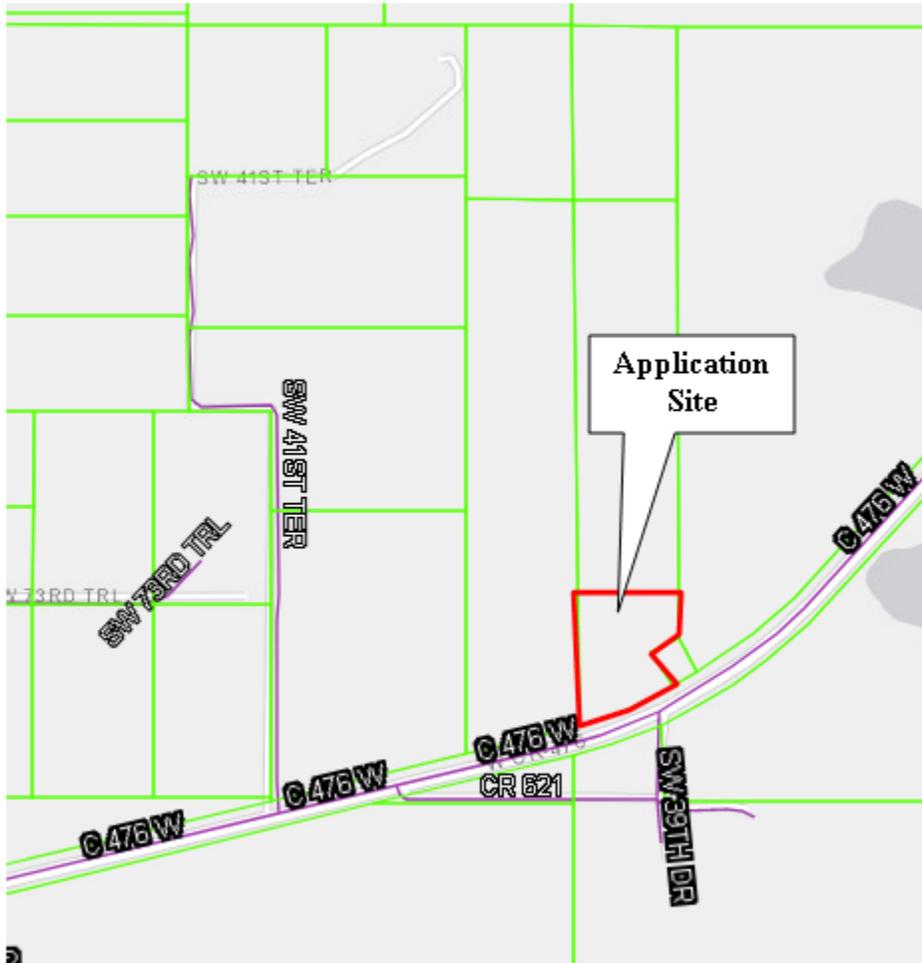
The rezoning will not impinge on the rights of adjacent property owners.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 8 (Support/no comment) 0 (Oppose) 0

Map 1
General Location of R2020-0012



Map 2
Surrounding Area with Zoning Designations
R2020-0012



\$2,600 Due

Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401
Website: http://sumtercountyfl.gov

Project # SA020-0002
Date Recv'd: 6/11/2020
Planner: Sue

ZSM date July 6th at 6 pm
BOCC date July 14th at 5:30
Everglades Rec Ctr, The Villages
5497 Marsh Bend Trl

SPECIAL USE PERMIT APPLICATION

Residential Commercial

(Minor requests are approved by ZAB--- Major requests approved by BOCC)

Request: (Additional information may be attached)

Major Special Use permit for a home occupation- private training
facility for dirt bike riding

Applicant Information:

Name of Petitioner(s): Christel Allen and Denis Perry

(or Company/Corp. Name)

Mailing Address: 1870 Cr 245S, Oxford, FL 34484

Phone: 970-260-4310 Email: christelallen61@outlook.com

Mobile: _____ Fax: _____

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

see deed

Street Address: 1870 CR 245S, Oxford, FL

Parcels # C08-005

Current Use: Res

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Site plan/sketch (showing how property will be used – if applicable)
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

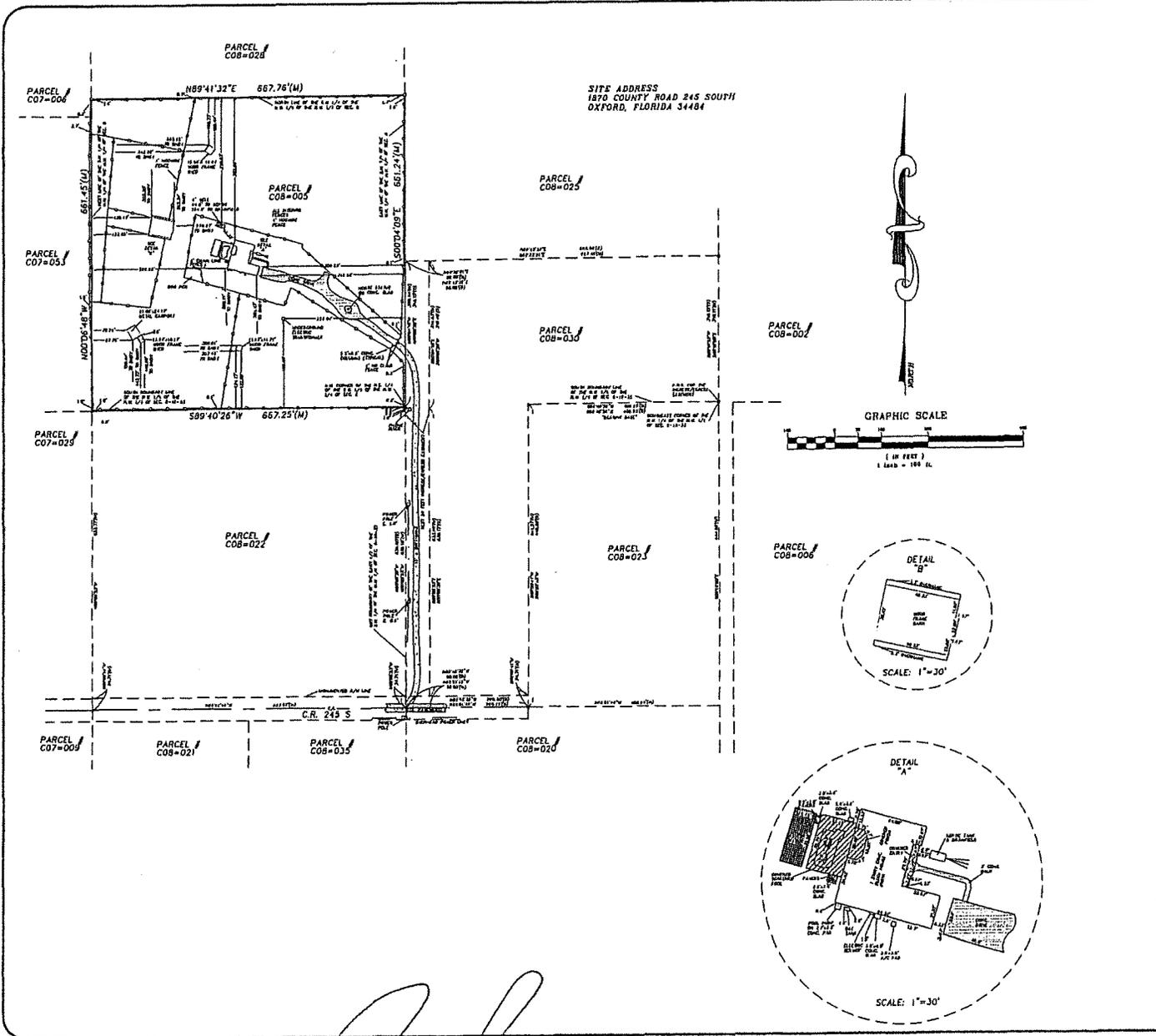
Christel Allen
Signature

6/1/20
Date

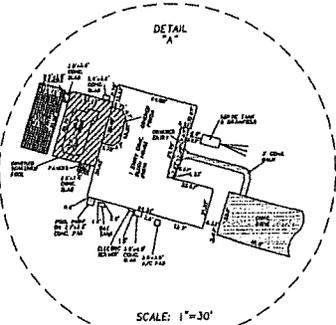
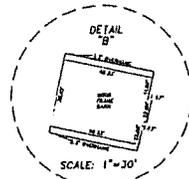
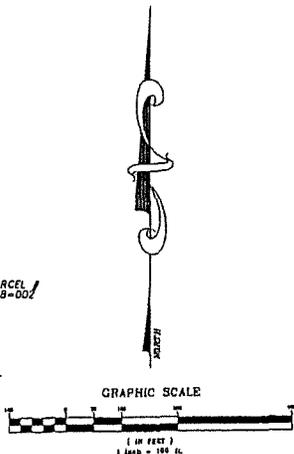
Christel Allen
Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

Building permits may be required following approval before business can be conducted.



SITE ADDRESS
1870 COUNTY ROAD 245 SOUTH
OXFORD, FLORIDA 34484



DESCRIPTION:
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMNER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMNER COUNTY, FLORIDA, RUN THENCE SOUTH 89°40'26\"/>

NOTES:
1) BEARING BASED ON RECORDED DEED ALONG THE SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 8-18-22; BEARING BASED 88°52'24\"/>

LEGEND:
 □ = FOUND 4" x 4" CONCRETE MONUMENT (#1393)
 ○ = FOUND 4" x 4" CONCRETE MONUMENT (NO ID)
 ● = FOUND 5/8" IRON ROD & CAP (#5333)
 ○ = FOUND 3/8" IRON ROD & CAP (#4893)
 ○ = FOUND 1" IRON PIPE (NO ID)
 ○ = FOUND 1/2" x 1/2" x 1/2" LAG IN PAVEMENT (#1393)
 ○ = FOUND 1/2" x 1/2" x 1/2" LAG IN PAVEMENT (#5818)
 ° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 ' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 " = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - = FEET WHEN USED IN A DISTANCE
 BOUNDRY = BOUNDARY
 R/W = RIGHT OF WAY
 C/L = CENTERLINE
 CONC. = CONCRETE
 M = MEASURED DISTANCE OR BEARING
 P = PLAT MEASUREMENT
 C.A. = CENTRAL ANGLE OF CURVE
 R = RADIUS OF CURVE
 L = ARC LENGTH OF CURVE
 T = TANGENT OF CURVE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 U.P. = UTILITY POLE
 L.P. = LIGHT POLE
 N = NORTH
 E = EAST
 S = SOUTH
 W = WEST
 SLOPE = SLOPE
 ○ = SANITARY MANHOLE

CERTIFIED TO:
 1) DENNIS PERRY & CHRISTEL ALLEN
 2) TOWN MORTGAGE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
 3) FREEDOM TITLE & ESCROW COMPANY, LLC
 4) STEWART TITLE GUARANTY COMPANY

I HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

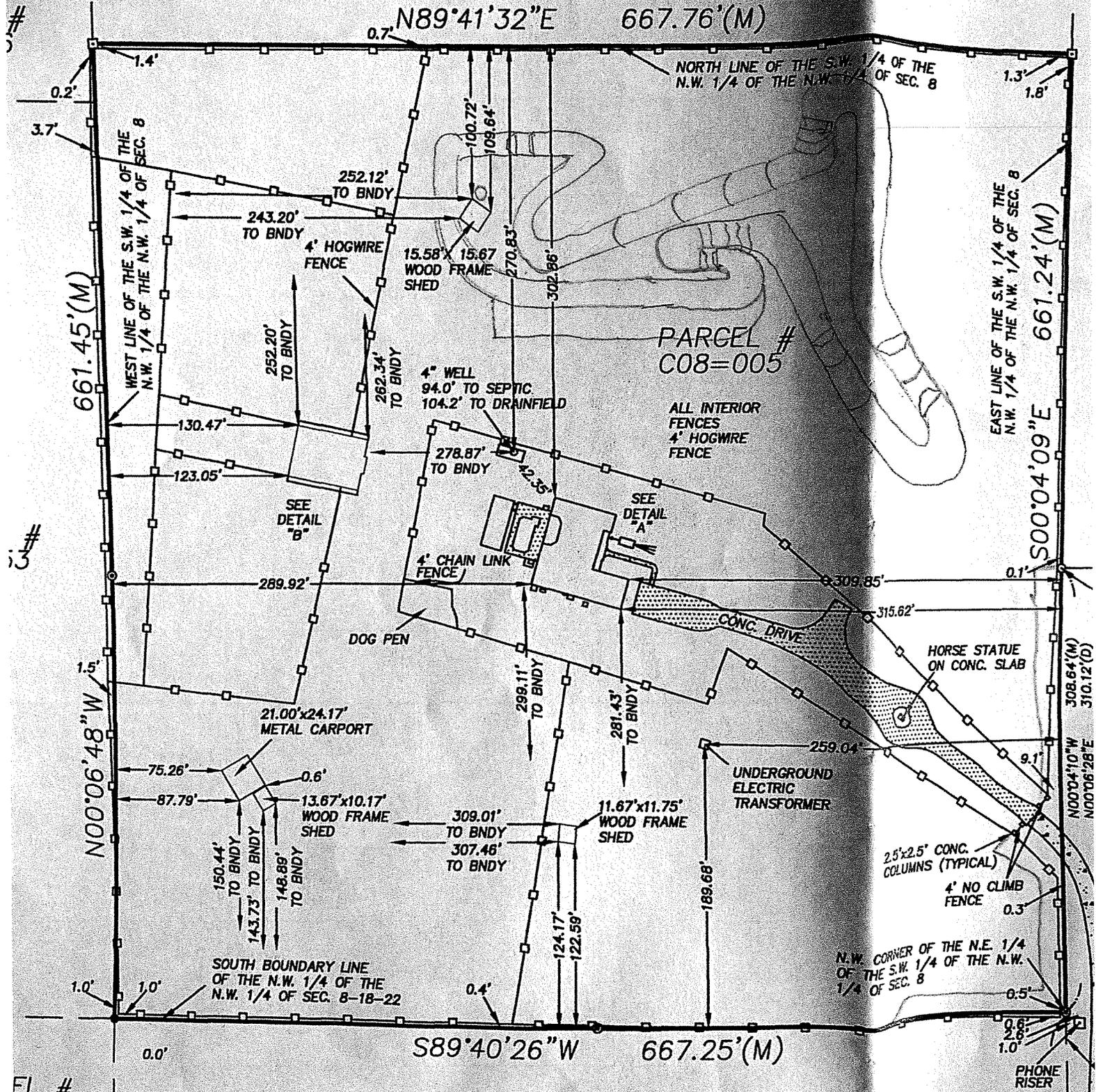
Gary L. Milam
 GARY L. MILAM
 P.S.M. #5058
 MILAM LAND SURVEYING, INC. L.B. #6602
 2102 N.E. 3rd STREET
 DOLLA, FLORIDA 34470
 (352) 822-7224



SUBJECT NO.	1 of 1		
PROJECT NAME	Milam Land Surveying		
BOUNDARY SURVEY FOR:	DENNIS PERRY & CHRISTEL ALLEN		
DATE	10/09/18		
DRAWN BY	JTH		
CHECKED BY	GM		
JOB NO.	18-381		
PREP JOB NO.	06-171		

Milam *Christel Allen*

PARCEL #
C08=028



EL #
029

We ask that we can continue our business SAK MX Training Facility LLC on the property of 1870 County Road 245s in Oxford Florida. I (Christel Allen) am an AMA WMX national women professional Motocross racer. I built a motocross track to personally train on and to help individuals reach their potential in our sport. I am a personal trainer, motocross coach, fitness trainer and horse trainer. Our hours of operation are 10am to 4pm by reservation only. We do not consider our self a public track or hold races at our location, we only allow 1 to 10 riders, 10 being our max with reservation. We do not have outside vendors showing up. I believe to get the most out of training, you need more one on one training. Our hours of operations fall in the guidelines of the noise ordinance and we do check bikes to make sure they are in compliance with the federal AMA and FIM legal DB guidelines. We also do not run bikes for 6 hours solid, through training, we do on and off the bike training and gym training. I know you are familiar with the Bakers Pro Farm. We do the same thing, I'm just on a much smaller scale working with the up and coming professionals versus the already professionals.

Note by Staff: Resubmittal to replace original narrative. Received 6/30/2020

We ask that we can continue our business SAK MX Training Facility LLC Home Occupation on the property of 1870 County Road 245s in Oxford Florida. I (Christel Allen) am an AMA WMX national women professional Motocross racer. I built a motocross track and we also have an unimproved turn track to personally train on (See below on description) and to help individuals reach their potential in our sport on and off the track. I am a personal trainer, motocross coach, fitness trainer and horse trainer. I train riders in my personal home gym to help riders, recover from injury and/or gain the fitness they need to progress in our sport. I also train riders off the track which includes balance techniques, rider position and control, to safely ride and help minimize injury. I provide mostly one on one training, so the rider gets the most out of training. I have small groups of 1-10 rider camps a couple times a month which I divide classes and work with each rider on each area they need improvement, whether its gym training, cornering, balance or overall endurance. Our hours of operation are 10am to 4pm by reservation only. Which majority of the time, we are finished by 2pm. We do not consider our self a public track or hold races at our location, we only allow 1 to 10 riders, 10 being our max with reservation. There will never be 10 riders on the track at one time. Our sport is very seasonal, and our riders travel all over the united states to race at a national level. So, we train during their off season or right before a big national that they are training for. We do not have outside vendors showing up. Our hours of operations fall in the guidelines of the noise ordinance and we do check bikes to make sure they are in compliance with the federal AMA and FIM legal DB guidelines. We also do not run bikes for 6 hours solid, through training, we do on and off the bike training and gym training and average rider does not put more than 1 to 2 hours on a bike per day. I know you are familiar with the Bakers Pro Farm. We do the same thing, I'm just on a much smaller scale working with the up and coming professionals versus the already professionals.

***I created an unimproved turn track on our property December 2018 in which our family and friends have been riding without any complaints from neighbors. I installed a state of the art irrigation system to keep dust control down and to water the grass as you can see in the picture. I later added clay obstacles in March 2020, so the track consists of an unimproved sand turn track with an optional improved clay obstacle section's. Depending on the level of rider. As you can see in the pictures, we designed the layout for training purposes, most training sessions are working on cornering on the unimproved turn track which do not use the obstacle sections. The optional obstacle sections are only for training with advanced riders and for my personal training.

****I also added a barrier fence wall on the west side to reduce noise towards the west and all other directions are deep in the woods with tree barriers, which are also in the pictures. We took db readings on the inside and outside of the barrier wall which shows the meter dropped 6.6db.

The Purpose of our Mission:

One of my friends asked, "Why do you pay so much money for your kids to ride dirt bikes"? Well I have a confession to make; I don't pay for my kids to go dirt bike riding.

So, if I am not paying for dirt bike riding, what am I paying for?

- I pay for those moments when my kids become so tired, they want to quit but don't.
- I pay for those days when my kids come home from school and are "too tired" to go to the shed and wash their bikes but go anyway.
- I pay for my kids to learn to be disciplined, focused and dedicated.
- I pay for my kids to learn to take care of their body and equipment.
- I pay for my kids to learn to work with others and to be good teammates, gracious in defeat and humble in success.
- I pay for my kids to learn to deal with disappointment, when they don't get that placing or title they'd hoped for, but still they go back week after week giving it their best shot.
- I pay for my kids to learn to make and accomplish goals.
- I pay for my kids to respect, not only themselves, but other riders, officials and coaches.
- I pay for my kids to learn that it takes hours and hours, years and years of hard work and practice to create a champion and that success does not happen overnight.
- I pay for my kids to be proud of small achievements, and to work towards long term goals.
- I pay for the opportunity my kids have and will have to make life-long friendships, create lifelong memories, to be as proud of their achievements as I am.
- I pay so that my kids can be out on the track instead of in front of a screen.

..... I could go on and on, to be short, I don't pay for dirt bike riding; I pay for the opportunities that dirt bike riding provides my kids with to develop attributes that will serve them throughout their lives and give them the opportunity to bless the lives of others. From what I have seen so far, I think it is a great investment.

From year of watching not only my kids grow up and be successful to watching hundreds of other families with the same outcome. I have dedicated my life and passion to keep giving back to the sport that helped me and so many of us learn, experience and grow. This isn't just about riding dirt bikes. This helps keep kids on the right path to succeed in life.

Christel Allen - Denis Perry

Dirt Bike Sound Decible Report

Date: June 29, 2020

Bike Tested - Honda CRF 450R

Distance	Decibles	
20'	99.3	Center of our property
100'	88.5	Center of our property
430'	67.7	On our property line
440'	61.1	Outside of our Fence Barrier Wall



Sumter County Sheriff's Office

W.O. "Bill" Farmer Jr., Sheriff

<http://www.sumtercountysheriff.org>

Dep. L. Nordle

Road Patrol Division

7361 Powell Road
Wildwood, FL 34785
Main: (352) 569-1600
Fax #: (352) 569-1631



Case # SCSO20

Bike sound from inside our house at 150' - 57.2 db

Speaking Voice at 3' - 75 to 82 db

Wind Sound - 55 to 60 db

Dempsey's at 1862 County Rd 245s - Our closes neighbor shooting on their gun range

Distance	Decibles
400'	94.70

Reading was completed from the inside of our fence Barrier wall at the end of our driveway in front of our house. Test readings are video recorded.

Bike tested meets all Federal, State and AMA/FIM sound decible and emission laws and regulations.

The 450 bike and engine is the largest and loudest bike by all manufacturers.

All other smaller bikes and engines are quieter and will have lower decible ratings.

Bike was tested with throttle held wide open for 5 seconds.

Decible Meter Device Used - Zivif Sound Level Meter

Serial Number - 2019029310

Test Witness: Deputy L. Nordle #160415

Signature: Ray Nordle

Date: 6/29/20

Christel Allen: Christel Allen

Date: 6/29/20

Denis Perry: Denis Perry

Date: 6/29/20

State of Florida

Department of State

I certify from the records of this office that SAK MX TRAINING FACILITY, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 28, 2019.

The document number of this limited liability company is L19000269714.

I further certify that said limited liability company has paid all fees due this office through December 31, 2020, that its most recent annual report was filed on January 15, 2020, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifteenth day of January, 2020*



Ronald R. De
Secretary of State

Tracking Number: 2881948273CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

SUMTER COUNTY MAJOR SPECIAL USE PERMIT

PLANNING AND ZONING SPECIAL MASTER

July 6, 2020

BOARD OF COUNTY COMMISSIONERS

July 14, 2020

CASE NO. S2020-0002

APPLICANT: Christel Allen and Denis Perry

REQUESTED ACTION: Major Special Use Permit for a home occupation providing private training at an on-site facility for dirt bike riding.

PARCEL NUMBER: C08-005

LEGAL DESCRIPTION: SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

CURRENT USE: Residential

FUTURE LAND USE: Agricultural

PARCEL SIZE: 10 acres MOL.

LOCATION: Oxford area – North side of CR 245S (Map)

CASE SUMMARY:

The applicant is requesting a major special use permit to allow construction and operation of a motocross practice facility as part of a home occupation. This application seeks approval for the following:

1. The construction and use of motocross tracks as an accessory to a residential use (LDC Section 13-655; and
2. The operation of a home occupation providing training to the public using the residential facilities and the tracks (LDC 13-642).

The applicant has provided a narrative that describes her motocross training business (see application) and a site plan (Attachment). There are two tracks on the property – a flat track located along the west property line and one with obstacles that is shown in the site plan. Each track can accommodate multiple riders. The tracks will be for private use of the residents and for the clients of her home business as a motocross trainer. She trains groups with one to ten riders. Her hours are 10 am to 4 pm by reservation only. Her training includes gym work as well as

work on the bike. The facility will not be open to the public except by reservation and will not host events open to the general public.

The subject property is ten acres in size and is developed with a house that is homesteaded by the applicant. Access is by means of a private easement. The two motocross tracks have been constructed on the property. The track constructed with obstacles required a special use permit to construct. Construction of the track and operation of the training facility is the subject of a code enforcement action.

The application site is located in a rural area surrounded by rural homesites and agricultural uses. Homes in the area are on parcels ranging from three to ten acres in size. There are also some large agricultural parcels in the area. The area is designated Agricultural on the Future Land Use Map and individual parcels are zoned Agricultural (A10C) and Rural Residential (RR1, RR1C, RR5 and RR5C) (see Map).

CASE ANALYSIS:

Pursuant to Section 13-332, Sumter County Land Development Code, the proposed special use must meet the following requirements for approval (Staff's review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.
Private motocross tracks are permitted as accessories to residential use. The applicant resides on site and proposes to run the training facility as a home occupation. Both the residential motocross track and the home occupation require a special use permit approval. This application is consistent with these provisions.
- b. The use must be compatible with surrounding existing and anticipated uses.
The surrounding area is rural residential in nature with homes on acreage. Noise is a concern. The applicant has stated that they will meet the American Medical Association and FIM (Federation Internationale de Motocyclisme) standards for noise but has not provided how those standards relate to Sumter County noise standards or how they will mitigate the noise generated on site. The business described by the applicant could have several people on bikes at one time, generating noise that would not be compatible with the surrounding residential uses.
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, or parking congestion, generate traffic that exceeds the capability of roads and streets serving the use, or otherwise affect public safety.
The application has not addressed potential traffic. Sanitary, utility services, and drainage will be required as per State code.
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions which may pose a danger to life, health or property.

- The property is physically suitable for the proposed use. There are no known drainage or floodzone issues on site.*
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.
The proposed facility will not pose an adverse effect on the environmental, public health, safety or public welfare.
 - f. Proposed improvements and the level of cooperation by the developer shall be considered.
The applicant has been very cooperative. She suspended her business operations upon receiving the code violation notice. While training camps were advertised on-line they did not take place.
 - g. Unless specifically provided otherwise, the use shall comply with this code.
The proposed project will comply with LDC requirements. A site plan permit will be required for the improvements and to show compliance with any approval conditions.

The following additional requirements must be considered in reviewing special uses (Sec 13-232(2)).

- a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.

The proposed track will infringe on the rights of surrounding landowners. Noise complaints have been received from neighbors. The applicant is proposing up to ten riders at a time. The track is located in a rural residential area. The applicant has not provided any means of mitigating the potential noise impact on the neighbors.

- b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of Transportation, the Florida Highway Patrol and the sheriff's office in making this determination.

The proposed project will be limited to no more than ten riders per group. The impact on the County maintained road is inconsequential. Use of the private easement to access the property is a civil issue between land owners.

- c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

The applicant has provided a privacy fence around the property. No other screening or buffers are proposed.

Home occupations are addressed in Section 13-642 of the Sumter County Land Development Code. The stated intent of the section is to recognize and avoid potential adverse impacts while allowing reasonable latitude in allowing citizens to pursue economic goals as accessory uses to

residential usage. To grant approval, the PZSM must determine that the proposed use can be conducted without such impact on surrounding residents. The following criteria are provided for consideration:

LDC Sec 13-642 (b) – *Home Occupations, Location and parcel size.*

- (1) Home occupations shall only be located on parcels fronting on roadways within the state or county maintained system.
The subject parcel is located on a private easement. The easement is approximately 750-ft in length and joins CR 245 S.
- (2) Due to the typical density of development in recorded and unrecorded subdivisions of record, the following minimum requirements shall apply thereto:
The subject property is zoned RR5C and is on unplatted acreage which has no restrictions on outdoor activities as home occupations.
- (3) In addition to subsections (1) and (2), the appropriateness of a home occupation use in terms of location and parcel size shall be determined by the PZSM. The PZSM shall examine:
 - a. The size, location and nature of the subject and surrounding properties.
The subject property is ten acres in size. Surrounding properties are 2.5 to 10-acre rural residential home sites and agricultural land.
 - b. The function and nature of the servicing roadway,
The site is accessed by private easement. The private easement connects with CR 245 S, a county maintained roadway.
 - c. The potential for impact on surrounding properties,
Noise from the proposed activity may have negative impact on surrounding properties.
 - d. The practical effectiveness of mitigation techniques.
No mitigation is being proposed.
 - e. Any other circumstances which are relevant to the placement of the specific use applied for.
The proposed business will allow up to ten riders at a time. This has potential to generate excessive noise which will unduly impact adjacent neighbors.

LDC Sec 13-641 (e)7 further provides that “Where activities in a partially enclosed building or outdoor activities (including storage areas) are conducted as part of the home occupation, a setback of two hundred (200) feet from any off-site residence shall be maintained. The PZSM may increase or reduce this setback for good cause shown.” The closest off-site residence to the flat track is approximately 350-ft to the northwest (parcel C07-006).

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Proof of ownership is on record. Mr. Ashley Hunt, Esq., has contacted the County and is involved in the application.

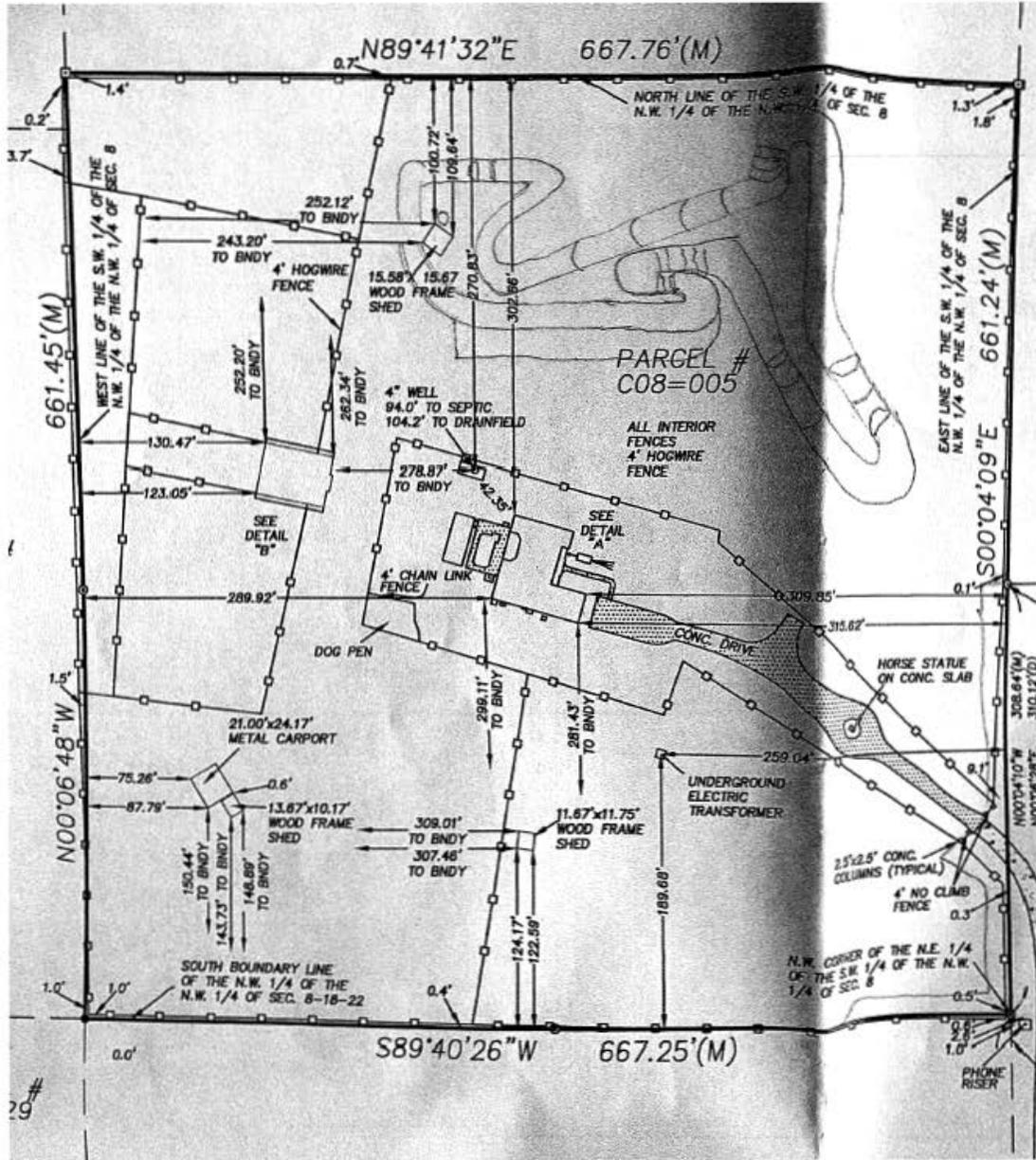
Staff has deemed the requested application not in compliance with the minimum application requirements of the Sumter County Land Development Code and recommends denial.

Notices Sent: 15 (No Objection) 1 (Objection) 19

Map
General Location of S2020-0002



Attachment



Farnsworth, Sue

From: Navessa Clay <clayreiners@gmail.com>
Sent: Monday, June 29, 2020 9:34 AM
To: Farnsworth, Sue
Subject: Re: Case #S2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Susan Farnsworth,

This is regarding case #S2020-0002 for the dirt bike training facility. This is John and Vanessa Clay. We are against and do not support this plan. We hear this already and it is very loud and I am assuming it's probably one to two riders. I can't imagine what it would be like with them having up to 10 riders there at one time. And it looks as if this is already being operated as a business on social media and on a website setting up weekend camps. The noise would just be too much to handle all the time. And it would bring a lot more traffic to our street which we also don't want. Our neighborhood is a quiet one and we would like to keep it that way. Thank you for taking the time to read and hear our comments and concerns.

John and Vanessa Clay

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: michelles tdscreens.com <michelles@tdscreens.com>
Sent: Monday, June 29, 2020 3:04 PM
To: Farnsworth, Sue
Cc: Burgos, Patricia
Subject: Re: CASE# S2020-0002

Good Afternoon,

This email is regarding the case# S2020-0002.

I writing to express my concerns in regards to what Christel Allen and Denis Perry have begun building in our neighborhood. We live in a small quiet rural community with wildlife and kids bike riding and playing in the street. Our road is one way in, one way out and the road is already in poor condition. I cannot imagine the damage with more vehicles, especially trucks and trailers hauling the dirt bikes and motor homes. I do not feel this is the appropriate area for a dirt bike riding facility. At my home we can already hear the noise of the bikes, I cannot imagine how disruptive it would be to the peaceful neighborhood, wildlife, or environment if this facility opens to the public. I have never seen any signs or information regarding approved zoning changes to protest this previously, or I would have, vehemently!

Thanks,
Michelle



Home Renovations and Exterior Designs

[Visit our Website!](#)

[Visit our Facebook!](#)

3321 NE 37th PL

Wildwood, FL 34785

352.748.6655

michelles@tdscreens.com

Have a great day!

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Deborah Thomas <cokeman@cfl.rr.com>
Sent: Monday, June 29, 2020 4:00 PM
To: Farnsworth, Sue
Subject: Case #S2020-0002 MOTOR CROSS TRAINING FACILITY

Importance: High

My name is Deborah Thomas. I own the property totally within hearing range of case #2020-0002 located at 2161 CR 245D, Oxford, Fl. 34785 with parcel account #C07-011. I am emailing you in opposition to the motor cross facility being considered for development in my area. I am totally AGAINST this. This is a quiet family residential area with folks walking, jogging and children riding there bicycles. This area has a narrow poorly maintained 2 lane road that can not withstand the traffic that will be generated by this facility. There is much wildlife in our area....deer, fox, turkeys, ect. There are many horses here right up on CR 245 leading to the parcel being considered for this facility. There is no reason for this noise pollution here. Everyone is entitled to quiet enjoyment of there property. There is also no reason that the residents of our community should have to listen to this day in and day out.

I AM AGAINST CASE #S2020-0002

Deborah A. Thomas
352-303-5957

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: williamwashingtonm@att.net
Sent: Monday, June 29, 2020 3:52 PM
To: Farnsworth, Sue
Subject: Case# S2020-0002

Hi Ms Farnsworth, My name is Dr.. Wm. J. Washington. I reside @ 2542 County Road 245D in Oxford, Florida. I discovered today that the new neighbors living @ 1862 County Road 245S have built a motocross track & training facility on their property. Their website advertise weekly getaways and public viewing stands for competition! I do not support the granting of an Allen-Major Special Use permit for those purposes for the following reasons:

1. Disturbing the peace and quiet of country living.(why I moved here). Such motorcross facilities may be open 7 days a week for HOURS. I can hear the roar of the motorbikes from my home.
2. Increase traffic, littering, and strangers in the area.
3. Increased air pollution.
4. deceased property value.
5. When I purchased my property 5 years ago Oxford was zoned agricultural and residential.
6. Who wants to live near a motocross business?!

Sincerely,

William J. Washington M.D.

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: jayne schuld <jayneschuld@yahoo.com>
Sent: Monday, June 29, 2020 3:12 PM
To: Farnsworth, Sue
Subject: Motorcross Park

Re: Case #S2020-0002

I live at 2542 county road 245D
Oxford fl. 34484

It has been brought to my attention that a motorcross Park has been established in my neighborhood.

I would like to express my concerns regarding this business. I moved here from Texas where a motorcross Park existed in my neighborhood also. The land was zoned allowing such to occur. I could not stand the noise. It was deafening from 9am-11pm. When my neighbors and I could not take it any longer, we all tried to sell our homes. We couldn't. Nobody wanted to buy a home near the park. I eventually sold my home for less than I bought it for only to find out the people leveled the house and expanded the motorcross Park.

When I bought my home here in Oxford, I was told that no such thing could happen here.

Again, I would like to express my concern. I definitely do not support this business in my neighborhood.

Jayne Schuld

Sent from Yahoo Mail on Android

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Farnsworth, Sue

From: david wallace <davidwallace1994@yahoo.com>
Sent: Monday, June 29, 2020 12:40 PM
To: Farnsworth, Sue
Subject: case number S2020-0002 oxford special use permit

Good Afternoon Susan,

My names David Wallace my address is 990 cr 245a oxford, Fl. I have been made aware of a proposed rezoning of a piece of land near my residence.
I oppose the Major special use permit for a private dirt bike riding training facility as a home occupation. We enjoy our quiet rural living, this dirt bike training/ camping facility will increase road traffic, and disturbing noise. As well as the concern of use of alcohol encouraging weekend riders to ride bikes on the back country roads after track hours.

I as well as several other neighbors oppose this facility.

Thank you,
David Wallace

990 cr 245a oxford Fl

352 571 8640

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Farnsworth, Sue

From: D Durkee <okieinflorida22@gmail.com>
Sent: Sunday, June 28, 2020 9:31 PM
To: Farnsworth, Sue
Subject: Case # S2020-0002 Special Use - Dirt Bike track

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Farnsworth

Subject: Major Special Use permit for a private dirt bike riding training facility as a home occupation

My wife Beverly and I are totally against having this dirt bike training facility in our area. This is a commercial operation and should be placed in a commercially zoned area where there are no homes. The noise and dirt/dust is unbearable since they have already started their business. Also, the roads leading to this commercial business can not handle the traffic since the roads are already in disrepair.

We are senior citizens, this is **our last homestead**. We purchased the property due to how nice and quiet the area is and the fresh air. We love living in the country away from the noise.

Please, do not allow this to pass approval and have this commercial operation removed immediately.

Please allow us to continue to live in the country with peace and quiet!!

Thank You
Sincerely
Doug and Beverly Durkie
2900 County Road 245c
Oxford, FL 34484
(941) 276-2770

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Farnsworth, Sue

From: Alex Maust <maust65@gmail.com>
Sent: Sunday, June 28, 2020 7:42 PM
To: Farnsworth, Sue
Subject: Case # S2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

We are writing this email in reference to case # S2020-0002 Allen Major Special Use Permit. We live on the only road to get access to this location. We moved here because of the rural area. We DO NOT want this to pass. It will greatly increase the traffic. It will increase the noise. It will allow an unknown amount of people in this area that we do not want. There already are illegal three wheelers, four wheelers, and dirt bikes racing down the road at all hours of the day and night. We are a horse farm of thoroughbred horses. The increase in traffic and noise greatly increases the chances they get spooked and possibly injured. This is a rural area and we want it to stay that way! We Do Not approve of this special use permit.

--
Alex & Marianne Maust
12943 County Road 245E
Oxford,FL 34484
(614)404-6563

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Farnsworth, Sue

From: Janet Thomas <apcowgrl24@gmail.com>
Sent: Sunday, June 28, 2020 4:29 PM
To: Farnsworth, Sue
Subject: Case # 2020-0002 Allen- Major Special Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

I have lived here in Tillman's Hammock my entire existence. I object and hold a FIRM NO on the use of the land located behind my acreage.

I also live on another parcel of land more than five hundred feet from property line and less than approximately 1,500 feet from said property. We are a residential/agricultural use neighborhood and should remain that way. Our one way in one way out road cannot handle increased traffic. We do not have any other commercial business near us. We just recently built a brand new home. We will never be able to sell our property now with a commercial nuisance located this close to our home.

--

Janet Thomas

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Farnsworth, Sue

From: SHELLY FAIRBANKS <sunshine_shelly24@icloud.com>
Sent: Sunday, June 28, 2020 4:01 PM
To: Farnsworth, Sue
Subject: Case#S2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, My name is Shelly Fairbanks and I live on CR 245D in Oxford. Today (June 28) I found out about a potential motor cross training facility that will be at the end of my street. I asked other on my road if they had any idea about this and they said no. On my road we have about 19 residents and they had on idea about a meeting for this motor cross facility. I have now informed them and the next road over (245 C). That road has about 11 residents that also had no ideas of the situation. I asked them all how they felt about it and they don't want the facility out here. Why didn't the community get a letter? We are all effected by this. Here are some of the things people had to say as a concern for this to be passed: Noise, the road condition will get worse, unwanted traffics will increase and the litter will increase. This is must some of the things people had to say.

Our community is a very quiet and laid back. We have a thing that we all wave at each other going and coming from the community. I have been here for about 30 plus years. I am also a third generation veteran that really enjoys the peace and quiet of the area. The Army has giving me issues that I have to deal with everyday. When I come home after a long day of work I just want to relax and leave the world behind. I don't want to hear dirt bikes or have to worry about unwanted people around my property. I do not want the facility to become a business in our community. I have looked up the Florida Motor cross Vacations and it looks like they are already doing business out here. There is a place for motorcross but it should not be here in our quiet community.

I will be at the meeting and so will most of my neighbors. Thank you for your time.

Shelly Fairbanks
Homeowner and voter of Sumter County
Sent from my iPhone

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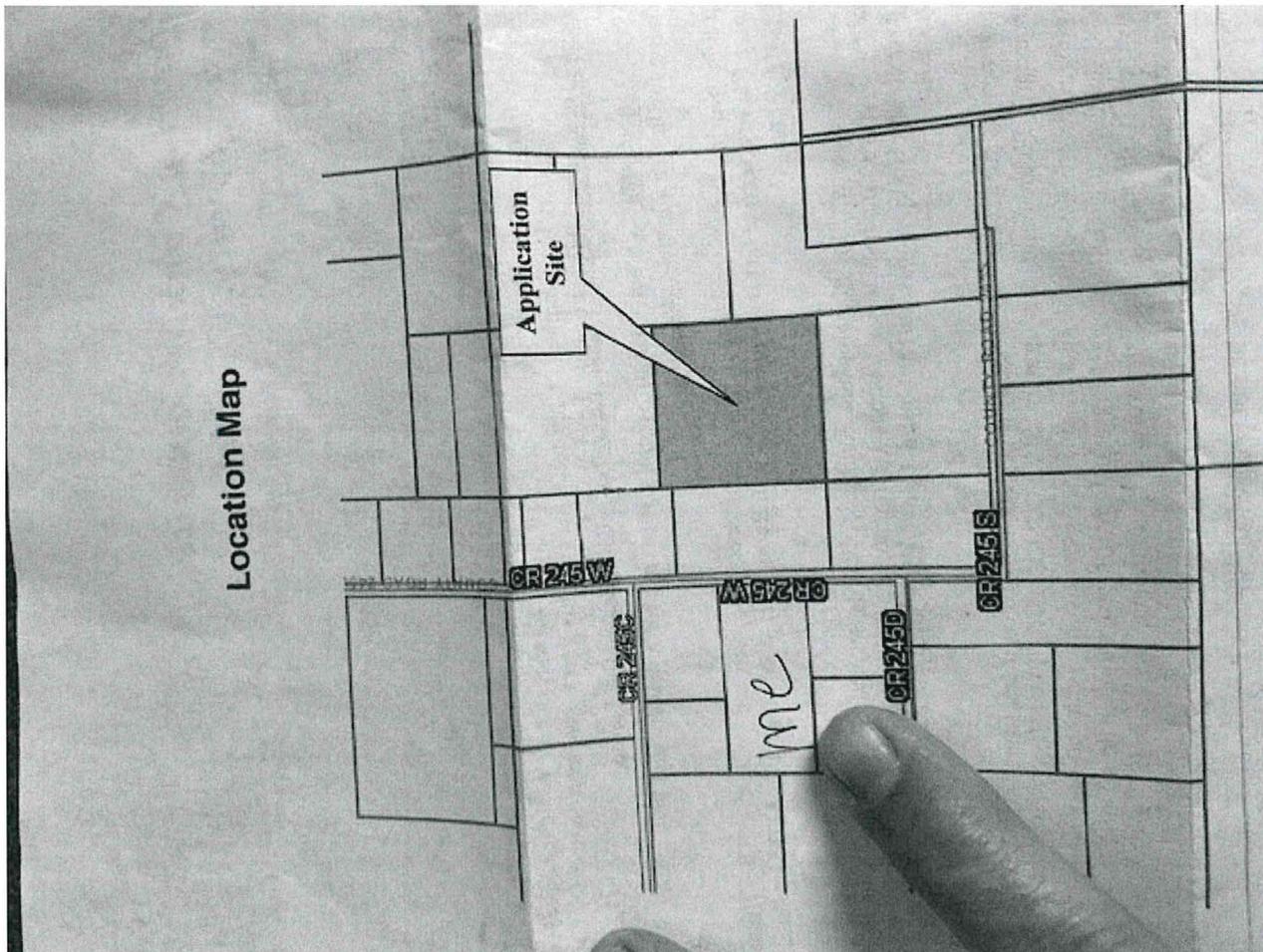
Farnsworth, Sue

From: Libby Ferris <libbyferris31@hotmail.com>
Sent: Sunday, June 28, 2020 2:41 PM
To: Farnsworth, Sue
Subject: Case# S2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

This is in reference to the motor cross track in Tillman's Hammock. My property is very close to the area. We already are disturbed by the noise that is going on over there and they haven't even opened it publicly. We also have a lot of wildlife out here including gopher turtles, bears, deer, fox, coyote, Florida panther sitings, bobcats, bald eagles, fox squirrels, etc. We are a quiet community and prefer it to stay that way. We DO NOT support this and will take further action if needed to protect our area and the wildlife that live here.

Carmen and Eugene Ferris
12750 CR 245W
Oxford, Fl. 34484
352-446-8067



Farnsworth, Sue

From: Tammy <tammysuesunshine@gmail.com>
Sent: Sunday, June 28, 2020 2:25 PM
To: Farnsworth, Sue
Subject: case number: S2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

S. Farnsworth,

I am **Very disappointed** with Sumter County's attempt to notify the residents of Tillman's Hammock in Oxford Florida, 245 C

All the while, the owners have been building this Florida Motorcross Vacation spot. I have been here 11 years and my husband 34 years. WE RECEIVED NO LETTER.

I Disagree with having this vacation training center in our neighborhood. The opening of this business will increase traffic flow, more wildlife killed on the road and displaced. Then the noise! Motors not just one or two, but, groups of motors running and revving sounds everyday, all day.

I DISAGREE!

tammysuesunshine@gmail.com

Resident of Tillman's Hammock

Sent from [Mail](#) for Windows 10

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Farnsworth, Sue

From: Brandy Morgan <addictedtokreepink@yahoo.com>
Sent: Sunday, June 28, 2020 12:59 PM
To: Farnsworth, Sue
Subject: Case s2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Please do not allow this in our quite community. We have all lived here most of our lives, and do not want to be over run by strangers!

The noise they produce now is already a nightmare I can't imagine having 10/20 riders a day all day long!

Sent from Yahoo Mail for iPhone

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Farnsworth, Sue

From: Brandy Morgan <blsboo808@yahoo.com>
Sent: Sunday, June 28, 2020 11:44 AM
To: Farnsworth, Sue
Subject: Case S2020-0002

Follow Up Flag: Follow up
Flag Status: Flagged

This is a small residential neighborhood with one way in one way out! We have an abundance of wildlife and many Elders and veterans that suffer from PTSD as well! our roads are already destroyed, the traffic, strangers, noise, litter, and the home to our wildlife will all be destroyed! Please do not allow this to take over our quite neighborhood!

A

Sent from Yahoo Mail for iPhone

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Farnsworth, Sue

From: Kathleen Peart <kapeart66@gmail.com>
Sent: Monday, June 29, 2020 11:28 AM
To: Farnsworth, Sue
Subject: Case # S2020-0002 - Allen- Major Special Use permit for a private dirt bike riding training facility

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I have received notification of the above Case # S2020-0002 and wish to provide written comments as well as appear and be heard at the July 6th, 2020 public hearing before the Planning and Zoning Commission.

Our property located at 2188 CR 245D, Oxford, FL known as Tillman's Hammock is a residential, family community and our property is zoned RR2.5C.

We established a homestead here to retire to a peaceful, quiet area and to enjoy nature, deer, turkeys and birds like the almost endangered Whippoorwills which are becoming very rare and are nesting in the nearby woods.

The loud and disruptive noise from approximately 30, 6-cycle engines, running all day, every day (per Ms. Allen) would disturb the residents and all wildlife in the area.

In turn, this would diminish had devalue properties and make them almost impossible to sell, at best.

Increased traffic on CR 245, which has only been patched over the last 20 or so years would deteriorate the road even more. Since the access to this business is on a shared easement which is unpaved, a lot of dust will be created by the large number of cars going in and out.

These are just a few of the reasons that my husband and I DO NOT SUPPORT the Major Special Use of the above property.

Kathleen Peart Ronald E. Peart
Sent from my iPhone
352-563-7712
Kapeart66@gmail.com

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Farnsworth, Sue

From: Martha Struthers <marthastruthers@yahoo.com>
Sent: Monday, June 29, 2020 10:11 AM
To: Farnsworth, Sue
Subject: Case Number S2022-0002 / Opposition of the Motor Cross Facility

Follow Up Flag: Follow up
Flag Status: Flagged

Mrs Farnsworth,

My name is Martha Struthers. My home is at 1714 County Rd 245 N in Oxford, FL. I am writing to you in opposition of the motor cross training facility being considered for development in my area. I am writing because I do not feel comfortable attending the meeting related to the social distancing standards, covid-19 and being an at risk group. I am against the development because of the negative environmental and noise pollution effects it will have on my home and surrounding area. I am against case number S2022-0002.

Sincerely,
Martha Struthers

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Farnsworth, Sue

From: toreng2525@yahoo.com
Sent: Sunday, June 28, 2020 11:14 AM
To: Farnsworth, Sue
Subject: Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

I'm sending this regarding case #S2020-0002. I'm asking that zoning not be allowed as this will disrupt the neighborhood and destroy the wildlife who have sanctuary here. Please DON'T let this happen. Thank you.

Sincerely

Tory English

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Farnsworth, Sue

From: ictclark@aol.com
Sent: Sunday, June 28, 2020 10:35 AM
To: Farnsworth, Sue
Subject: Case #S2020-002

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Farnsworth:

My husband and I have lived in our home for the past 28 years. We moved here from Pinellas County, Florida to escape the noise and congestion down there. We chose our property for the peace and serenity it offered. At that time we were assured that this subdivision was zoned for residential and agriculture only. If you have checked the website "Florida Motocross Vacations" you will see that this is a commercial business by selling vacation packages.

We are not in support of a Major Specific Use Permit for a home occupation.

We would hope that you would listen to our concerns about the disruption of our daily lives with the incessant noise and extra traffic on our rural roads.

This business should not be approved in for residential setting.

We would like our peace and serenity restored and for it to remain that way.

Thank you for letting us have our voice in this matter.

Irene and Larry Clark
1770 CR245South
Oxford, Fl. 34484

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Farnsworth, Sue

From: cblair9899@aol.com
Sent: Saturday, June 27, 2020 10:01 PM
To: Farnsworth, Sue
Subject: RE: Case #S2020-0002 Allen Major Special Use Permit
Attachments: SakMxtrainingfacility ad.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I have had a home on 5 acres in Tillman Hammock for the last 25 years at 13019 CR 245W, Oxford, FL 34484. Many families in our area have been here even longer, along with some new residents. We moved to this area because of the beautiful wooded and secluded properties and quiet neighborhoods. Recently this calm, serene area has been disturbed by first several dump trucks through the area last spring, which helped to destroy patches in our very old paved road and noise in the early a.m. with the trucks dumping their loads and driving 3.7 miles back into our area. When we decided to investigate where these dump trucks for many weeks in and out of the area were going, we discovered that a couple new to the area was planning on having a dirt bike track on their property. We quizzed them about this and was told by Cristel Allen that she was a professional motocross rider and this was going to be her "private practice area for her competitions" and she stated she would only be using it for her personal use and the time of use would be between 10am and 4pm only on weekdays. We certainly were not happy about that plan. After several weeks went by the noise started with the bikes running those particular hours. Not just one bike, but at least 2. Noise travels very far in our neighborhood and as I was trying to enjoy a quiet morning on my patio that faces east, the noise was disturbing enough that I chose to forgo trying to have a peaceful morning, this continued through the week. Recently, it has come to our attention from a majority of the neighbors on CR 245S, that now, this site is going to be for a business and people from all over the country and world are invited to stay at the home as paying guests and have lessons/training, etc. There are websites already advertising this online... the sites are: Florida Motocross Vacations and Sak Mx Training Facility I don't know how this slipped through zoning already! Was there not a permit for this before being advertised as a all inclusive vacation for motocross participants? And why were property owners not advised in a timely manor? This was not what we were told by Cristel Allen, she basically lied about the use of this property. Seems to me she is trying to hide something by not going through the proper channels in checking zoning land use and permitting. Plus with the CoVi19, how will that be regulated for visitors to stay and have accommodations that are safe for everyone in the area. Besides the extreme prolonged noise pollution to our area, what about exhaust, fuel storage, trailers up and down our roads, which are very winding and several blind corners to use caution around, is the county going to put up signs for these areas so people are aware of the danger of these turns for trucks hauling long trailers, This will indeed cause more in and out traffic in front of many residential properties on the road in. There is a concern about fire danger with our heavily wooded properties and the livestock that live just to the west on the fence line will be spooked a lot from the activity in that so called residence, now turned vacation and motocross training facility. The deeded easement to this property belongs to Ron and Maria Dempsey and they would have to maintain the road as well as additional traffic and dust to them. A commercial nursery across from The Dempsey's property uses their easement for their delivery and supply semi-trucks and violates their easement and at times, blocks their driveway for turning around and parking. They would also be responsible for keeping the easement clean and passable at all times due to the easement use by the Florida Motocross Vacations and Sak Mx Training facility. . We are concerned for our property values, because who would want to buy a home next to a motocross track? There are places for these types of facilities and we feel this is not one of them. This is an agricultural and residential area....let us please keep it that way.

I feel the nature of this business of a motocross track and vacation resort should have been brought to the attention of property owners that are more than 500 ft of the outside perimeter of this property. The noise will travel much further. We are very concerned and **against** this venture and would appreciate a chance to voice our opinion or at very least have this email presented to the Planning and Zoning Special Master on July 6. **We do not support this Major Special Use Permit for this property.**

I have attached ads that are now found online at Sak Mx Training Facility and Travel Agency ads for this "NOW OPEN" business. How did that happen? Is this already a done deal? Do these people already have a business license in Florida? Sumter county? Is this something that was swept under the rug and maybe someone would not notice? Hope not. Looks like this is in violation of the Sec. 13-655 Ordinance.....The track has already been built and is going to be used for commercial purposes and is open for business.

Thank you for your time and we do hope you seriously consider the major concerns of the residents in this area. Also, please view their video on YouTube to show what a heavily wooded area it is. There are neighbors homes very close to this property, which they have cleverly kept out of the video on. youtube.com Sak Mx Training Facility. This video is dated April 18, 2020! Also their Facebook page announces June camps already filled. and July 11-12 have a few spots available...google sak mx Training Facility their youtube and see for yourself. Looks like they are already in business! The hours on **their website** show Sun. thru Sat. 10am to 4pm.

Sincerely,

Cheryl L Blair
13019 CR 245 W
Oxford, FL 34484
352-748-7538

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Farnsworth, Sue

From: Michael Lynch <almacunlimited@gmail.com>
Sent: Thursday, June 25, 2020 3:46 PM
To: Farnsworth, Sue
Subject: Case# S2020-0002
Attachments: CamScanner 06-25-2020 15.41.48.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

See attached.

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public input
20 pgs



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

June 22, 2020

LYNCH MICHAEL & ALISON
9771 SE HIGHWAY 464C
OCKLAWAHA, FL 32179

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **Christel Allen & Denis Perry** (see map on reverse). The property is being considered at a public hearing for Major Special Use Permit

CASE# S2020-0002 - Allen – Major Special Use permit for a private dirt bike riding training facility as a home occupation.

A public hearing before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785 on July 6, 2020, at 6:00 p.m.**

The recommendations of the Planning and Zoning Special Master will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **July 14, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov Please include the case number on all emails. Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400.

I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): I have my Property for sale next door to this site. No one will want to live next door to the sound of dirt bikes screaming all day and night along with increased road traffic this will create. This is why they have motor cross parks on large parcels of land. They should continue to take their clients to these parks like they have done in the past. The condition of CR 245 is bad now. It will be nothing but pot holes if this is allowed.

Please return no later than **June 30, 2020**

RE: CASE# **S2020-0002**

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breoden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Farnsworth, Sue

From: Tom Stokes <TStokes@tillmaneng.com>
Sent: Monday, June 29, 2020 4:36 PM
To: Farnsworth, Sue
Cc: Angie Stokes (ajstokes1@gmail.com)
Subject: Case # S2020-0002 Allen - Major SUP

I support the request for the Special Use Permit per public notice received at my residence dated June 22, 2020. Please consider my stance on this issue.

Sincerely,

Tom Stokes
12822 CR 245W
Oxford, FL. 34484
Cell# 352-390-4751

Tillman & Associates

ENGINEERING, LLC.

Civil Engineering · Planning · GIS · Landscape Architecture · Environmental
1720 SE 16th Ave., Bldg. 100 · Ocala, FL. 34471
Phone: 352.387.4540 Fax: 352.387.4545
Email: tstokes@tillmaneng.com Web: www.tillmaneng.com

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Farnsworth, Sue

From: Gay Light <twohorselady@live.com>
Sent: Monday, June 29, 2020 4:58 PM
To: Farnsworth, Sue
Subject: Case # 2020-0002 Allen property -- Major special use permit

Dear Ms. Farnsworth,

As we were coming home this afternoon, we stopped to read a notice regarding the above mentioned case. Needless to say, this disturbs me greatly. My husband, Richard Light, has owned our property on 245-A (which is the first road on the left coming into the Hammock) since 1972. Even though our property would be a short distance away (as the crow flies) from the property mentioned in this case, I am positive we would still be able to hear the noise generated at this proposed motor cross facility, as would all of the neighbors on 245-A. I am highly opposed to allowing ANY business entity into our quiet and peaceful neighborhood and will do all I can to prevent this. Who knows what other business will come in on their heels under the guise of a home-based business? Before you know it, we will have lost this precious tranquility that we have enjoyed all of these years. This is the very reason we choose to live in the country, and we don't want it ruined by a parade of noisy motorcycles.

I look forward to meeting with you on July 6th.

Thank you.

Sincerely,
Gay Lynn Light
1265 CR 245-A
Oxford, FL 34484
352-748-3102
352-603-2171

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Farnsworth, Sue

From: James Bennett <jbennett1975@icloud.com>
Sent: Monday, June 29, 2020 6:19 PM
To: Farnsworth, Sue
Subject: Case S2020-0002

I live off cr 245D, and have lived here for 40 years. Unfortunately myself and most all of my neighbors where not even notified of this purposed business that has already been built in Tillman's Hammock, they have Web sites posted, social media, and are already taking said reservations for these activities they are advertising. This is a dead end community, miles from the nearest main road, our roads are already bad, will they be fixed and kept up with the continued traffic that this "business " will bring into our neighborhood? What about our wildlife? It's very abundant and the constant noise of dirt bikes and traffic I'm sure would effect that as well. Litter? Strangers, in and out? There are so many reasons, this should NOT be allowed!

We all live here for the tranquility and peaceful atmosphere, and if purposed goes threw that will all be ruined, and how can we guarantee the safety of our children when we are over run by travelers "from all over the world" as their website states

James Bennett
Long time hammock neighbor, and Sumter county voter.

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public input 24
24

Farnsworth, Sue

From: Cindy Couillard <cindy30148@gmail.com>
Sent: Monday, June 29, 2020 6:38 PM
To: Farnsworth, Sue
Subject: Case# S2022-0002

No. no. As a homeowner on the path of our dead end road. I do not want the traffic, outside people or noise. see you on the 6th
Cynthia couillard
13253 cr 245 w

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For more information please visit <http://www.symanteccloud.com>

Farnsworth, Sue

From: Melanie Hurst <doghunterhurst@gmail.com>
Sent: Monday, June 29, 2020 6:53 PM
To: Farnsworth, Sue
Subject: Case # S2020-0002 Major Special Use Permit

I am writing to express my opposition to the proposed major special use permit case # S2020-0002. This is a quiet rural community and this change would greatly impact the way of life we have always had here. I respectfully ask that this proposal be denied.

Thank you,

Melanie Hurst
12812 CR 245E
Oxford, FL 34384
352-303-3721

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Farnsworth, Sue

From: mary levesque <mtlevesque77@gmail.com>
Sent: Monday, June 29, 2020 8:04 PM
To: Farnsworth, Sue
Subject: CASE# S2020-0002

Dear MS Farnsworth,

I am writing in regards to a special use permit for a dirt bike riding and training facility in our neighborhood.

Please note that my husband and myself strongly oppose this business.

This is a quiet family neighborhood. Children are free to ride their bikes and skateboard. Families walk and jog along quiet roads with low traffic where you wave to your neighbor as you come and go. On many occasions you have to stop for turkeys and deer to cross the road without fear. .

The noise pollution alone would be terrible. These bikes are loud and grating on your nerves. Sound carries out here and there would be no peace for anyone. Nature and the local livestock is our chorus here.

Strangers would be coming and going and I would be afraid for children playing outside. Traffic would increase. Trailers hauling equipment would increase wear and tear on our roads.

At the end of the day when the bikes are put away it will be "Miller Time". And then what. Who will bouch for these strangers.

Respectfully,

Albert T Levesque and Mary T Levesque
2473 County Rd 245C
Oxford, Fl 34484

June 29, 2020

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Farnsworth, Sue

From: Brett <bcc1946hog@aol.com>
Sent: Monday, June 29, 2020 8:45 PM
To: Farnsworth, Sue
Subject: Case number S2020-0002

Mrs. Farnsworth

My name is Dr. Brett Compton my wife Lynn and I reside at 2097 CR 245 C which is about 1000 feet from this proposed commercial motorcycle park which my wife and I are strongly against. We purchased our home here because of the quiet. We sacrifice daily the advantages of city living such as any usable internet but we do so for the peace and tranquility. The weekend before last all we heard for 2 straight days was unmuffled dirt bikes. They are 1000 feet away but sounded like they were next door. My neighbors brought me up to speed on this proposed zoning change and we plan to be present for the scheduled meetings. Our community is made up of small to medium sized ranches many with horses and other farm animals that will also be disturbed by traffic and noise pollution this business will bring. I must say there are already a few interesting things going on thus far: First, only adjoining properties were notified within 500 feet but the noise will be a nuisance for 10 times that distance. Second, the time to respond was very limited. What's the rush every voice should be heard a notice should have been posted on the main road into our community to be fair to include all those who might be negatively affected. Third, to the best of my knowledge this business has no permit and we know they have no zoning clearances but they have already constructed their motocross park and have at least 2 websites actively selling reservations for commercial use of this property before any board member has made their decisions. In this day where it seems everyone wants their own way I ask simply to vote against this commercial business in favor of the majority of property owners. Thank you for your time.

Sincerely,

Brett Compton

Sent from my iPad

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Farnsworth, Sue

From: Pamela Buol <pbuol@live.com>
Sent: Monday, June 29, 2020 9:23 PM
To: Farnsworth, Sue
Subject: S2020-0002

To whom it may concern,

My name is Pamela Buol, and I live at 1340 CR 245A near the proposed dirt track #S2020-0002. We moved here 5 years ago from Washington state for a quiet retirement. We hate to heard the loud burp of dirt bikes that have been ripping through our quiet and peaceful little ranch. Our three boys and two grandsons race motor cross. We now first hand at just how loud the bikes are and the amount of time a person needs to practice to be successful. Is it fair to ask me and others that live here to give up our peaceful lives for others enjoyment. Is it fair to ask us to accept the fact that our property will lose value and be hard to sell because of all the noise. I understand there is instructional time set but that does not include practice time and joy riding. Would you want this in your back yard? I ask you to visit a track and listen before you make a decision. You really need to be informed. There are some great people that do motor cross but there is also a tremendous of drinking and the life style to goes with it. Again I ask would you want this on your back yard. Thank you Pamela Buol

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Farnsworth, Sue

From: teruelcm@aol.com
Sent: Monday, June 29, 2020 9:39 PM
To: Farnsworth, Sue
Subject: Case #S2020-0002

Ms. Farnsworth

I completely OPPOSE the plans to develop a Motor Cross Operation in this agricultural and peaceful community.

I had a chance to hear the overwhelming noise created by the Motorcycles about a month ago. This Operation will ruined the peace and quite of our community. Additionally it will create air pollution and hurt our wild life. Our property values will definitely decrease.

Sincerely
Carlos M Teruel
2337 CR 245C
Oxford Florida 34488

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

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Farnsworth, Sue

From: Brittany Wallace <bvann10@gmail.com>
Sent: Monday, June 29, 2020 9:56 PM
To: Farnsworth, Sue
Subject: case# S2020-0002 Allen- Major special use permit for a private dirt bike riding training facility as a home occupation.

Good evening,

In regard to the dirt bike training permit, I would like to share that I oppose the permit. I am against this for the following reasons:

- 1) the increase of traffic on these roads would not be great in the condition they are and the lack of care that is put into them
- 2) the noise that would come from all of the events that would be held back in that area
- 3) the lack of proper amount of space and the risk of dirt bikes riding on the county roads and the safety issues that go along with that.

Thank you for your consideration,
Brittany Wallace

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Farnsworth, Sue

From: Frederick Struthers <frstruthers@gmail.com>
Sent: Tuesday, June 30, 2020 10:29 AM
To: Farnsworth, Sue
Subject: case#S2020-0002

Dear Sue Farnsworth:

Planning and Zoning:

I am a senior citizen who bought this land many years ago so that I could have a quite low traffic location to live out my last years safely and quietly in a low, slower traffic area. I have no intention to move. I AM RETIRED. This is the last stop!!!! I have seen and heard dirt bike riding tracks. I have heard this one, this is not something I would go out of my way to view and hear, and what did you say. Further, I am a Vietnam Infantry veteran and love peace and quiet. I have heard B 52s, 8", 155", 175", 105" etc, Guns, etc almost on my position don't like noise I walk daily on the one way in/out system of roads which makes it more safe for me/us. The neighbors wave and look out for me. This is a peaceful neighborhood. I love to see the Florida Panther, Bob Cat, Wild Pigs, Bear one of which jumped out of a mulberry tree landing about 12 ft away. the Hawks, Owls, Eagles nest here, Possum, huge Raccoon, Deer with a baby fawn running around my yard. Fox, Coyotes, and all the small animals this is a Bird/animal sanctuary. how would you like to have someone ride a "Dirt Bike" through your bedroom and then pop a wheelly over your bed/house. Our bad roads are not even lane marked. what about the protected turtles? While i was typing this a beautiful butterfly landed on my window screen and fluttered saying thank you.

I could keep running on. this is a revised version.

NO THIS IS NOT THE APPROPRIATE LOCATION FOR DIRT BIKES.

Permanent Address

Frederick R Struthers
1810 County Road 245 North
Oxford, Florida 34484

215-499-2792

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Farnsworth, Sue

From: Elizabeth Mogg <lizardmogg@gmail.com>
Sent: Tuesday, June 30, 2020 10:31 AM
To: Farnsworth, Sue
Subject: S2020-0002

I am writing in regards to case S2020-0002, Christel Allen and Denis Perry. I am located at 1915 County Rd 245S, Oxford, FL 34484.

I do NOT oppose this special use permit. In discussions with the owners and in visits to the facility, it is clear they are trying to be reasonable and respectful in the running of this facility. In discussing the plans and purpose of the facility, I don't feel this business would be a detriment to the community. Quite the opposite. In discussions about facility hours, the owners have expressed a desire to be considerate while running the facility. I do not believe that this business would bring undesirable traffic to our neighborhood. The owners have shown great consideration in how they have set up the schedule and limited the attendance allowed at the facility for training days to reduce the amount of disruption to the neighborhood. The owners have demonstrated to me a desire to build up community and relationships. Additionally, they've invited our children and foster children to watch training sessions and receive training. Having another recreational activity to offer to youth in the community would be a benefit.

From discussions within the neighborhood, I feel as though the majority of the opposition is based on misinformation about the facility. I believe a lot of the confusion will be cleared up when the owners are afforded the opportunity to present their business plan at the meeting planned for July 6.

Respectfully,
Stephen and Elizabeth Mogg

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Farnsworth, Sue

From: Brian Chavous <brianchavous@gmail.com>
Sent: Tuesday, June 30, 2020 11:39 AM
To: Farnsworth, Sue
Subject: Case# S2020-0002

Dear Planning and Zoning Special Master, my name is Brian Chavous and I live at 1614 CR 245A. I would like to go on record as opposing a special use permit for a dirt bike training facility at 1870 CR 245S. Tillman's Hammock is a quiet, rural neighborhood and myself and everyone I have talked to living out here is opposed to the noise and increased traffic that will result from this facility. Thank You Brian

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Farnsworth, Sue

From: Curtis & Jeanine Peacock <2peacocks@embarqmail.com>
Sent: Tuesday, June 30, 2020 12:32 PM
To: Farnsworth, Sue
Subject: case # S2020-0002

Good afternoon Mrs. Farnsworth, I am writing you today concerning the proposed dirt bike training facility in Tillman's Hammock. I don't believe I will be able to attend either of the upcoming meetings so I wanted to express my concerns.

We do not support this permit. Tillman's Hammock is a residential, one way in/one way out community. We moved out here four years ago from the near epicenter of Oxford for the peace and serenity that is provided out here.

While our properties (C06-270 & C05-054) do not touch the boundary of the proposed facility, it is VERY close to us. We have already heard the buzzing of the bikes. We are not opposed to recreational riding of neighbors. However, a training facility is not recreational. According to the two websites of the proposed facility, they will be open 7 days a week for training and vacation packages with motor bike rentals. This means there would be considerably more traffic from non-residents and there would be no peace from the noise this type of facility would bring.

My husband signed a petition against the facility. We ask that you submit our disapproval to the committee.

Thank you,
Lisa J. Peacock

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Farnsworth, Sue

From: maria dempsey <mad0705z@live.com>
Sent: Tuesday, June 30, 2020 12:53 PM
To: Farnsworth, Sue
Subject: CASE# S20202-0002 - Commercial Business Operation Zoning Violation of Christal Allen & Denis Perry

Ronald & Maria Dempsey
1862 CR 245 S
Oxford, Florida #\$\$*\$

Dear Sumter County Code Zoning, Enforcement, Permit Departments, Susan Farnsworth,

We are responding to your letter dated June 22, 2020, in regards to the property owners, residents at 1870 CR 245S, Oxford, Florida also known as Tillman's Hammock. This property address in on the northwest side of our property at 1862 CR 245 S, Oxford, Florida. They have been operating a motocross, dirt bike Commercial Business Operation known as Florida Motocross Vacations.com & SAK Mx Training Facility.com, which are two of their websites that we are aware of and they also have a Facebook and Instant gram page inviting the entire world to our back yard.

These property owners included on their websites full rental fees of housing accommodations, fitness training facility and dirt bike storage and dirt bike track rental at their home. Each customer can purchase a package and all equipment, etc, is at an additional charge.

We are fully aware that we are NOT zoning for Commercial Business Operations in our residential neighborhood. Further more we DO NOT want a out noisy dirt bikers in out back yard/neighborhood!! Nor do we want people from ALL OVER THE WORLD in our peaceful neighborhood!!!!!!

Sincerely,
Mr. & Mrs. Ronald Dempsey

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Farnsworth, Sue

From: @Administrative Services (Wildwood)
Sent: Tuesday, June 30, 2020 1:02 PM
To: Farnsworth, Sue
Subject: FW: Case # S2020-0002



Administrative Services
Board of Sumter County Commissioners
administrative.services@sumtercountyfl.gov
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

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-----Original Message-----

From: Lee Split <lstigermom@yahoo.com>
Sent: Tuesday, June 30, 2020 12:56 PM
To: @Administrative Services (Wildwood) <administrative.services@sumtercountyfl.gov>
Subject: Case # S2020-0002

We live on CR 245 N. We are adamantly against the rezoning of this property for a motor cross training facility. We moved to our home over 40 years ago for the peace and quiet of country life. This will disrupt life as we know it. Also our roads are not in good shape and can not handle the extra traffic.
Sincerely, Benita and Michael Split

Sent from my iPad

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Farnsworth, Sue

From: Tricia Lively <tricia.lively@lvhcs.com>
Sent: Tuesday, June 30, 2020 1:45 PM
To: Farnsworth, Sue
Subject: Say NO to case#s2022-0002 Moto Track

Voting NO to the Moto Track at Tillman's Hammock.

*Trish Lively
Referral Coordinator
Lakeview Healthcare Systems
Lake Sumter & Laurel Manor
910 Old Camp Rd. Bldg 200
The Villages, Fl. 32162
Main office ph: 352-775-4868 Ext. 564
Fax: 352-775-4867
Email: tricia.lively@lvhcs.com*

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Farnsworth, Sue

From: Padgett, Christy A. <PADGCA@shands.ufl.edu>
Sent: Tuesday, June 30, 2020 1:45 PM
To: Farnsworth, Sue
Subject: FW: NO TO CASE#2022-002

From: Padgett, Christy A.
Sent: Tuesday, June 30, 2020 1:41 PM
To: 'susan.farnsworth@sumtercounty.gov' <susan.farnsworth@sumtercounty.gov>
Subject: NO TO CASE#2022-002

IM WRITING TO SAY **NOOOOOOO** TO MOTO TRACK!!

I mean everything about this county has changed over the years. Many farmlands sold all over the county over the years and turned into homes or businesses.

People who live in the country want that atmosphere!! It's quiet, its farms, it's crops, it's peaceful, not a lot of traffic, it has privacy people live acres away instead of feet away from each other. It is a trusted community outside of the city! The city is where the roads are crowded, it's loud, no farms, no crops, no animals, etc.

PLEASE FOR THE LOVE OF GOD, DO NOT TAKE AWAY THE ROOTS AND MEMORIES AND THE FUTURE OF THE LAND. THE LOCALS ALREADY HAVE LOST SO MUCH OF THEIR ORGINAL TOWN BEFORE IT WAS TRANSFORMED INTO THE "RETIRED CITY LIFE" THAT IT IS TODAY!!

Thankyou
Christy Padgett

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Farnsworth, Sue

From: Kim Vann <kimvann68@gmail.com>
Sent: Tuesday, June 30, 2020 2:21 PM
To: Farnsworth, Sue
Subject: Fwd: Case S2020-002

> Susan

>

> I am writing in regards to the application for a dirt bike riding

> training facility

>

> I do not support issuing a permit for this operation.

>

> I live off of county road 245A and am very concerned about the noise such a facility would produce. If it also used as a campground the noise would not be limited to daytime hours. Hearing dirt bikes constantly would be extremely disruptive. Also the increased traffic would put an extra burden on the roads in the area.

>

> Thank you,

> Kim Vann

> (850)305-0408

>

>

>

> Sent from my iPhone

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Farnsworth, Sue

From: Justin Hughes <justinh@hughesbrothersinc.com>
Sent: Tuesday, June 30, 2020 2:43 PM
To: Farnsworth, Sue
Subject: Motor Cross Training Facility Parcel ID C08-055

Mrs. Farnsworth,

I am writing this email in reference to my opposition to a motorcross training facility being approved in Oxford, FL on parcel ID number C08-005. I grew up in this area, my parents have lived there thier entire life as well as my aunt and uncle who have now retired at the end of CR 245A. I am also a local business owner who like many other businesses built thier place of business in the appropriately zoned areas. I don't see how the county can allow something as commercialized and loud in an area of residential/ag zoning on something as small as a 10 acre parcel of land. Also why are we forced as a construction company to build our shop and office in commercial/industrial zoning areas and pay a premium for our land when we clearly would be no more of a nuisance to the public than many loud dirt bikes ripping around a motorcross track. I would have no objection of a landowners child having a practice track to practice on but this is clearly a commercialized operation which will be multiple bikes screaming in a otherwise quiet neighborhood. Please let me know how we can further fight this rezoning request. Thank you for your consideration.

Justin Hughes

Vice President



T: 352-399-6829 F: 352-399-6830
E: jhughes@hughesbrothersinc.com
W: www.hughesbrothersinc.com
A: 948 Walker Rd Wildwood, FL 34785



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Farnsworth, Sue

From: bob ruis <bobruis@hughes.net>
Sent: Tuesday, June 30, 2020 2:52 PM
To: Farnsworth, Sue
Subject: Case# S2020-0002

To whom it may concern,

I am writing in regard to **CASE# S2020-002**, a request for a Major Special Use permit to allow a “dirt bike riding training facility” as a home occupation.

I live less than 1,000 feet from this property, having purchased 13 acres in 1991 and having been a full time resident since 1993. Before committing to buy, I reviewed the zoning (RR5) with the expectation that the neighborhood would remain a pastoral residential area. Per Sec. 13-422 - Residential zoning districts in the Sumter County Code, “The purpose and intent of the single-family rural residential zoning districts is to provide a range of densities, promote a **rural residential atmosphere...**”. I am aware that there are permitted uses such as livestock, farming and horticulture to name a few. There are categories where a special use may be considered but “Automobile, motorcycle, horse and dog racing track” are only permissible on **A10** and even then “special use is not a use of right and there is no presumption that it will be granted”.

This zoning variance request has only just come to my attention. I had wondered where the many dump trucks of fill dirt were headed and on several occasions have had to endure hours of multiple motorcycle exhaust notes while working around my property. The average volume level for one motocross bike is about 94 dB, which is loud. Can one imagine the cacophony of ten? Although I live just beyond the 500 foot boundary, I do not expect the noise to cease at that imaginary line. This part the county known as Tillman’s Hammock has been blissfully quiet for the 27 years I’ve been fortunate to live here. Bird calls provide my usual background notes. One neighbor operates a plant nursery and plants are very quiet. Others have horses, cattle and/or goats which are unobtrusive and part of the local charm.

I visited the web site SAKMXTrainingFacility.com billed as a private MX training facility, Christel Allen-Perry being listed as the contact person. Several packages are listed such as:

All Inclusive Training Package Includes:

Housing Accommodations: Full Kitchen, Laundry Room, Bedroom, Private Bathroom and Shower, Cable TV, Private Full Fridge, WIFI, Outside Grill, Gym.

- 1 Hour Gym Time Daily with Trainer between 8am-9am.

- Mountain Bikes, Road Bikes available for Training Rides.
- Daily Open Track Ride Time: 10am - 4pm.
- Includes: Main Track, Figure 8, Oval Track, Circle Track, and Side Winder Corner Training.
- On and Off-Track Coaching Sessions with Trainer.
 - Build confidence on and off the track with Mental Preparation.
 - Structured Daily Schedule to meet Individual Riders needs on or off season.
 - Individually customized Fitness Programs.
- Full Shop accommodations: Tools, Compressor, Shop Towels, etc.
- Bike Wash Bay with Pressure Washer and Soap, Bike Storage.
- Weekly Shopping for all your needs (Food and Supplies)
- Extras on Site: Heated Pool, Horseshoe Pit, Corn Hole Toss, Darts.
- **Weekly Rate - \$750 per Rider**
- **Monthly Rate - \$2,500 per Rider**

MX Track Rental: \$500 Daily (Max. 10 Riders)

- Includes everything in the MX Training Package for the Day.

By the way, doesn't having 10 guests violate the "Bed and Breakfast, not more than 8 guests at any given time" code provision?

To conclude, I am utterly opposed to this special use. Let's call it what it is, not a home occupation but rather a full blown commercial enterprise. Per their web site they are part of 'Florida Motorsports Vacations' which have similar tracks throughout the state (floridamotorcrossvacations.com) I am amazed that something so egregious is even being considered in a place like Tillman's Hammock. The added noise, traffic, the reduction in property value as well as the diminished quality of life are things that can be easily abated with the proper decision. I am guardedly hopeful that our Planning and Zoning commission will do the right thing and protect this neighborhood from this unacceptable commercial intrusion.

Respectfully,

Robert M Ruis

13112 County Road 245W

Oxford FL 34484

Farnsworth, Sue

From: Brittany King <brittanymizell95@gmail.com>
Sent: Tuesday, June 30, 2020 3:06 PM
To: Farnsworth, Sue
Subject: Case #s2022-0002

Please do not allow the moto track into our quiet and quaint neighborhood. We moved out here to get away from the noise of the villages and enjoy the peace and quiet along with the wildlife. This will only cause the wildlife to seek shelter elsewhere due to the noise and it will definitely not be quiet for our families.

I currently live on 245A and this is just on the backside of the property I live on. They are also riding all throughout the night. Saturday night, they were out at 1:30am riding. This is absolutely unacceptable!

Please say no to the Moto Track!

Sincerely,
Brittany King

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PUBLIC INPUT
43

Farnsworth, Sue

From: Timothy Green <grntagging@gmail.com>
Sent: Tuesday, June 30, 2020 3:11 PM
To: Farnsworth, Sue
Subject: Case#S2020-002

Dear MS. Farnsworth

Information concerning a dirt bike track has been brought to my attention: Timothy Green, a resident of Sumter county for 50 years. Living 3 years in Tillmans Hammock, I moved to the area after 48 years with CSX Railroad to retire, in hopes of reaping the benefits of the agriculture, livestock, animals, wildlife, and the peace and quite atmosphere. As a community we like our peace and serenity and would like it to remain.

With the information obtained, I strongly object to any and or all changes that could potentially alter the residential/agricultural zoning of Tillmans Hammock. This business should not be approved in for residential setting.

Personally I am a sports fan, i have nothing against dirtbike/motocross. There is a time and a place. This residential peaceful farm land is not that place, nor do we want to spend our time listening to the noise of several dirt bikes, or disruption of a new business and the clientele that follows.

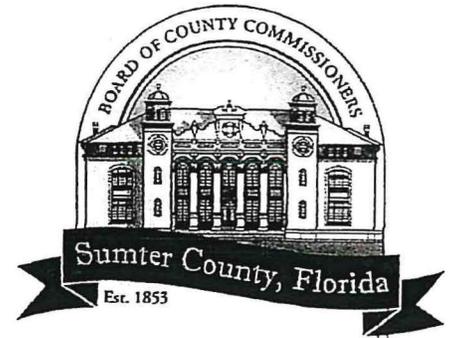
Repectfully,

Timothy A Green
12449 C.R 245E
Oxford, FL 34484
Parcel #(C09-004)

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Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



June 22, 2020



Mr. Robert Wolf
2780 County Road 245d
Oxford, FL 34484

A

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **Christel Allen & Denis Perry** (see map on reverse). The property is being considered at a public hearing for Major Special Use Permit

CASE# **S2020-0002** - Allen – Major Special Use permit for a private dirt bike riding training facility as a home occupation.

A **public hearing** before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785 on July 6, 2020, at 6:00 p.m.**

The recommendations of the Planning and Zoning Special Master will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on **July 14, 2020, at 5:30 P.M., The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400.

I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *This will not fit into our quiet rural, agriculture zoned area IE: will produce excessive noise, have a negative environmental impact and add more traffic to our already "poorly maintained roads".*

Please return no later than **June 30, 2020**

RE: CASE# **S2020-0002**

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

June 28, 2020

Dear Neighbor:

This just came to our attention via Maria and Ron Dempsey who live on CR 245S.

Many of you on 245 W and 245N may have notice back in early spring several dump trucks in the area, for a few weeks. This was dirt being delivered to new owners of 1870 CR 245 S, Cristel Allen and Denis Perry. During one of our morning walks, Bruce and I met she and her husband while they were painting their entry fence. Asked about all the dirt and she told us that she was a professional motocross racer and was building a practice track for her own use on her property. She said she would be practicing "weekdays from 10am thru 4pm". We asked if she was going to have competitions and other people riding and she stated no, just for her use.

Ron & Maria Dempsey have gone through two other owners of this property and after a law suit had to deed an easement to the first people who owned this property. First being horse people from Georgia who later sold to a lawn service guy and he went bankrupt and left. Now this. They are concerned with the noise, dust, air pollution in the area, along with having to pay taxes on the easement and keeping it clean of debris etc.

I spent three days trying to enjoy my patio which is on the east side of our house and was annoyed by the noise recently. There was more than one motocross bike in operation all these days. There is a 5 acre lot that is land locked between our back property and their race track. It was still very noisy.

Maria Dempsey presented us with the notice she received after filing a complaint with zoning, along with Irene Clark and neighbors on the end of 245 S. Also there is a new dog kennel business in Sodergrens old house on the corner of 245 S and 245W. One neighbor said the barking dogs are a problem, she counted 40 Australian Sheperds brought in recently. The zoning has also received a few complaints on that situation also.

I am enclosing the email that I sent to Zoning prior to a meeting scheduled July 6. It pretty much states our concerns about this endeavor.

If you check the websites listed on the email copy, you will see these people have already booked training in June and July without permits.

If you have any other ideas or wish to email the zoning per the info attached from the Board of County Commissioners prior to June 20, it would be a big help. I plan to attend the meeting.

This is not just going to be a track for training, it is a full blown vacation getaway with these folks renting out space in the huge home, they have constructed a gym for guests, and they will be holding training for up to 10 riders at a time. Their ads on the websites and their website states every day of the week.

I don't know how they thought they could actually proceed without the proper knowledge of land use in this area and not getting permitted a head of time. The zoning and commissioners only notified property owners within 500 ft of the perimeter of this property. The noise certainly travels much farther than that.

Hope you can help. It would be much appreciated.

Thank you for you time.

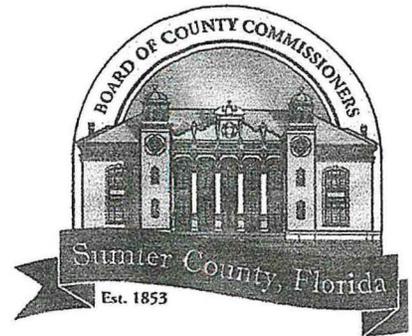
Sincerely,

Cheryl Blair
13019 CR 245 W
Oxford, FL 34484

352-748-7538

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



June 22, 2020

DEMPSEY RONALD L & MARIA A
1862 COUNTY ROAD 245S
OXFORD, FL 34484

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **Christel Allen & Denis Perry** (see map on reverse). The property is being considered at a public hearing for Major Special Use Permit

CASE# S2020-0002 - Allen - Major Special Use permit for a private dirt bike riding training facility as a home occupation.

A public hearing before the Planning and Zoning Special Master will be held at **The Villages Sumter County Service Center, 7375 Powell Rd, Room 102, Wildwood, FL 34785 on July 6, 2020, at 6:00 p.m.**

The recommendations of the Planning and Zoning Special Master will be presented to the Board of Sumter County Commissioners at a Public Hearing to be held on July 14, 2020, at 5:30 P.M., **The Everglades Recreation Center, Grand Canyon Room, 5497 Marsh Bend Trail, The Villages, FL.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov **Please include the case number on all emails.**

Questions should be directed to Sue Farnsworth at the Planning Division at (352)689-4400.

I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): BASED ON THE INFORMATION PROVIDED BY OUR NEIGHBORS / LETTERS ENCLOSED WE ARE AGAINST THE PROPOSED SPECIAL USE PERMIT MAINLY BECAUSE OF THE NOISE CREATED AND THE EFFECT IT MIGHT HAVE ON OUR PROPERTY VALUES. DIRT BIKES ARENT EXACTLY QUIET MACHINES.

Please return no later than June 30, 2020

RE: CASE# S2020-0002

SCOTT & SUE ORTENGREN

13160 CR 245W
OXFORD, FL

352-748-6459

Al Butler, Dist 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Burgess, Dist 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Steve Printz, Dist 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, Dist 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

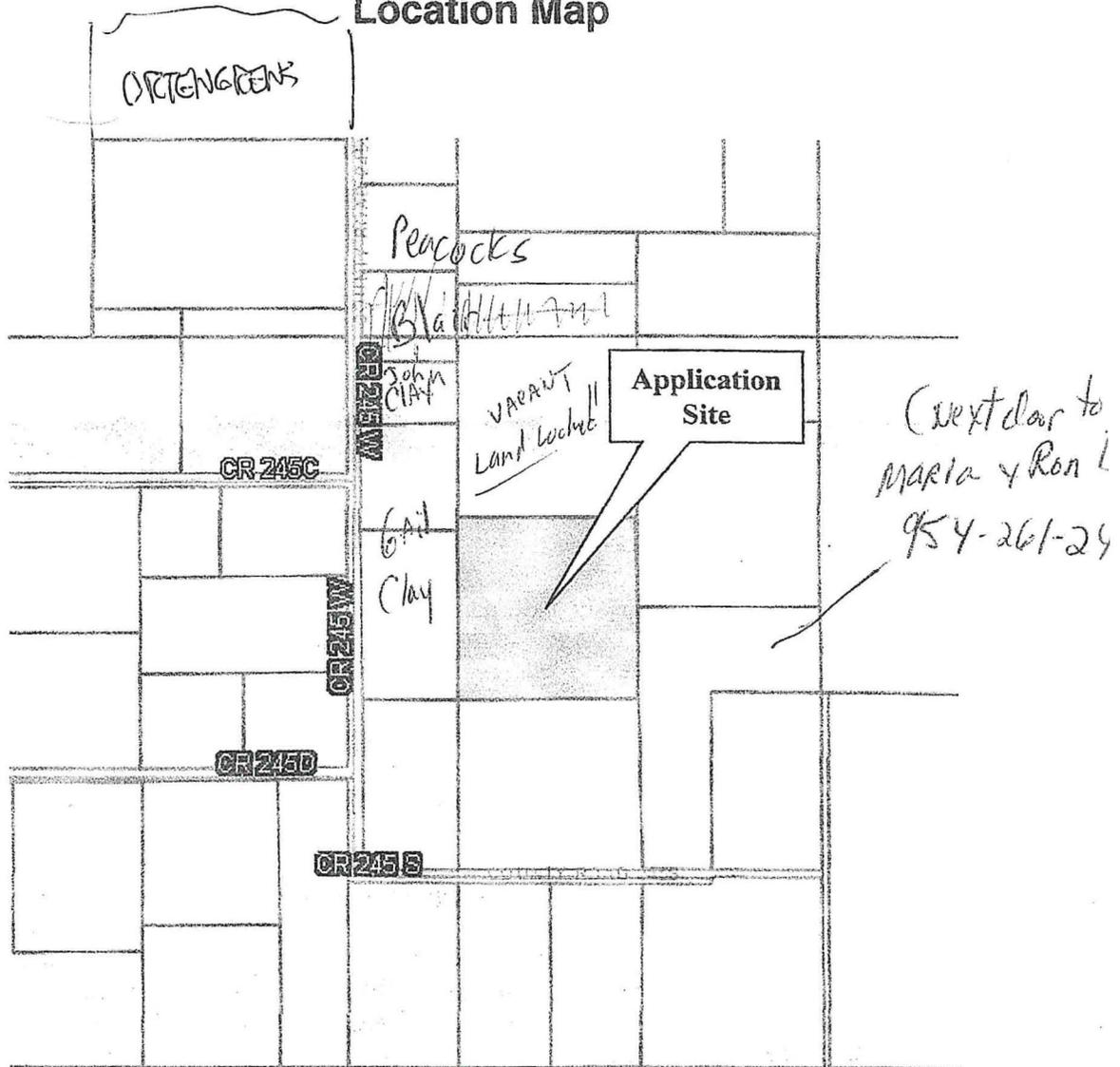
Garry Breeden, Dist 4
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6800
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Location Map



website for application of business

FL Motorcross Vacations
SAK Mx Training Facility

List of public input

S2020-0002

Packet #1

1. Navessa Clay
2. Michelle of TDSE
3. Deborah thomas
4. Dr. William Washington
5. Jayne Schuld
6. David Wallace
7. Doug & Beverly Durkie
8. Alex Maust
9. Janet Thomas
10. Shelly Fairbanks

Packet #2

11. Libby Ferris
12. Tammy (Sue Sunshine)
13. Brandy Morgan
14. Brandy Morgan #2
15. Kathleen Peart
16. Martha Struthers
17. Tory English
18. Irene & Larry Clark
19. Cheryl Blair – email
20. Michael & Alison Lynch
21. Tom Stokes

Packet #3

22. Gay Light (twohorselady)
23. James Bennett
24. Cindy Couillard
25. Melanie Hurst
26. Mary Levesque
27. Brett Compton
28. Paula Boul
29. Carlos Tervel
30. Brittany Wallace

Packet #4

31. Frederick Struthers
32. Elizabeth Mogg
33. Brian Chavous
34. Curtis & Jeannie Peacock
35. Maria Dempsey –email
36. Benita & Michael Split
37. Tricia Lively
38. Christy Padgett
39. Kim Vann
40. Justin Hughes
41. Robert Ruis
42. Brittany King
43. Timothy Green

Packet #5

44. Robert Wolf – letter
45. Cheryl Blair-letter
46. Maria & Ronald Dempsey - letter

Farnsworth, Sue

From: Christel Allen <ChristelAllen61@outlook.com>
Sent: Tuesday, June 30, 2020 10:00 AM
To: Farnsworth, Sue; Ashley Hunt
Subject: RE: S2020-0002 application
Attachments: SAK DB Report.pdf; SAK Petition.pdf; The Purpose of our Mission.docx; Annual Report Certificate.pdf; Special Use Permit.docx; Pics for Special Use Permit.docx

Hi Sue,

Per our conversation, attached are all our documents to include in your report.

After reading all these in opposition. We have realized they are confusing our other business that is not related to SAK MX Training Facility. We do have a 2nd company called Florida Motocross Vacations which was established in 2017 that my husband runs. It is a Bike rental business where my husband loads up his trailer and meets the riders at one of the public tracks of their choice in the state of Florida and spends the day with them taking care of them and maintaining the bikes. This must not be confused with the training I provide riders on our property at SAK MX. If you look up the website, facebook or Instagram site for Florida Motocross Vacations, you will see he has never had a rider at SAK MX Training Facility. These are mostly northerner's traveling here on vacation or foreigners from all different country's on their vacations, these customers stay in hotels in Orlando and other parts of Florida, have their own rental cars and they meet him at the track and he provides all necessary equipment and gear for their ride day. **I need to confirm and make it very clear that Florida Motocross Vacations has nothing to do with our property.**

- Another point is I do not have bikes running outside of our property. All bikes are brought in on trucks and leave on trucks. 4 wheelers and ATV's are not allowed at SAK MX Training Facility nor do we own any. We only work with 2-wheel dirt bikes, from 50cc bikes to 450cc bikes. The 4 wheelers are owned by other property owners including our neighbor Maria Dempsey's son Lee which we have witnessed racing up and down the public roads and should not be confused with what we do at our facility. We have strict restrictions about ride time and about how many bikes are allowed on the track at a time. I also want to make it very clear, a bike will not ever leave this facility and ride on any public roads, nor run at night.
- A couple other notices mentioned they are worried about the noise, yet haven't heard any noise from us as of yet or have received any complaints since we moved here October 2018. They are very clear that they have never heard about us. Which shows we are not as loud as they are anticipating. Since our friends and us have been riding on our property since Dec. 2018.
- We are seasonal and mostly work one on one with riders which means there is very little increase in traffic. We also take up to four kids max under our wing which means it creates zero extra traffic.
- Fire danger is not an issue because the bikes are created with a spark arrestor screen in them from the manufacturer.
- We are not commercial or public, we take reservations only from kids and adults who truly want to focus on extra training and improving their riding skills and we do not run 7 days a week.
- We have been very respectful running bikes only between 10am – 4pm and limiting the amount of days we ride.
- Hearing PTSD as an opposition is mind boggling since there is constant gun fire from residence shooting regularly all around us. Dirt Bikes have never been classified in that same category.
- We are no different then several other horse trainers in our area that bring in trucks with horse trailers to train rider's on their property to learn how to ride a horse. We just train riders on dirt bikes which are normally carried in the back of a truck.

I've attached the DB readings with Deputy Lacey Nordle as witness and the petition we have as of today that agree with what we are doing.

Thank You,
Christel Allen

From: Farnsworth, Sue
Sent: Monday, June 29, 2020 4:56 PM
To: 'christelallen61@outlook.com'
Cc: ashley@huntlawpa.com
Subject: S2020-0002 application

Hello,

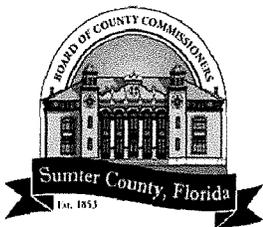
I am preparing your special use permit for the Planning and Zoning Special Master meeting on this Monday, July 7th. My staff report with the recommendation is due to Administration tomorrow at noon. I've attached the application and narrative on record. If you have any other information to submit or replace the attached please let me know as soon as possible.

We have received a number of emails in opposition to the application. Copies are attached. There is also one in support in the second packet. The deadline for public input to be included in the packet is tomorrow. I'll let you know if we receive more tonight.

Call if you have questions or want to discuss.

Thank you,

Sue



Sue Farnsworth

Planner

Planning and Building
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov



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