

## PLANNING AND ZONING SPECIAL MASTER MEETING

January 6, 2020

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

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

Special Master Broome led the Pledge of Allegiance.

Special Master Broome approved the minutes from December 16 and entered them into the record.

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

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

### **S2019-0013 - Tyla Rattray for TBA LLC – A minor special use permit to allow the construction and use of a private motocross track**

Mr. Rattray made an opening statement and submitted item #1, noise recordings obtained at the project site.

Special Master Broome asked if there is an intervening party to be recognized. Recognized Mr. James E. Wade III, Esq representing Mr. and Mrs. Scott.

Mr. James Wade, Esq Made an opening statement.

Ms. Farnsworth presented staff findings, read the recommended conditions of approval into the record and read opposition letters into the record. Ms. Farnsworth addressed the code basis of her review and submitted an email summarizing this information as Item #2.

Special Master Boone asked questions of the applicant.

Mr. Rattray did not have any witnesses to call.

Mr. Wade called witnesses for the opposition. He submitted item #3, locations of other tracks in the area. Mr. Wade submitted item #4, aerial showing the location of Mr. Scott's house.

Mr. Wade made a closing statement.

Mr. Rattray made a closing statement.

Special Master Broome called for public input and received comments.

Special Master Broome closed the meeting to public comments.

Special Master Broome found the application consistent with the Comprehensive Plan and Land Development Code standards and approves the request with the following conditions:

- a) This special use permit allows the development and operation of a private practice motocross racetrack facility with up to three (3) dirt tracks that will accommodate no more than six racers at a time.
- b) Use of the track is limited to family members, teammates, and friends of the family. Public events and publically advertised special events are prohibited.
- c) Hours of operation are limited to 9 AM and 3 PM, Monday through Friday.
- d) A minor site plan permit application, with a letter from a licensed engineer verifying compliance with LDC floodplain fill standards, shall be submitted within one year. Site construction shall be complete within two years.
- e) Overnight camping is prohibited onsite.
- f) A landscape buffer, or berm, shall be provided between the racetracks and the west property line. The buffer or berm shall provide 100% opacity within a two year period.
- g) County personnel shall be allowed to access the site during operating hours to perform unscheduled monitoring inspections;
- h) Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this special use permit;
- i) This special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.
- j) The track shall maintain a 150-ft setback to the west property line. Existing vegetation shall be retained within the setback area. So long as the existing vegetation maintains 100% opacity to the western property line, this condition shall satisfy condition (f). If the existing vegetation ceases to have 100% opacity to the western property line, condition (f) shall control.

**S2019-0014 - Nathan Thomas Love – A minor special use permit to allow a machining shop as a home occupation.**

Mr. Love presented his request.

Ms. Farnsworth presented staff recommendations

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

Special Master Broome found the application consistent with the Comprehensive Plan and Land Development Code standards and approves the request with the following conditions:

1. The Special Use Permit approval is for the operation of a machining shop in conjunction with the residential use of the property.
2. There shall be no employees other than family members.
3. The business shall be located within enclosed structures.
4. There shall be no more than ten (10) new car trips per day associated with the machine operation.
5. One sign, not to exceed ten (10) square feet in area and without illumination, shall be allowed.

**R2019-0035 - Roland and Patricia Gardella – Recommendation to the BOCC on rezoning 1.2 acres from Industrial to Neighborhood Commercial.**

Ms. Gardella presented her request.

Ms. Farnsworth presented the staff recommendations.

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

Special Master Broome found the application consistent with the Comprehensive Plan and Land Development Code standards and recommends approval to the Board of County Commissioners.

**SS2019-0014- Ronnie Bailey Jr – Recommendation to the BOCC to change the Future land Use assignment on 13.4 acres from Commercial to Agricultural**

Mr. Bailey presented his request.

Ms. Farnsworth presented the staff recommendations.

Special Master Broome noted that there were no members of the public present. He called for public input and received no comments.

Special Master Broome found the application consistent with the Comprehensive Plan and Land Development Code standards and recommends approval to the Board of County Commissioners.

Special Master Broome closed the meeting at 7:20 p.m.

2014-0010  
Item #1

Ran a noise/decibel reading at the facility with a honda 450cc 4 stroke  
Please see below the readings. Test was run with the throttle hold wide open for 2-3 seconds.

Db 6 feet = 113

Db 200 feet = 86

Db 400 feet = 74

(55)  
60 wind

Speer Scientific  
Sound level pen

~~speaking example 75-82 decibels~~

Brian Golcubski  
NP445 NRPD K-9 Huber

S2019-0013  
ITEM #2

## Farnsworth, Sue

---

**From:** Farnsworth, Sue  
**Sent:** Friday, January 03, 2020 9:04 AM  
**To:** 'jameswade@wadelaw.us'  
**Cc:** Holley, Karl; 'Tyla rattray'  
**Subject:** RE: S2019-0013 Sumter County PZSM meeting January 6, 2020 agenda  
**Attachments:** 2018-05 signed ordinance.pdf

Good morning,

When the Bakers Farm facility was approved in 2014 it was Karl's determination that under Table 13-431A, automobile, motorcycle, horse and dog racing track, was the most similar to the requested use. That was the basis for the Bakers Farm special use permit. This request is also for a private race track as a principal use on A10C property. It is Karl's continued determination that under Table 13-431A, automobile, motorcycle, horse and dog racing track, is the most similar to the requested use. The "minor" classification of the special use permit is based on the criteria of Section 13-312, Development Classifications.

Let me know if you need any further clarification.

Thanks,  
Sue

---

**From:** James E Wade III <jameswade@wadelaw.us>  
**Sent:** Thursday, January 02, 2020 7:36 PM  
**To:** Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov>  
**Cc:** Holley, Karl <Karl.Holley@sumtercountyfl.gov>  
**Subject:** Re: S2019-0013 Sumter County PZSM meeting January 6, 2020 agenda

Hi Sue – have a question. Please clarify the applicable code section regarding this case. It appears that the motocross track to the south was allowed as a special use for a private outdoor recreational facility per Table 13-362A, but that has changed to Table 13-431A and I do not find a private outdoor recreational category – is this one being considered under 13-431A category: Automobile, motorcycle, horse and dog racing track (which seems kinda public) or under Section 13-655 Race track for motor vehicles accessory to residential uses (which seems to apply to private non-commercial use).

Thank you, Jim Wade

WADELAW, P.A.  
116 Bushnell Plaza  
Bushnell, FL 33513  
Phone: 352-568-2500  
Fax: 352-568-2501  
Email: [jameswade@wadelaw.us](mailto:jameswade@wadelaw.us)

NOTE: This e-mail is from the law firm, WadeLaw, P.A. and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of WadeLaw, P.A., do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to WadeLaw, P.A. in reply that you expect it to hold in confidence. If you properly received this email as a client, co-counsel or retained expert of WadeLaw, P.A., you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

SAT  
S2019-0013  
ITEM #3

**James E Wade III**

---

**From:** Myra Scott <myragscott@aol.com>  
**Sent:** Friday, January 3, 2020 6:39 PM  
**To:** jameswade@wadelaw.us  
**Subject:** Fwd: other tracks

**AmicusFilelds:** 2228  
**AmicusFileName:** Scott, George & Myra - Zoning  
**AmicusId:** 6129  
**AmicusStatus:** Saved

1st track is on East side of 48, just North of Austin Merritt Rd. The second is just across the street and the third is off Tuscanooga Rd. 10 min from here.

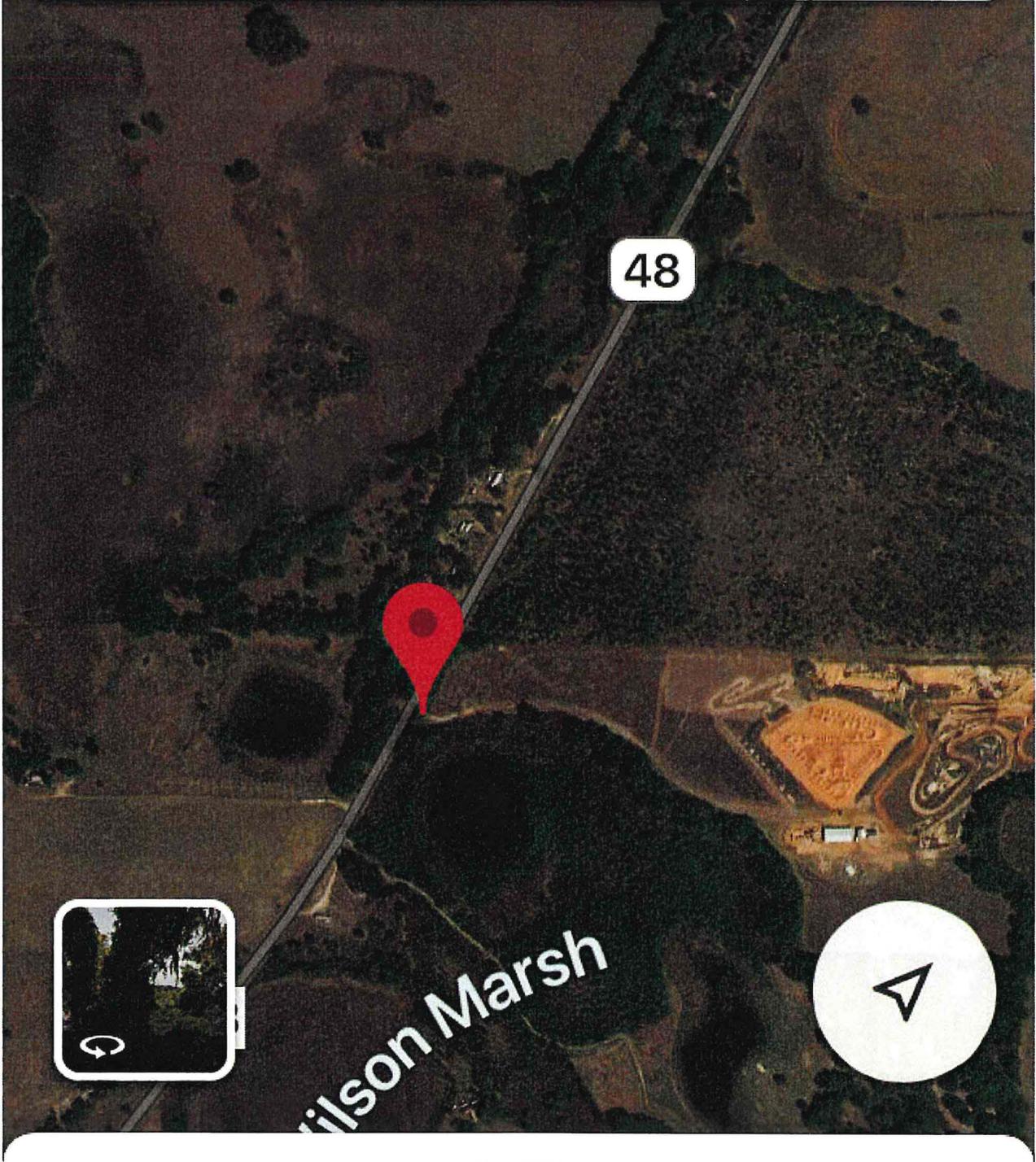
Sent from my iPad

Begin forwarded message:

**From:** George Scott <gscott46@aol.com>  
**Date:** January 3, 2020 at 6:12:46 PM EST  
**To:** Myra Scott ICE <Myragscott@aol.com>



Dropped pin



Dropped pin



Search here



Restaura...



Coff...



Hot...



702

er's Factory





The Nest MX Facility



[See similar places](#)

The Nest MX Facility

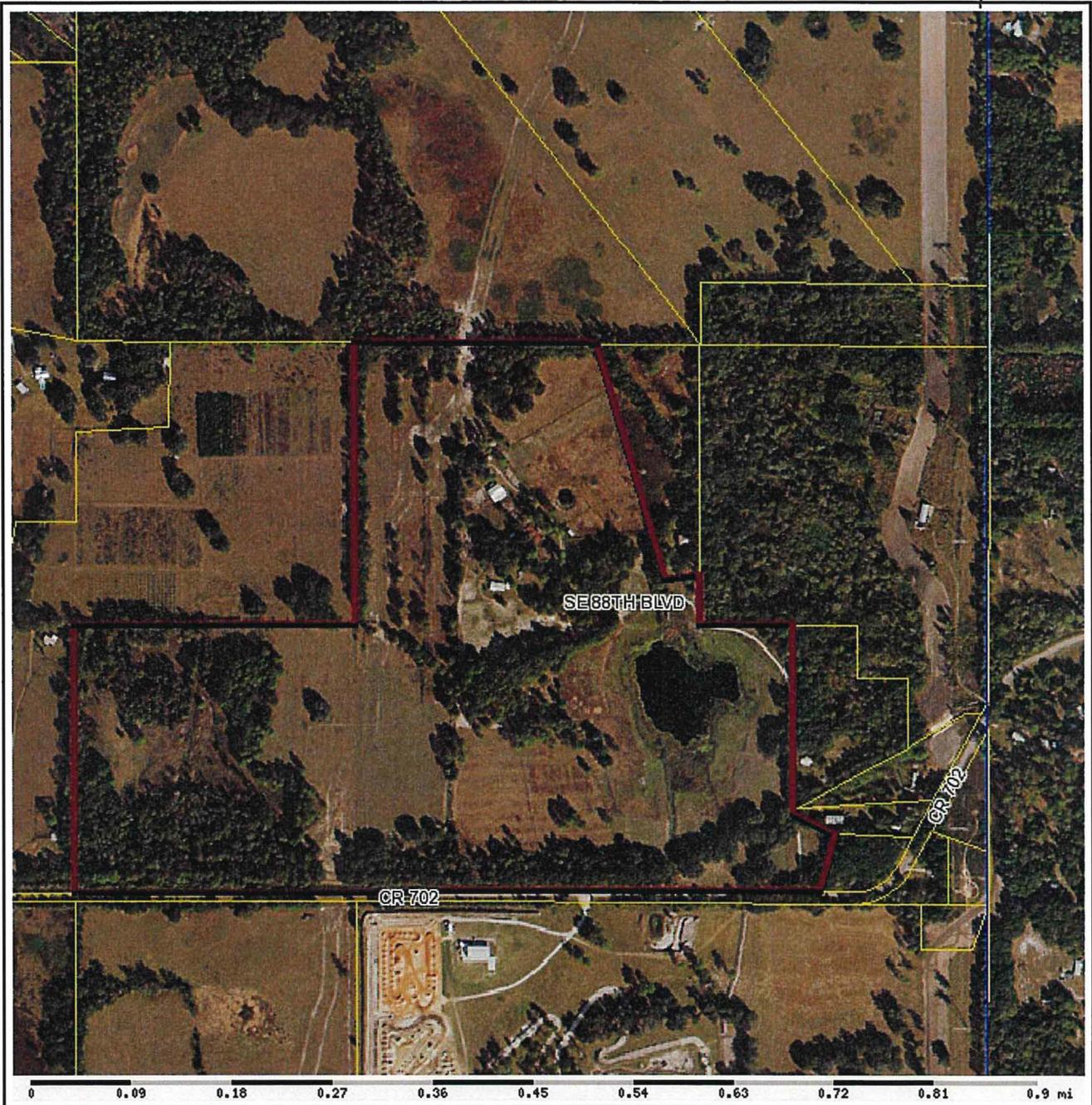


Google



The Nest MX Facility

SR019-0013  
ITEM # 4



**Sumter County Property Appraiser**

Joey Hooten - Bushnell, Florida - 352-569-6800

**PARCEL: Q13-010 - SINGLE FAMILY (00100)**

BEG 925.13 FT W OF NE COR OF SE1/4 OF SE1/4 RUN S 901.67 FT S 65 DEG 21 MIN 30 SEC E 204.13 FT S 15 DEG 51 MIN 22 SEC W 275.94 FT TO N R/W W TO SW

NOTES:

Name: SCOTT GEORGE E & MYRA G	LandVal	\$31,140.00
Site: 6611 SE 88TH BLVD, CENTER HILL, FL 33514	JustVal	\$667,880.00
Mail: 6611 SE 88TH BLVD, CENTER HILL, FL 33514	Assd	\$165,730.00
Sales 01/2013 \$100.00 I (U)	Exmpt 01 - Homestead	\$25,000
Info 11/2012 \$495,000.00 I (Q)	Exmpt 02 - Additional Homestead	\$25,000
Info 11/2011 \$0.00 I (U)	Taxable	\$115,730.00



This information, updated: 12/19/2019, was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

powered by:  
**GrizzlyLogic.com**