

Levy County Board of County Commissioners

Agenda Item Summary

1. NAME/ORGANIZATION/TELEPHONE:

BILL HAMMOND, DEVELOPMENT DIRECTOR

2. MEETING DATE:

April 19, 2016

3. REQUESTED MOTION/ACTION: (Public Hearing) SE 15-02 Guardian Angels Medical Service Dogs

4. Agenda Presentation

Time Requested: _____

(Request will be granted if possible)

**ALLOTTED TIME NOT
MORE THAN 15 MINUTES**

5. IS THIS ITEM BUDGETED (IF APPLICABLE)?: Yes No IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT:

DETAILED ANALYSIS ATTACHED?: Yes ___ No ___ BUDGET OFFICER APPROVAL ___ DATE

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

SE 15-02 Chris and Carol Borden (applicants), petitioning the board for a Special Exception to bring into compliance an existing establishment known as "Guardian Angels Medical Service Dogs, Inc." to allow a dog kennel for raising, training and the donating of service dogs to people with mental and physical disabilities. The parcel of land being the South 303.67 ft. of the NW 1/4 of the SW 1/4 and the N 1/2 of the N 1/2 of the SW 1/4 of the SW 1/4 in Section 1, Township 13S, Range 18E, in Levy County. Said parcel contains 19.4 acres and is located within an "FRR" Forestry/Rural Residential zone.

This petition was heard by the **Planning Commission** on July 6, 2015. The Planning Commission recommended approval with the attached conditions.

This petition was heard by the **Board of Adjustment** on April 6, 2016 for a Variance from Chapter 50-718 from the 6' fence requirement and 200' setback requirement. The Board of Adjustments decision was to approve the Variance with the attached conditions.

7. RECOMMENDED APPROVAL AND DATE (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
Yes <input checked="" type="checkbox"/> No	Yes ___ No	Yes ___ No	Yes ___ No	Yes ___ No	Yes ___ No

8. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:

Planning Commission Conditions of Approval for SE 15-02

1. The kennel facility shall be located as shown on the site plan provided with application SE 15-02 and shall be designed as indicated in the supporting documents.
2. The special exception use shall be operated in a manner consistent with the application and supporting documents.
3. The kennel facility shall be cleaned on a daily basis in the manner described by the applicant in the supplement document provided with application for the special exception use.
4. Upon reasonable notice, the owner, applicant or their assigns shall grant Levy County Animal Control Services personnel access to the kennel facility during normal business hours to inspect the kennel facility.
5. Any expansion of the kennel facility will require the applicant to submit an application for an amendment to SE 15-02, which shall be processed in the same manner.
6. Dogs will be kept within enclosed buildings between the hours of 6:00 p.m. and 7:00 a.m. each day to protect nearby residences from disturbances by barking with dog houses on subject property as qualifying buildings.
7. Provide written assurance that each dog will be provided access to dry shelter at all times.
8. A yearly inspection by the office of Environmental Health for compliance with the agreed waste disposal plan as submitted as part of this application.
9. Applicant to apply for and receive a variance to reduce the fence height from 6' as required by Section 50-718 to 4' and a variance to reduce the setback from 200' as required by Section 50-718 to 4' and a variance to reduce the setback from 200' as required by Section 50-718 to 20'. Variances must be obtained prior to Order to Approve being effective.

Board of Adjustment Approval for VA 03-16

1. A security fence shall completely enclose all areas of the Subject Property containing dog runs and/or kennels. Such fence shall be a minimum of 4' in height.
2. Any proposed kennel and enclosing fence for such kennel on the Subject Property shall be erected or maintained and set back from the property line as depicted on the Map of Boundary Survey submitted with Application VA 03-16, with a minimum 23'2" setback at the closest point along the southern property line, and a minimum 38'1" setback at the furthest point along the southern property line.

LEVY COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT
(REVISED FOR BOCC)

4/7/2016

Rover Real Estate, LLC Special Exception

Staff Review of SE 15-02 – An application for a Special Exception to bring into compliance an existing establishment known as “Guardian Angels Medical Service Dogs, Inc.” to allow a dog kennel for training purposes.

LEVY COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

ROVER REAL ESTATE, LLC SPECIAL EXCEPTION

April 7, 2016

To: Levy County Board of County Commissioners
From: Bill Hammond, Building Official

Applicant: Chris and Carol Borden
3251 NE 180th Avenue
Williston, FL. 32696

Owner: Rover Real Estate, LLC.
4 East Saddle River Road
Saddle River, NJ. 07458

Legal Description: The South 303.67 ft. of the NW ¼ of the SW ¼ and the N ½ of the N ½ of SW ¼ of the SW ¼ in Section 1, Township 13S, Range 18E, Levy County.

Parcel ID Number: 04340-000-00

Total Project Area: 19.4 acres more or less

Situs Address: 3251 NE 180th Avenue, Williston, FL. 32696

Current Zoning Designation: "FRR" Forestry/Rural Residential

Existing Use of Property: Non-profit organization that raises and donates service dogs to people with mental and physical disabilities.

Proposed Use: Same

Staff Review Based on Submitted Application:

The application is a request for a special exception use permit for an existing establishment known as "Guardian Angels Medical Service Dogs, Inc." The application is to bring the existing use into compliance with the Levy County Land Development Regulations, Chapter 50, Section 1, Definitions "*Kennels – any location where raising, grooming, training, caring for or boarding of dogs, cats or other small animals for commercial purposes is carried on.*"

Existing Uses of the Land: Currently there are 14 fenced in dog yards approximately 50' x 50' each. Five of them are located on the south boundary line and nine going north and in between the existing residence and the wood frame horse stalls/barn. The dog yards are located under large shade trees where there already exists plumbing that provides a water source to every yard. The entire dog area is enclosed with a six-foot high fence. The dog area contains approximately 1.4 acres. There are two covered areas (carport like structures) and a 15'9" x 24' concrete block garage used for storage.

Access: The site plan indicates access to the existing kennel is via an existing asphalt driveway leading from CR 502 (NE 180th Avenue) to both the home and horse barn.

Compatibility: The applicant states the existing kennel is blocked from view by the existing heavily wooded shade trees on the south; screened by the existing horse barn to the northeast and existing shade trees on the east.

The applicant states there are no dwellings within 500' of the dog yards.

The adjacent property to the south is developed with a residential home approximately 609' to the subject parcels south boundary line.

The adjacent property to the east is developed with a residential home approximately 192' to the subject parcels east boundary line.

The adjacent property to the north is developed with a residential home approximately 344' to the subject parcels north boundary line.

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The following are the code sections related to special exceptions. Staff has provided comments following each applicable code section marked in bold.

DIVISION 5. STANDARDS AND REQUIREMENTS FOR SPECIAL EXCEPTIONS

Subdivision I. Special Exceptions in General

Sec. 50-796. Generally.

Special exceptions, as enumerated in Schedule 1. Use Regulations, of section 50-676 hereof, or as contained in the Levy County Comprehensive Plan shall be permitted only upon authorization by the board of county commissioners subsequent to review by the planning commission. In granting any special exception, the board of county commissioners may require appropriate conditions and safeguards, made a part of the terms on which the special exception is granted, which if not complied with shall be deemed a violation of this article. The board of county commissioners may grant an application for special exception, provided that such application for special exception and the uses proposed therein shall be found by the board of county commissioners to comply with the following requirements or criteria and any other applicable requirements, criteria or standards set forth in this article.

1. That the use is a special exception as set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.

The use is listed as a "Special Exception Use" in the "F/RR" zoning district.

2. That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

Staff finds that use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

It is staff's opinion that the use will not cause substantial injury to the value of the property in the neighborhood where it is to be located.

4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

Staff finds the property that is the subject of the special exception use request is suitable for the type of use proposed by virtue of its location, shape and topography, and by virtue of its compatibility with

adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.

It is staff's opinion that the substantial distances to existing development, the location of the kennel facility in relation to existing development on the subject property and the established heavily wooded trees will provide an adequate visual and sound barrier between adjacent property and the property that is subject of the special exception.

6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.

The applicant states the existing driveway is efficient for parking as recipients are by appointment only.

7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.

The proposed use will conform with all applicable regulations governing the district where located if the SE 15-02 is approved by the BOCC.

8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of this division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.
(1991 LDR ch. 79, § 6.01(A); Ord. No. 05-01, § 6, 5-17-2005; Ord. No. 2007-03, § 24, 7-17-2007)

Subdivision II. Special Exception Review Standards

Sec. 50-816. Compliance.

The special exception shall be approved only if it meets all of the standards in this subdivision.
(1991 LDR ch. 79, § 6.01(B); Ord. No. 2007-03, § 24, 7-17-2007)

Sec. 50-817. General standards.

- (a) The special exception use shall be consistent with the regulations of this article.
- (b) The special exception use shall be consistent with the comprehensive plan for the county.
- (c) The special exception use shall be provided for an effective and unified treatment of the development possibilities on the project site making appropriate provision for the preservation of scenic features and amenities of site and the surrounding areas.
- (d) The special exception use shall be planned and developed to harmonize with any existing or projected development in the area surrounding the project site.
(1991 LDR ch. 79, § 6.01(B) (1))

Sec. 50-818. Design standards.

Staff finds that sections 50-818 (a) through 50-818 (g) are related to large scale developments, and are not applicable to the special exception use "Dog Kennels."

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- (a) All buildings in the layout and design shall be an integral part of the development and shall have convenient access to and from adjacent uses and blocks.
 - (b) Individual buildings shall be related to each other in design, masses, materials, placement and connections to provide a visually and physically integrated development.
 - (c) Treatment of the sides and rear of all buildings within the planned development group shall be comparable in amenity and appearance to the treatment given to street frontage of these same buildings.
 - (d) The design of buildings and the parking facilities shall take advantage of the topography of the project site, where appropriate, to provide separate levels of access.
 - (e) All building walls shall be so oriented as to ensure adequate light and air exposure to the rooms within.
 - (f) All buildings shall be arranged so as to avoid undue exposure to concentrated loading or parking facilities wherever possible, and shall be so oriented as to preserve visual and audible privacy between adjacent buildings.
 - (g) All buildings shall be arranged so as to be accessible to emergency vehicles.
(1991 LDR ch. 79, § 6.01(B) (2))

Sec. 50-819. Landscape design standards.

- (a) Landscape treatment for plazas, roads, paths, service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area.
- (b) Primary landscape treatment shall consist of shrubs, ground cover and street trees, and shall combine with appropriate walks and street surfaces to provide an attractive development pattern. Landscape materials selected should be appropriate to local growing conditions.
- (c) Whenever appropriate, existing trees shall be conserved and integrated into the landscape design plan.

This is an already developed parcel/site. No specific landscaping is proposed on the submitted site plan. The board of county commissioners may require additional landscaping as a condition of approval of the requested SE.

- (d) All streets bordering the project area shall be planted at appropriate intervals with street trees.
(1991 LDR ch. 79, § 6.01(B) (3))

The site plan indicates the use of the existing wooded trees.

Sec. 50-820. Circulation system design standards.

Staff finds that Sec. 50-820, Circulation system design standards, are not applicable to this proposed Special Exception Use application.

Sec. 50-821. Parking and loading design standards.

- (a) Parking facilities shall be landscaped and screened from public view to the extent necessary to eliminate unsightliness and monotony of parked cars.
- (b) Pedestrian connections between parking areas and buildings shall be via special pedestrian walkways and/or elevators.

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- (c) Parking facilities shall be designed with careful regard to orderly arrangement, topography, landscaping, ease of access, and shall be developed as an integral part of an overall site design.
 - (d) Any above grade loading facility should be screened from public view to the extent necessary to eliminate unsightliness.

There are no roads or loading spaces associated with this use. The off-street parking of cars associated with the proposed dog kennel is very limited, incidental use of the property, and therefore may not be applicable to the code section. Staff finds that these standards may only apply to commercial, industrial or residential developments listed as special exception uses.

(1991 LDR ch. 79, § 6.01(B)(5))

Cross references: Traffic and vehicles, ch. 90.

Sec. 50-775. Site plans.

1. Project identification.
2. Existing conditions.
3. Proposed development plans.
4. Tabulation of proposed development plans.

Staff finds site plan submitted to be complete and sufficient for proposed requested use.

** The development department director or the board of county commissioners, or other provisions of this Code, may require additional information to be included in any site plan submitted pursuant to this section.

(1991 LDR ch. 79, § 6.01(B)(6); Ord. No. 2007-03, § 23, 7-17-2007)

Sec. 50-823. Visual barriers.

Where required, a visual barrier a minimum of six feet high shall be constructed, consisting of any one or any combination of the following:

- (1) A fence along any road frontage of the subject property, which shall consist of an opaque decorative wood or masonry fence no higher than ten feet. The fence around the remainder of the perimeter of the subject property shall consist of an opaque fence that may consist of masonry or wood construction, or of a chain link with sufficient aluminum slats to render it opaque.
- (2) An irrigated berm.
- (3) Non-deciduous, living vegetation, spaced in a manner, which, at the time of planting and thereafter, will constitute an unbroken screen.
- (4) Masonry fencing, of decorative brick or concrete block and stucco, designed with a landscape theme that provides an unbroken screen and complements the character of the neighborhood.

Staff finds the application and supporting documents adequately demonstrates that the existing vegetation and development provides an adequate visual barrier.

Subdivision 2. - Requirements for Specific Uses

* The following is the specific review criteria for **Section 50-718. Dog Kennels**. Staff recommendations will follow this section code.

Sec. 50-718. Dog Kennels.

The following applies to dog kennels:

- (1) The applicant shall provide written assurances that:
 - a. All dogs will be kept within an enclosed building between the hours of 6:00 p.m. and 7:00 a.m. each day, as a means of protecting nearby residences from disturbance by barking.
The applicant did not provide written assurance that all dogs will be kept in an enclosed building between the hours of 6:00 p.m. and 7:00 a.m. However, condition #6 by the Planning Commission does allow the existing dog houses as "qualifying buildings" as part of their approval.
 - b. Each dog will be provided with a run which meets or exceeds minimum standards as established by the levy county humane society.
The applicant did provide a letter from Animal Control from a well-being investigation.
 - c. Each dog will be provided access to dry shelter at all times.
The applicant did not provide written assurance the dogs will have access to dry shelter at all times.
 - d. Solid wastes will be removed on a daily basis, according to a method approved by the county health department.
The applicants have provided written assurance as requested by the Levy County Health Department, Division of Environmental Health for their waste disposal.
- (2) A security fence shall completely enclose all areas containing dog runs and/or kennels. Each such fence shall be a minimum of six feet in height.
A variance was approved by the BOA to allow a reduction in the required 6' height for security fencing.
- (3) Any proposed kennel and enclosing fence shall be located at least 200 feet from every property line. **A variance was approved by the BOA to allow a reduction in the required 200' setback relating to dog kennel use.**

(1991 LDR ch. 79, § 6.01(G)(8); Ord. No. 2007-03, § 22, 7-17-2007)

Staff Recommendations:

Should the Board of County Commissioners upon review and recommendation of the Planning Commission, find the requested "Special Exception Use" consistent with the Comprehensive Land Use Plan and Land Development Code, staff recommends the following conditions be attached to the approval of the Special Exception Use Permit:

Planning Commission Conditions of Approval for SE 15-02

1. The kennel facility shall be located as shown on the site plan provided with application SE 15-02 and shall be designed as indicated in the supporting documents.
2. The special exception use shall be operated in a manner consistent with the application and supporting documents.
3. The kennel facility shall be cleaned on a daily basis in the manner described by the applicant in the supplement document provided with application for the special exception use.
4. Upon reasonable notice, the owner, applicant or their assigns shall grant Levy County Animal Control Services personnel access to the kennel facility during normal business hours to inspect the kennel facility.

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5. Any expansion of the kennel facility will require the applicant to submit an application for an amendment to SE 15-02, which shall be processed in the same manner.
 6. Dogs will be kept within enclosed buildings between the hours of 6:00 p.m. and 7:00 a.m. each day to protect nearby residences from disturbances by barking with dog houses on subject property as qualifying buildings.
 7. Provide written assurance that each dog will be provided access to dry shelter at all times.
 8. A yearly inspection by the office of Environmental Health for compliance with the agreed waste disposal plan as submitted as part of this application.
 9. Applicant to apply for and receive a variance to reduce the fence height from 6' as required by Section 50-718 to 4' and a variance to reduce the setback from 200' as required by Section 50-718 to 4' and a variance to reduce the setback from 200' as required by Section 50-718 to 20'. Variances must be obtained prior to Order to Approve being effective. **

** The Board of Adjustment met on Wednesday, April 6, 2016 and heard a Variance application from the requirements of Section 50-718 (2), Levy County Code, for a reduction in the required 6' height for security fence enclosing all dog runs and/or kennels for a dog kennel use, and from the requirements of Section 50-718 (3), Levy County Code for a reduction in the required setback of 200' from all property lines of any kennel and enclosing fence for a dog kennel use.

It was the decision of the board to approve the Variance request with the following conditions:

1. A security fence shall completely enclose all areas of the Subject Property containing dog runs and/or kennels. Such fence shall be a minimum of 4' in height.
2. Any proposed kennel and enclosing fence for such kennel on the Subject Property shall be erected or maintained and set back from the property line as depicted on the Map of Boundary Survey submitted with Application VA 03-16, with a minimum 23'2" setback at the closest point along the southern property line, and a minimum 38'1" setback at the furthest point along the southern property line.

CK#2214

SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA

Filing Date _____ Petition Number SE 15-00
Fee 600.00 (See fee schedule) Validation Number _____

TO THE LEVY COUNTY PLANNING COMMISSION:

Special Exceptions are intended to provide for land use and activities not permitted "By Right" in the applicable zoning district. Because a Special Exception is not normally permitted in a particular district, the burden is placed upon the applicant to document that the granting of the Special Exception will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future. [Source: Levy County Code of Ordinances, Section 50-796]

This application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Zoning Ordinance petitioning for a Special Exception on the following described property:

I. APPLICANT AND REQUEST INFORMATION: Please print unless otherwise specified

Applicant's Name CHRIS + CAROL BOLODI Owner's Name ROVER REAL ESTATE LLC
 Address 3251 NE 180TH AVE Address _____
WILMINGTON FL Zip Code 32696 Zip Code _____
 Phone No. 850 425 1981 Phone No. () _____

II. PARCEL INFORMATION:

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>0434000000</u>	<u>SEC01 : TWP:13 R118</u>	<u>19.4</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

Total Acreage: 19.4

Subdivision name (if applicable): _____ Lot _____ Block _____

Current Zoning: F/RR A/RR RR Industrial
 C-1 C-2 C-3 C-4 RMU

Current Land Use: LDR MDR HDR Commercial RCN
 F/RR A/RR RR Industrial Public

Current Use (Actual) and Improvements on the Property: (i.e. Single-family home, well and septic, pole barn, etc... SINGLE FAMILY HOUSE, CENTER USE BARN, WELL, SEPTIC FENCING)

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

Directions to the Property: (Please start directions from a State or County Road): FROM BRONSON
SON 27th TURN RT ON NE 180th HOUSE IS ON LEFT PAST
ORANGE HILL CEMETARY

III. TO BE SUPPLIED AT THE TIME OF SUBMISSION: Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.

*** Upon completion of the above application, please submit the original and 24 copies to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

Surrounding Land Owners & Mapping

- A list of names and addresses of property owners within 300 feet of the subject property (excluding rights-of-way) with corresponding address labels. This information shall be based on the latest available property records of the property appraiser's office. The applicant shall also provide a map clearly showing the subject property and all of the other properties within 300 feet.

Property Description

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Certified property boundary survey.** Provide a certified legal boundary survey of the proposed amendment site. If the proposed Special Exception is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer. *Need 3 signed & sealed, 21 copies*
- Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.
- Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view (see Application Photo Directions, attached). Additional photos showing relevant information may also be included.

Maps: All required maps and information can be obtained at the Levy County Property Appraiser's Office.

- Property Appraiser's Parcel Map.**
1. Identify the proposed site clearly using a color or pattern.

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

2. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.
3. Identify the FLUM designation and zoning classifications for those properties identified by question #2.

- Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

Documentation

- Existing Conditions and Compatibility on Property adjacent to the proposed amendment site.** Provide a cover letter for this application which documents in writing how you believe the proposed Special Exception will be compatible with the adjoining development and the proposed zoning district where it is to be located.
- A narrative description of the total project in sufficient detail to provide an understanding of the nature of the development proposal and a statement describing how the special exception meets all requirements, criteria, and standards for approval set forth in division 5.

Note: The development department director or the board of county commissioners, or other provisions of this code, may require additional information to be included in any site plan submitted pursuant to this section.

IV. Detailed Site Plan: The developer shall submit a site plan of his proposed Special Exception to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger [subject to the Zoning Official's approval], showing the relationship of existing and proposed structures and uses to the parcel on which it is located. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-796, the following shall be required:

- 1) **Project identification:**
 - (a) Title of project or development
 - (b) Name of engineer, architect and developer
 - (c) North point, scale, date and legal description of the entire property encompassing the special exception.
- 2) **Existing conditions:**
 - (a) Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
 - (b) A 1" equals 200' aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

3) Proposed development plans:

- (a) Proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas and required yards and other spaces.
- (b) Plan showing proposed locations for utility hookups.
- (c) Plan for screening and buffers, with reference to type, dimensions and character.
- (d) Proposed landscaping.
- (e) Proposed signs and lighting, including type, dimensions and character.
- (f) Size of proposed lot (s) or parcel (s).

4) Tabulation of proposed development plans:

- (a) Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets parking and open and enclosed storage areas.
- (b) Tabulations of total number of dwelling units by dwelling type within the project.
- (c) Proposed development schedule and phasing.
- (d) Square footage of floor area by type of structure.

V. Additional Written and Mapping Documentation is required for the specific proposed Special Exceptions listed in Schedule I in applicable Zoning Districts. These uses include, but are not limited to, Mining, Excavation and Quarries, development in the Airport Overlay Zone, and Concentrated Commercial Farming Operations. Confirm with the Zoning Department whether the proposed use requested has additional requirements.

VI. In order for a special exception to be approved, the applicant must show that it meets the following criteria at a minimum and any other applicable requirements, criteria or standards as set forth in the Land Development Regulations.

- 1. That the use is a special exception use as set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.
- 2. That the use is so designated, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.
- 3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- 4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.
6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.
7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.
8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

VII. COMPREHENSIVE PLAN. The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objective and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

VIII. The Applicant states that she/he has read and understands the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

Applicant's Signature _____

Date _____

IX. APPLICATION INSTRUCTIONS:

- (a) An application for a Special Exception must be accompanied with a fee as per the most recent fee schedule. Please note, application fees may be subject to change. Confirm fee at the time of application.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

- (d) The minimum criteria for the applicable zoning district must be met uniformly by every change of zoning. These standards are not exclusive of any other standards which may be established by the Board of County Commissioners due to particular circumstances which are unique to the property for which the special exception is being requested.
- (e) Special Exception applications are processed once a month. Applications received by the first day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first day of the month will not be scheduled for the following month.
- (f) Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:
 - In Person: Levy County Zoning Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.
 - By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672, Bronson, Florida, 32621.
- (h) This office will prepare the poster and place it on the property involved in this request.
- (i) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- (j) **The parties in interest shall appear at the hearings in person, by agent, or by attorney. [Levy County Land Development Code, Chapter 50, Section 798, Application Procedures]** The Commission, at its discretion, may defer action, or take decisive action on any application.

Additional Assistance: If you require further information, please contact the Levy County Development Department at (352) 486-5203 or visit the above address in person.

**SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA**

OFFICE USE ONLY:	
Planning Commission Public Hearing Date: _____	
Planning Commission Recommendation:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
BOCC Public Hearing Date: _____	
BOCC Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
Ordinance Number: _____	Adoption Date: _____
Notes, Instructions and Comments:	

IX. CERTIFICATION

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

Owner of Record Name: <u>Rover Real Estate LLC</u> Address: _____ Phone: _____	Owner of Record Name: _____ Address: _____ Phone: _____
--	---

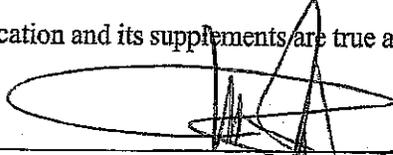
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486-5203 for an appointment.

SPECIAL EXCEPTION APPLICATION
LEVY COUNTY, FLORIDA

OWNER VERIFICATION

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

8 January 2015
Date



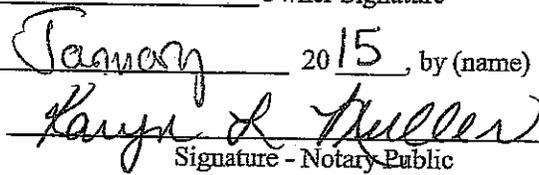
Owner Signature

Francis Rover
Owner, Rover Real Estate LLC

STATE OF ~~FLORIDA~~ New Jersey
COUNTY OF Bergen

Owner Signature

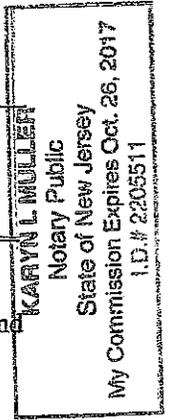
Sworn to and scribed before me this 8 Day of January 2015, by (name)
Francis Rover



Signature - Notary Public

Personally known _____

Identification Expiration Date 2/2016



AGENT VERIFICATION (if applicable)

N/A

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

Date

Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and scribed before me this _____ Day of _____ 20 _____, by (name)

Signature - Notary Public

Personally known _____

Identification Expiration Date _____

APPLICATIONS FOR SPECIAL EXCEPTION
Code of Ordinances, Section 50-796

APPLICANT

Chris and Carol Borden
Guardian Angels Medical Service Dogs
3251 NE 180th Ave
Williston, FL 32696352-425-1982

OWNER

Rover Real Estate LLC
K Brance 44
CZ-15500 Prague 5
Stodulky
786-374-9601

PARCEL INFORMATION

Parcel Number	Section/Township/Range	Acres
043400000	SEC:01, TWP:13,RNG:18	19.4

Short Legal Description

19.40 acres the south 303.67 of NW1/4 of SW1/4 and N1/2 of N1/2 of SW1/4 of SW1/4

Current Zoning

F/RR

Current Land Use

LDR

Improvements

Single family house, Center isle barn, Open shed, Enclosed shed, Well, Septic,
Fencing

Surrounding Land Owners and Mapping

See attached paperwork

Property Description

Property Deed: see attached

Certified property boundary: see attached

Detailed site plan: see attached

Photographs (view from north, south, east, and west): see attached

Maps

Property appraiser's parcel map: see attached

Property appraiser's aerial photograph: see attached

Doc# 455668
08/19/2005 2:28PM
Filed & Recorded in Official Records of
LEVY COUNTY Danny J. Shipp

This Document Prepared By and Return to:
Donna Adriaansen
Grace Title, Inc.
225 S. Westmonte Drive, Suite 2080
Altamonte Springs, FL 32714
File #05-0715



Parcel ID Number: 04340000-00

08/19/2005 2:28PM
DEED STAMPS CL: CAS

\$5,250.00

Warranty Deed

This Indenture, Made this 1st day of August, 2005 A.D. Between
Sonia L. Argenio aka Sonia Argenio-Rynn aka S.L. Argenio Rynn, a
single person

of the County of Levy, State of Florida, grantors, and
Francis J. Rover, *A MARRIED MAN*
whose address is: *9551 NW 39TH COURT, CORAL SPRINGS FL 33065*

UNOFFICIAL COPY

of the County of *BROWARD* State of Florida
grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

.....TEN DOLLARS (\$10)..... DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the
receipt whereof is hereby acknowledged, have granted, bargained and sold to the said
GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described
land, situate, lying and being in the County of Levy State of Florida to wit:

The South 307.67 feet of the Northwest 1/4 of the Southwest 1/4
of Section 1, Township 13 South, Range 18 East, LEVY County,
Florida AND the North 1/2 of North 1/2 of Southwest 1/4 of
Southwest 1/4 of Section 1, Township 13 South, Range 18 East,
Levy County Florida EXCEPT the West 25 feet thereof for County
Road 502 Right of Way.

UNOFFICIAL COPY

and

The Northwest 1/4 of the Southwest 1/4 of Section 1, Township 13
South, Range 18 East, Levy County, Florida, LESS The South 307.67
feet and the East 638.08 feet thereof and LESS right-of-way for
Levy County Roads No 502 and 553.

and the grantors do hereby fully warrant the title to said land, and will defend the same against
lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first
above written.

UNOFFICIAL COPY

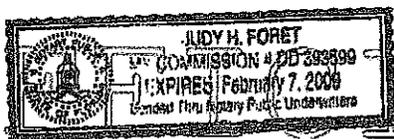
Signed, sealed and delivered in our presence:

JUDY H. FURST

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 1st day of August, 2005 by Sonia L. Argenio aka Sonia Argenio-Rynn aka S.L. Argenio Rynn, a single person she is personally known to me or she has produced her Florida driver's license as identification.

UNO



Printed Name: _____

Notary Public

My Commission Expires: _____

IAL

COPY

UNOFFICIAL

COPY

UNOFFICIAL

COPY

GUARDIAN ANGELS

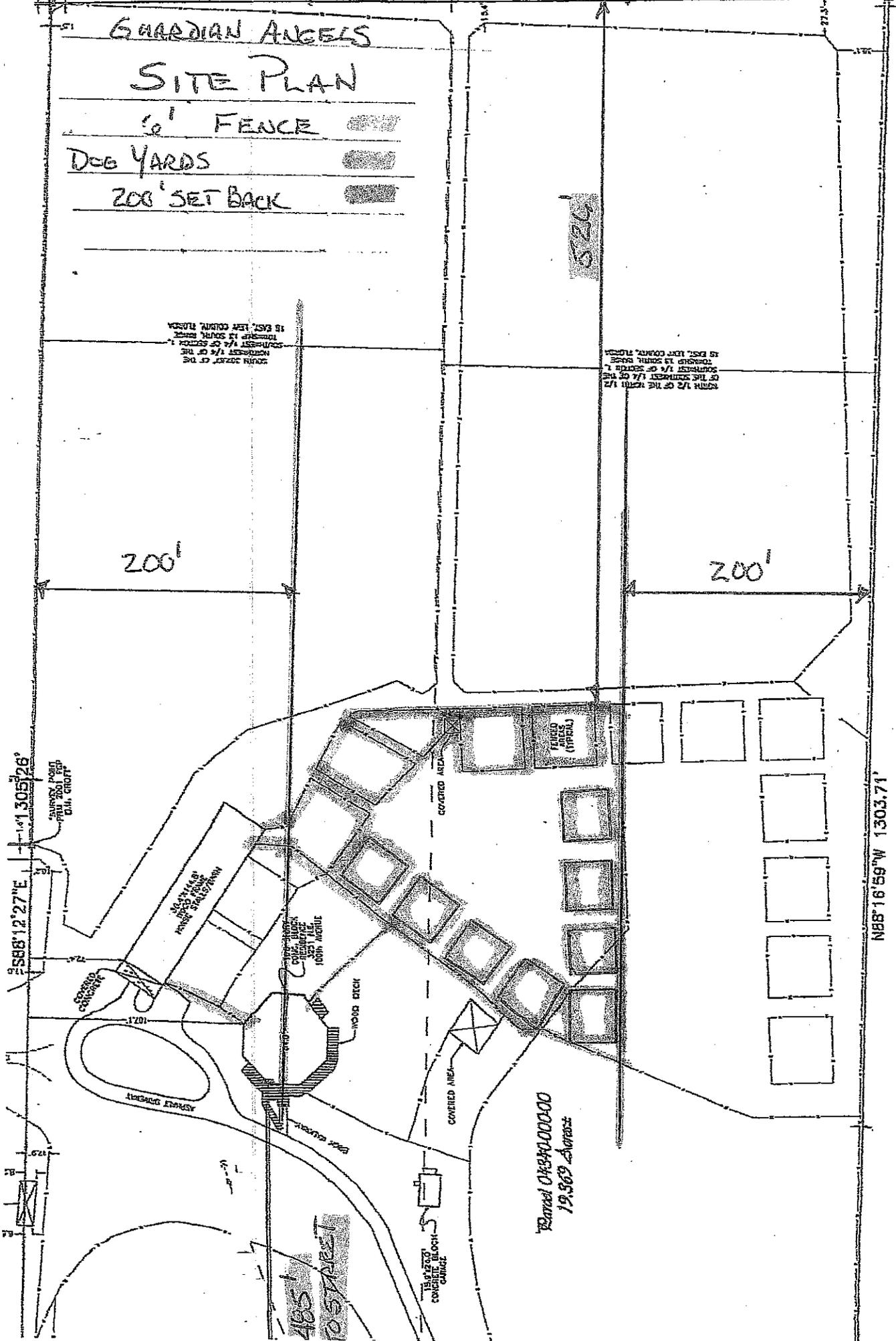
SITE PLAN

6' FENCE

DOG YARDS

200' SET BACK

1" = 96'



S88°12'27"E 1305.26'

SURVEY POINT
PUL 200' TOP
C.H. CHART

SEWER

WATER

COVERED WALKWAY

DOG DITCH

COVERED WALKWAY

1983
1984

465
105 STREET

CONCRETE BLOCK CURB

526

N88°16'59"W 1303.71'

SOUTH CORNER OF THE
NORTHEAST 1/4 OF THE
SECTION 1/4 OF SECTION 1
TOWNSHIP 12 SOUTH RANGE
18 EAST, LEVY COUNTY, FLORIDA

WEST 1/2 OF THE NORTH 1/2
OF THE SECTION 1/4 OF THE
TOWNSHIP 12 SOUTH RANGE
18 EAST, LEVY COUNTY, FLORIDA

From Williston take Hwy 41 south turn right at 6th Ave. follow to the stop sign turn Left on 180th Ave the property entrance will be on the left side of the road.

The property has large improved pastures to the east and west of the kennel area. To the south is heavily wooded and the north has a smaller improved pasture and open area. The barn on the north side is over 5700sqft with three enclosed rooms. The single family house is 5300sqft of interior area. There is also a one car garage that is used for storage along with a 320sqft open shed. The property has a paved driveway with a circle at the barn to turn around. The kennel yards run between the house and the barn extending beyond the barn and make a U shape around the house. There are no dwellings within 500ft of any dog yard.

Detailed Site Plan

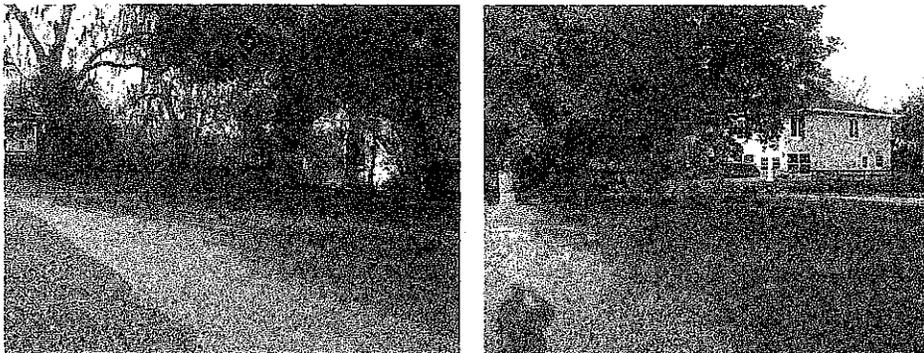
The property is being used with buildings that were present upon leasing the property. We do not have any plans at this time to build. If that come to be we will of course have to go through the proper channels at that time.

Applicant

Guardian Angels Medical Service Dogs is a nonprofit 501C3 charity. We have been in existence for four and a half years. Each year we have grown and now are one of the larger service dog providers. Carol Borden is the CEO has over 50 years of dog training Experience.

Directional Pictures

From the West



From the South



From the North



From the East



Support of Proposal

- 1 The proposed Special Exception is allowed in the F/RR district which would allow a kennel
- 2 The parcel is 19.4 acres and has improved pastures to the north, east, west and heavily wooded to the south
- 3 No easements have been identified on the property
- 4 The dog yards would encompass less than 2 acres of the 19.4 acres

- 5 There is no extra outdoor lighting
- 6 The yards use the existing well to get water to each yard
- 7 The existing drive provides plenty of parking
- 8 Recipients are by appointment.
- 9 There will be no advertising sign constructed.

Special Exception Standards of Review

1 That the use is a special exception use set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.

Section 50-676 Schedule 1 identifies Dog Kennels as a Special Exception use in the F/RR Zoning District

2 That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

The dog yards are in place and the surrounding neighbors have been supportive. The property is cleaned daily, maintained and always open for inspection.

3 That the use will not cause substantial injury to the value of other property in the neighborhood where it is located.

When assessing the potential external impacts it is important to the land use potential under the county F/RR zoning designation. This schedule includes Permanent Sawmill. Permanent Chipper, raising of livestock, pigs and chickens. With a special exception permit uses include major mining, landfills, food processing plants, and prisons.

Land use available in F/RR has many development types that could cause negative visual, odor, traffic, noise or other impacts. Compared to food processing plant, saw mill, or a wood chipper the kennel being properly operated is somewhat benign. The dogs are very similar to raising livestock.

4 That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography and by virtue of its compatibility with use and zoning districts, and with the character of the zoning district where it is located.

The property, as discussed in this application, is suitable for the proposed use. There is no problem or conflict with the property's location, shape, compatibility or uses allowed in adjacent areas. The property is generally flat; it does not include any water features or other features and is appropriate for the proposed use.

5 That adequate buffering, landscaping and screening are provided as required in the article, or as necessary to provide a visual and sound barrier between adjacent property And the property that is the subject of the special exception.

The property is conducive to this use; there is not a house with in 500+ of any dog yard, the barn shield the house to the north and to the south is heavily wooded.

6 That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of vessel traffic on adjacent waterways.

The property has a driveway of over 800ft long with 30 feet on either side to head in park. We employ five people with no more than four here a time. The recipients arrive By appointment with no more than four at a time. There for the parking is more than adequate.

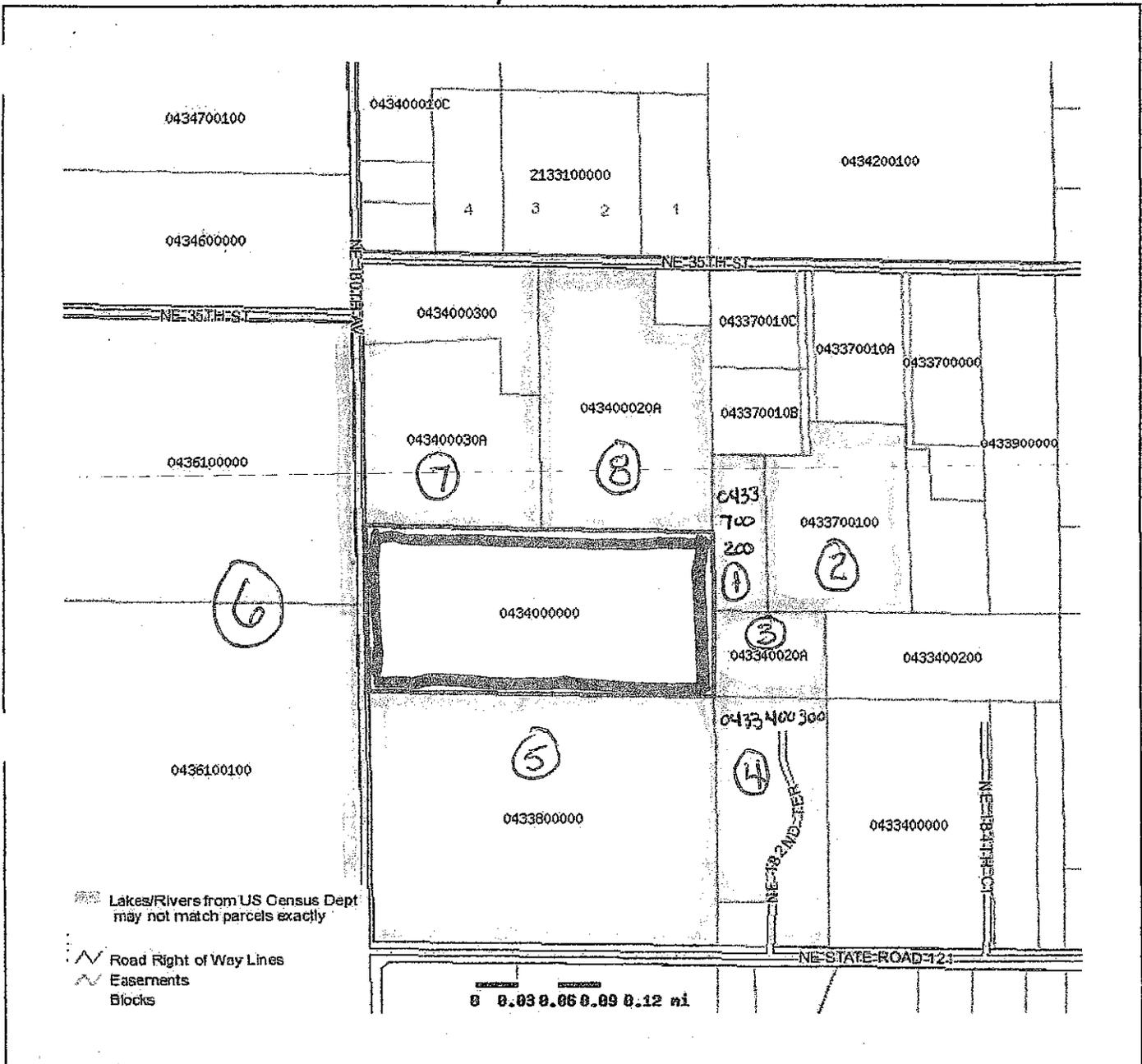
7 That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale development.

The proposed Special Exception conforms, and operation conforms with regulations.

8 That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with applicable provisions of subdivision II of division 5 and with any specific requirements of the use contained in subdivision II of division 3 hereof.

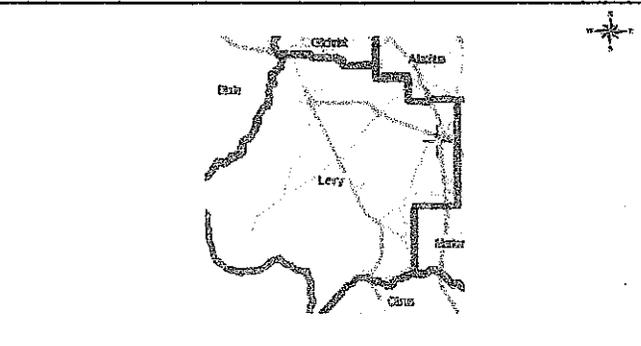
The Levy County Comprehensive Plan assigns an F/RR designation to the property. The Special Exception use is consistent with the plan. Dog kennels are allowed under Special Exceptions in F/RR zoning. Mining would also be a use with Special Exception however this is not the purpose of the application.

**SUBJECT PROPERTY
SURROUNDING PROPERTIES**



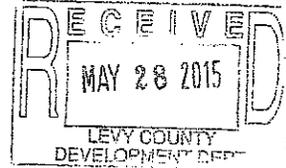
Lakes/Rivers from US Census Dept may not match parcels exactly
 Road Right of Way Lines
 Easements
 Blocks

Levy County Property Appraiser			
Parcel: 0434000000 Acres: 19.4			
Name	ROVER REAL ESTATE LLC	Building Value	\$ 249,607
Site	3251 NE 100 AVE O'WILLISTON 32696-	Exterior Value	\$ 57,155
Sale	\$1,045,000 on 2009-06-02 Reason=U Qual=0	Market Land Val	\$ 62,294
Mail	K BRANCE 44	Ag Land Value	\$ 13,660
	CZ-15500 PRAGUE 5 STODULKY	Inst. Value	\$ 369,056
	<input type="checkbox"/>	Assessed Value	\$ 320,422
	<input type="checkbox"/>	Available Value	\$ 320,422



The Levy County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LEVY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--
Date printed: 12/11/14 : 10:25:09

SITE PLAN



The Special Exception is in F/RR Zoning District is being requested for our federally protected non-profit organization to raise and donate our service dogs which are protected by both state and federal law to people with mental and physical disabilities. There is never any outside boarding or grooming of dogs or cost to anyone receiving one of our dogs.

The site in question is 19.4 acres with pastures at the front (west) and the back (east) of the property. To the south, it is heavily wooded.

No easements have been identified on the survey.

All buildings already exist on the site.

The perimeter fences encompass the dog yards.

The yards are connected to the existing water supply.

There is no permanent sign advertising our organization.

Each dog is provided with a yard which meets and/or exceeds minimum standards (including size and shelter) established by the Levy County Humane Society, the USDA and the Animal Welfare Codes even though these codes are for commercial kennels - not non-profit organizations. While we are proud to maintain these standards, as a federally protected non-profit organization, none of these certifications are required since we are not considered a commercial kennel under the codes and standards of the USDA or the federal government.

Solid waste is removed daily and disposed of in a method already approved by Mr. McQueen of the County Health Department.

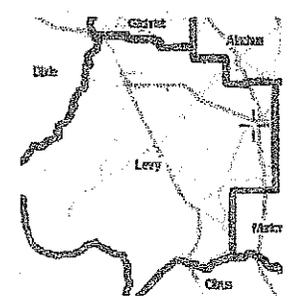


Lakes/Rivers from US Census Dept
may not match parcels exactly

- Road Right of Way Lines
- Easements
- Blocks

0 0.01 0.02 0.03 0.04 mi

Levy County Property Appraiser			
Parcel: 043400000 Acres: 19.4			
Name	ROVER REAL ESTATE LLC	Building Value	\$ 249,607
Site	3251 NE 180 AVE (WILLISTON 32898-	Extra Feature Value	\$ 57,155
Site	\$1,045,000 on 2009-08-02 Reason=U Qual=0	Market Value	\$ 62,294
NET	K BRANCE 44	Ag Land Value	\$ 13,660
	CZ-15500 PRAGUE 5 STODULKY	Net Value	\$ 369,056
	□	Assessed Value	\$ 320,422
	□□	Exempt Value	\$ 320,422



The Levy County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LEVY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—

Date printed: 12/28/14 : 11:32:25

Owner	Parcel #	Land Use
MEDINA CAROLINE KING 555 CHELSEA DR HENDERSON, NV 89014 ①	433700200	0000-VACANT
LEWIS MATTHEW C LEWIS MELISSA S 16491 NE 25TH LN WILLISTON, FL 32696 ②	433700100	5400-TMBR 1
YANCEY DUANE G PO BOX 894 WILLISTON, FL 32696 ③	043340020A	0200-MOBILE HOME
PENDRAY NORMA G 1737 GA HIGHWAY 90 S CORDELE, GA 31015 ④	433400300	6000-PASTURE LAND 1
DAILEY PROPERTIES LLC 110 SUNRISE DR EUFAULA, AL 36027 ⑤	433800000	6000-PASTURE LAND 1
BAERG HAL BAERG KATHLEEN M 3848 CAMPUS DR STE 112 NEWPORT BEACH, CA 92660 ⑥	436100100	6900-ORN/MISC AGRI
ROVER REAL ESTATE LLC K BRANCE 44 CZ-15500 PRAGUE 5 - STODULKY ⑦	043400030A	6000-PASTURE LAND 1
SCHEEL COLLEEN THOMAS -TRUSTEE- COLLEEN THOMAS REVOCABLE TRUST PO BOX 608 WILLISTON, FL 32696 ⑧	04300020A	0100-SINGLE FAMILY R

Levy County Development Department
622 E Hathaway Ave
Bronson, FL 32621

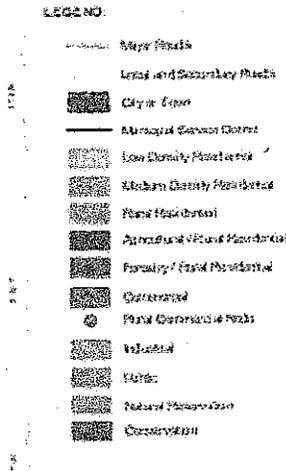
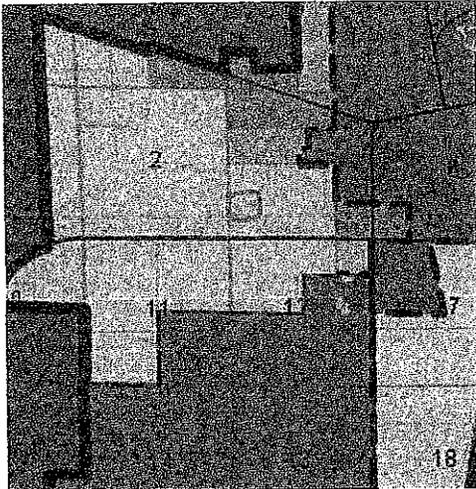
Proposed Special Exception for
Guardian Angels Medical
Service Dogs

Dear Sir or Madam,

I am submitting an Application for a Special Exception for a Dog Kennel for review by Levy County. We are 501 3C public charity that donates highly skilled dogs to both mentally and physically challenged individuals. There is no proposed development of the property the all buildings are existing. There will not be any advertising signs, recipients come by appointment only.

Future Land Use and Zoning

The subject property is zoned Low Density Residential on the County Comprehensive Plan Future Land Use Map. The current zoning is Forrest Rural Residential which does not allow for any property to be subdivided to less than 20 acres. Under Section 50-676 of the LDC dog kennels are identified as a Special Exception within F/RR zoning.



Subject Property

The property is located at 3251 NE 180th Ave (Airport Road) Williston.

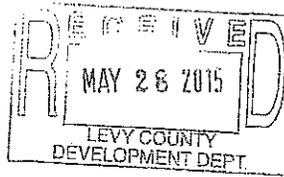
Directions:

From Bronson take 27A south turn right on 180th Ave. follow the road through two Stop signs, the property entrance will be the only one on the left side of the road.

If you reach Hwy 121 you have passed the property.



Guardian Angels
Medical Service Dogs Inc.



May 28, 2015

Levy County Development Department
622 East Avenue
Bronson, FL 32621

Dear Sir or Madam:

In response to your request, we are submitting our application for a Special Exception for a non profit service dog organization for review by Levy County. The facility in question is federally protected under our 501 (c)(3) exemption as well as ADA and HUD laws; and under state statutes 413.08. By virtue of all of these laws and regulations relating to the nature of our business, we are not a commercial business. Nonetheless, we would still like to be good neighbors within our community and amicably resolve any issues in question.

With that being said, we are submitting current and potential site plans, as well as very favorable reports from Levy County Animal Control, the Levy County Veterinarian and the Levy County Health Department. The locations of our dog yards are actually further away from property lines than grazing livestock and further away than existing structures (all according to county zoning guidelines). The dog yards are specifically located under the protection of large shade trees where plumbing has already been put in place providing a water source to every yard. We have never had a complaint for barking or odor from any of our neighbors.

Our organization is in its sixth year of operation. Guardian Angels Medical Service Dogs, Inc. is located in five states, yet we have designated Williston as our National Headquarters where we are frequently visited by various politicians, reporters and celebrities as well as many philanthropic groups, donors and sponsors from around the country. We continue to grow each year allowing us to employ more people in this county in an effort to support the local population and merchants. More importantly, our dogs have been responsible for changing and actually saving many lives, thus creating citizens that are once again able to become actively engaged in their communities.

If you have any further questions or need any other information, please let us know.

Warm Regards-

Carol Borden

Carol Borden, Executive Director

3251 NE 180th Ave., Williston, Florida 32696

Williston * Tampa * LaBelle * Naples/South Florida * Pan Handle * Michigan * Pennsylvania * Illinois * California

Tel: 352-425-1981 Fax: 352-528-3554

www.medicalservicedogs.com email: carol@medicalservicedogs.com



Guardian Angels
Medical Service Dogs Inc.

July 30, 2014

Dear Mr. McQueen:

We are pleased that you were able to correct the confusion with the Levy County Waste Transfer Station since that had been our preferred way of disposing of the waste matter for the past several years until they recently told us we could no longer deposit our waste there.

As requested, please review our plan for waste disposal as described below:

- 1) Our dog areas are pooper-scooped daily
- 2) The waste material is deposited into temporary covered trash cans lined with 13 gallon plastic bags.
- 3) Every other day, these bags are tied and placed into an empty heavy weight, 30 pound dog food bag which is then closed and placed into a 3 mil contractor bag.
- 4) The contractor bags are then taken to the Levy County Waste Transfer Station once a week

Thank you for your visit the other day. We are pleased that you were able to observe once again that we continue to maintain a very clean, odor free, first class facility that continues to donate our amazing dogs to veterans so their lives, dignity and independence can be restored.

Warm Regards,

Carol Borden

Carol Borden
Executive Director

3251 NE 180th Ave. Williston, FL 32626
Tel: 352-425-1981 Fax: 352-528-3554

Williston * Tampa * LaBelle * Naples/South Florida * Pan Handle
www.medicalservicedogs.com email: carol@medicalservicedogs.com

NUISANCE COMPLAINT

38-99-223271

07/28/2014

Jimmy McQueen (McQueenTR)

Levy County Environmental Health

Complaint Information

Owner Information

Name: Rover Real Estate LLC
Location: 3251 NE 180th Avenue
City St Zip: Williston FL 32696
Directions: 27 towards Williston, turn right on 180th Ave

Owner: Rover real Estate LLC
Address: 3251 NE 180th Avenue
City St Zip: Williston FL 32696
Phone: ()

Occupant Information

Occupant: Bordon, Carol or Chris
Address: 3251 NE 180th Avenue
City, St Zip: Williston FL 32696
Phone:

Nature of Complaint

Recorded By: Debra Campbell (CampbellDB)

Caller states there is 70 dogs at this location and they are dumping their feces in a sink hole.

Complainant Information

Complainant: Anonymous
Address:
City, St Zip:
Phone: ()

Date Notified: _____

SITE INSPECTION TELEPHONE

VALID INVALID ABATED _____

REFERRED TO _____

LEGAL NOTICE

DATE	CONDITIONS FOUND	
07/29/2014	Talked to trainer on site. When asked what they were doing with the dog waste. She informed me that they have been collecting and putting it in a garbage bag and taken it to the Levy County Landfill. This location is a transfer station. She stated that to her knowledge the personnel at the landfill site told them they could not bring the waste there anymore so they started dumping it and lining it on their property which was at a sink hole on this property. I told them they could not dump this waste in the sink hole. I explained to them what was an approved method of disposing of the waste. I explained to her that I would talk to the county land fill and get back to them.	McQueenTR
07/30/2014	Talked to Bennie Jerrels at the county landfill. He said they will take the dog waste at the landfill. He asked if they could possibly use thicker bags. I spoke to Chris Bordon of guardian of Angels at 352-425-1982. I informed him that he is allowed to take the waste to the Levy County Landfill and to write a plan of action as to how he collects and disposes of the waste.	McQueenTR
07/30/2014	Received plan of action from Chris Bordon. Complaint closed.	McQueenTR
08/12/2014	Went to location today. Area is very clean. All waste is being picked up daily and put into double bags and being brought to Levy County Land fill. Area where waste was being dumped is clean and all sanitary nuisance is gone. Complaint closed	McQueenTR

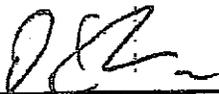
LEVY COUNTY ANIMAL CONTROL
12051 NE. 69 TH LANE
PO. BOX 61
BRONSON, FLORIDA 32621
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WELL-BEING INVESTIGATION REPORT

On June 30, 2014, I, David Weatherford, Director of Levy County Animal Services, along with Dr. Darlene Esler, a licensed Veterinarian working at Chiefland Animal Hospital, visited the premises of Chris and Carol Borden, located at 3251 NE 108th Ave., Williston, FL 32696. The reason for the visit was to do a well-being check on dogs housed at the location which is also the address of their organization known as Guardian Angels Medical Service Dog, Inc. (GAMSD).

Upon our arrival we were greeted by Mr. Chris Borden who allowed us access to his property. During our investigation we found that all dogs had proper shelter; the kennels were clean and the dogs appeared to be well fed and all had water. The property and kennels were very well maintained giving the dogs plenty of room to roam. After our search of the grounds, Mr. Chris Borden allowed us in his home to check on the animals inside. Again, the dogs were all healthy and appeared to be very happy. Mr. Borden provided proof of veterinarian records along with Distemper and Rabies vaccinations. Any allegations of neglect were unfounded.

David Weatherford, Director
Levy County Animal Services



Dr. Darlene Esler, DVM
Chiefland Animal Hospital