

MINUTES
Levy County Planning Commission
April 3, 2017
7:00 p.m.

The Levy County Planning Commission was called to order by Vice-Chair Barber. Board members present were:

Phil Parker
Thomas Harper

Mr. Grant and Mrs. Smith was unable to attend.

Also present was County Attorney, Mrs. Anne Brown, Development Department Director, Mr. Bill Hammond and Mrs. Alice LaLonde, Levy County Road Department.

Vice-Chair Barber called for a motion to approve or deny the minutes from January 9, 2017. Mr. Harper motioned to approve the minutes as presented. Mr. Parker seconded the motion. All board members voted "aye." Motion carried.

Vice-Chair Barber then called for anyone giving testimony to be sworn in by the county attorney. Attorney Brown officially swore in anyone that wished to speak or present themselves as an expert witness.

Vice-Chair Barber called for the board to disclose any ex-parte communications related to the petition being presented. Mr. Parker stated that he road by the property of the proposed special exception for Guardian Angels but had no contact with the applicant nor their agent.

Vice-Chair Barber asked Mr. Hammond to begin with his item of business.

PETITION NO. PP 01-17 Croft Land Surveying representing Boyer's Lake Inc., petitioning the board for a Preliminary Plat of "Boyer's Lake", a residential subdivision consisting of eight 10 acre lots on a parcel of land located in the W ½ of the NW ¼ of Section 2, Township 14S, Range 17E, in Levy County. Said parcel contains 81.34 acres more or less and is located within an "ARR" Agriculture/Rural Residential zone.

Mr. Hammond read into the record the first item of business for the proposed Preliminary Plat of "Boyer's Lake."

Matt Falls of Croft Land Surveying was present to represent the preliminary plat of "Boyer's Lake."

Vice-Chair Barber called for any opposition or support to this item.

OPPOSITION:

Sally Ann Collins, Robert Creel, Alex Reese, Julie Anthony and Shari Brice expressed their concerns regarding additional traffic that will damage their newly paved road, size of existing pond

that covers a large amount of the property and the use of SE 25th Street (private) that is not county maintained. Developer should use 111th Court.

Mr. Bobby Cahal of the Florida Department of Agriculture and Consumer Services attended the meeting for the Preliminary Plat of “Boyer’s Lake” on behalf of the Forestry Service. Mr. Cahal wanted to make the board aware that parcels of land that are adjacent to state owned lands must be 20 acres according to the Comprehensive Plan.

Vice-Chair Barber closed the floor to discussion.

Attorney Brown said that she was not aware of this language in the Comprehensive Plan. Mr. Harper asked that this issue be further researched prior to going forward.

After all discussion, Vice-Chair Barber called for a motion to this item. Mr. Harper made a motion to recommend approval of the Preliminary Plat for “Boyer’s Lake” as presented to the Board of County Commissioners. Mr. Parker seconded the motion. All members voted “aye.” Motion carried.

PETITION NO. SE 01-17 Guardian Angels Medical Service Dogs, Inc. petitioning the board for a Special Exception to allow a dog kennel (dog training facility), on a parcel of land located in the S $\frac{3}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 13S, Range 18E, in Levy County. Said parcel contains 29 acres more or less and is located within an “FRR” Forestry/Rural Residential Zone.

Mr. Hammond provided a brief overview of the staff report. Mr. Hammond said the applicant has provided a conceptual site plan with the locations of the proposed buildings and activities on site with a note on the plan that the location of the structures may be adjusted.

Both Mr. James Borden and Mrs. Carol Bordon was present to discuss the special exception application.

Clay Sweger of EDA Engineers, Surveyors and Planners, was present representing Guardian Angels Medical Service Dogs, Inc. (Carol and James Borden). Mr. Sweger stated that Mrs. Borden works with and trains highly skilled medical service dogs to serve wounded veterans and disabled citizens to help improve their quality of life. The property is located outside of Williston at corner of NE 180th Avenue and SR 121. Mr. Sweger said currently there is a single-family home on the property and the rest was pasture land and wooded areas. Mr. Sweger said all the trees on the property will remain in place which that in addition to the 200’ setback will provide an accurate setback and buffer from adjacent uses. Mr. Sweger stated the proposed use of the property would be a less intensive use in comparison to other uses permitted by right.

Mrs. Borden stated dog training facility is 501.C Non-Profit Public Charity. Mrs. Borden stated that they raise and train very highly skilled service dogs that are both Federally and State protected. Mrs. Borden said the dogs predominately go to veterans injured in combat and some civilians as well. She said the waiting list for recipients to receive one of the service dogs is huge. She said they would like to expand the facility and move towards having inside kennels rather than outside.

Mr. Parker asked what type of structure would be used for the dog training facility and if it would be enclosed? Mrs. Borden said the proposed facility would be enclosed and be climate controlled.

Mr. Harper asked about the adjacent kennel facility? Mrs. Borden said they currently own that parcel and are purchasing the adjoining parcel.

Mr. Harper asked if the surrounding area was “FRR”? Mr. Hammond said the surrounding parcels did have a zoning of “F/RR” as well.

Vice-Chair Barber called for any support or opposition to the petition.

Support:

Ann Larkin stated the proposed use allows people who are damaged to come and feel peace and serenity. Mrs. Larkin said there would not be anything going on the property that would be loud, intrusive or abrasive.

Opposition:

Robert Marshall Smith, Derek Wise, Matt Smith, Joseph Crane, Linda Wise and Melissa Lewis expressed their concerns regarding noise, hours of operation being violated, location, smell, flies, property values, buffer and additional traffic.

Vice-Chair Barber closed the floor to discussion.

After all discussion, Vice-Chair Barber called for a motion to this item. Mr. Harper motioned to recommend approval to the Board of County Commissioners to include the conditions. Mr. Parker seconded the motion. All members voted “aye.” Motion carried.

CONDITIONS

1. The kennel facility shall be located as shown on the conceptual site plan provided with application SE 01-17 and shall be designed as indicated in the supporting documents with a note on the plan that the location of these structures may be adjusted.
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 01-17, which shall be processed in the same manner.
6. A yearly inspection by the office of Environmental Health for compliance with the agreed waste disposal plan as submitted as part of this application.

7. The off-street parking of cars associated with the proposed facility must comply with Chapter 50, Land Development Code, Article IX. – Roads and Bridges, Vehicle Parking, Pedestrian and Off-Street Traffic Flow,
8. Using the existing single-family residence for any other use (i.e. multi-family) other than its intended use shall be strictly prohibited.

There being no further business for the Levy County Planning Commission, the meeting was adjourned.

Chairman