

**MINUTES**  
**Levy County Planning Commission**  
**August 7, 2017**  
**6:30 p.m.**

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

Phil Parker  
Thomas Harper  
Karen Smith

Mr. Grant was unable to attend.

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

Chair Barber called for a motion to approve or deny the minutes for April 3, 2017 as presented. Mr. Harper motioned to approve the April minutes as presented. Mr. Parker seconded the motion. All members voted "aye." Motion carried.

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.

Chair Barber called for the board to disclose any ex-parte communications related to the petition being presented. Mrs. Smith said her husband is a contractor and was asked to bid on the projected project and there was a site visit made.

Mrs. Brown advised Mrs. Smith not to participate in any discussions or voting due to the conflict of interest.

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

PETITION NO. SE 02-17 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 that part of the SW ¼ of the NE ¼ of Section 19, Township 13S, Range 19E, in Levy County. Said parcel contains 68.56 acres more or less and is located within an "ARR" Agriculture/Rural Residential Zone. Situs Address: 650 NE 200<sup>th</sup> Avenue, Williston, FL. 32696

Mr. Hammond read into the record the description of the Special Exception and provided a brief overview of the staff report as well.

Mr. Clay Sweger of EDA, Engineers-Surveyors-Planners was present to represent his client Guardian Angels Medical Service Dogs, Inc. Also present from Guardian Angels was Ms. Mary Jo Brandt and Chris Borden.

Mr. Sweger provided a brief overview of the proposed special exception adding that the previous application for a special exception had been withdrawn and his clients have chosen a new location. He also noted his clients were in agreement with all staff conditions as mentioned in the staff report.

Mr. Harper asked about the proposed number of dogs that would be kept and number of recipients at one time. Ms. Brandt said the maximum number of recipients would be from 8 to 12 depending on the number of dogs. She then stated she did not have a number of dogs and here is why. If she said they would only have 82 dogs then have a birthing of 13 puppies then the number of dogs would be over capacity, so what would that mean. She said that is why she could not provide the number of dogs.

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

#### OPPOSITION/QUESTIONS:

Catherine Ideker, Trudy Moss, Linda Cooper, Dominic Zaia, Gary Moss, Ann Zaia expressed their concerns regarding noise, lights, hours of operation, number of dogs, aquifer, animal waste, quality of life in the neighborhood if special exception is approved, transient population, and soil.

Chair Barber closed the floor to discussion.

Mr. Parker asked if the 200' is a setback or buffer. Mr. Sweger stated it is the setback.

Mr. Harper asked Mrs. Brown about the transfer of the special exception if approved. Mr. Brown stated special exceptions go with the land.

After all discussion, Chair Barber called for a motion to this item.

Mr. Harper motioned to recommend approval of Special Exception SE 02-17 to the Board of County Commissioners to include the staff conditions. Mr. Parker seconded the motion. All members voted "aye." Motion carried.

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

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Chairman