

PUTNAM COUNTY ZONING BOARD OF ADJUSTMENT (ZBOA) MINUTES

The Putnam County Zoning Board of Adjustment (ZBOA) met on Wednesday, March 21, 2007 at 3:00 p.m. in the Putnam County Board of County Commissioners Meeting Room, located at 107 N. 6th Street, Building 1F, Palatka, Florida.

PUTNAM COUNTY ZONING BOARD OF ADJUSTMENT MEMBERS PRESENT:

Linda Osborne- Chairman	Jane Hodges
Eddie Collins	Fred Lantz
Faye DeJarnatt	Ron West
Earl Ballengee	

PUTNAM COUNTY PLANNING & DEVELOPMENT STAFF PRESENT:

Michelle Kennedy, Planner
Gee Holder

CALL TO ORDER:

Chairman Linda Osborne called the Putnam County Zoning Board of Adjustment (ZBOA) to order at 3:04 p.m. and informed the applicants that this was a quasi-judicial hearing process, for the purpose of reviewing requests for variances, Special Use Permits, appeals and nonconforming use determinations within Putnam County. She read the public hearing guidelines and policies to the public and fellow Board members.

SUP-06-018 M J Martin/Terri Wyatt Agent: Kenneth Webb

Michelle Kennedy introduced the application and stated that this was a request to allow a Boat House greater than 600 square feet. The acreage for this parcel of land was .91+/- acres. The property was located at 126 William Bartram Drive, Georgetown. The current zoning of the property was R-1A (Residential, Single Family). The property consisted of two platted lots that had been combined under a single parcel number. The lots prior to being joined were developed with residences, boat houses and docks. One of the homes remained on the lots and one of the previous boat houses was 400 square feet and the other one was 900 square feet. Both have since been removed. The proposed location of the dock and boat house would require the property to remain combined under one parcel number. The applicant has requested to construct a 900 square foot boat house with a 600 square foot deck, all under one roof, for a total square footage of 1500. There were existing covered boat houses along the waterfront and adjacent to this property. The proposed boat house was consistent with the residential character of the area. Staff recommends approval of the request with the five conditions listed in the staff report.

Faye DeJarnatt asked for verification that there would be 1500 square feet under roof.

Michelle Kennedy stated that was correct.

Faye DeJarnatt asked if the others in the area were approximately 1/3 of that size.

Michelle Kennedy stated that they ranged from 220 square feet to 800 square feet according to what the Property Appraiser's had in their data cards. So it was a larger area, under the Putnam County Land Development Code, how they measure the area of an actual boat house, was going from the beams of the actual slip area, so that was where they were at the 900 square feet. There was nothing in the Code that limits the size of deck area that was covered.

Linda Osborne asked if this covered the deck area and the boat house.

Michelle Kennedy stated yes, resulting in the 1500 square feet.

Linda Osborne asked if the recommendation was also that the two pieces of property were to be combined to make one piece of property.

Michelle Kennedy stated that had already been done.

Gee Holder polled the Board for site visits:	Ron West	yes
	Fred Lantz	yes
	Linda Osborne	yes
	Eddie Collins	yes
	Jane Hodges	yes
	Earl Ballengee	yes
	Faye DeJarnatt	yes

Kenneth Webb, Webb Marine Construction, 550 Cedar Creek Road, Palatka, stated that what they were proposing had already been approved by the State, and a copy should have been provided to them already. The State’s requirement was a 10 to 1 rule, he had 200 feet on the water, therefore, he would be allowed 2000 square feet total by State guidelines. There would be a 100 feet long, 5 feet wide walkway that would go out to the area they were proposing, so there would be 500 feet of walkway and 1500 square feet under roof, so that totaled the 2000 square feet allowed by the State in the permit they had. The boat house area had two boat slips, which was also what the State allowed; they did not allow any more than two slips for residential boat houses. The boat lifts that were going to be used were larger than most boat lifts, they were not a standard regular cradle lifts, they were state of the art type hydraulic lifts, and that was the reason the greater area was needed in the boat house. They have had the permit back from the State for about 8 months, and they were just requesting the Board’s approval to allow it.

Linda Osborne asked if there were any questions from the applicant, there being none asked if there was anyone there to speak in favor/opposition of the application. She stated that there was a letter in the packet on this case in opposition.

Michelle Kennedy stated that there was a letter that was faxed to our office.

Linda Osborne stated since there was no one there to speak, she closed the public portion, and opened for Board discussion.

Ron West made a motion to approve with the five conditions recommended by staff.

Second by Jane Hodges.

Motion carried 7-0.

Linda Osborne informed the applicant of the 30 day appeal process.

SUP-06-020 Margaret E Wimberly/Henry Wimberly Jr.

Michelle Kennedy introduced the application and stated that this was a request to allow a kennel to raise Great Danes. The acreage for this parcel of land was 10.0+/- acres. The property was located at 120 Crouse Lane, Florahome. The current zoning of the property was AG (Agriculture). The application came from Codes Enforcement; the kennel had been operating on the property without the required special use permit. The Land Development Code had specific regulations regarding the 100 foot set back requirement from dwellings as

well as adjacent property lines that were currently not being met in the kennel's current location. Staff recommends approval with the six conditions listed in the staff report, with conditions 5 and 6 being amended. Staff would also like to obtain feedback in an attempt to try and have an overall number including puppies for capacity of the kennel.

Gee Holder polled the Board for site visits:	Ron West	yes
	Fred Lantz	yes
	Linda Osborne	yes
	Eddie Collins	yes
	Jane Hodges	yes
	Earl Ballengee	yes
	Faye DeJarnatt	yes

Henry Wimberly 120 Crouse Lane, Florahome, stated that they were requesting to raise Great Danes. It took two years to train the dogs before breeding for the first time, so it would not be a nuisance dog. He stated that they breed for three years then retire the dog. The litters run an average of eight puppies, because normally one or two per litter were lost.

Linda Osborne asked if each litter ran a maximum of eight puppies normally.

Henry Wimberly stated they ran eight sometimes ten, but the mother licked the umbilical cord, when cleaning them, and normally one was lost from that when they got it too short.

Linda Osborne asked how many female Great Danes they were thinking about having for breeding.

Henry Wimberly stated that they just bought two females that were just before breeding age. The seven that they had asked for was all they needed, because that was all they could care for and keep them healthy.

Linda Osborne stated the Mr. Wimberly stated that they were two years old before they started breeding them; they were bred for three years, and then asked what happened to the females once they were no longer being bred.

Henry Wimberly stated that they had one now that they had for the past year and a half, she was in a separate pen, and if someone wanted her that had bought a puppy from them or if someone knew someone that wanted her, then they would have her spade and they would give the dog to them, as long as the dog was taken care of, and it was a loving home.

Linda Osborne asked if they had a problem with the seven dogs as far as the male as well as the females.

Henry Wimberly stated no, they only have two males, they only reason they just got one that was not even two yet, was because the color, Great Danes only have a few colors, and breeding the one they had all this time, they always got the same colors. They wanted to get a variety of colors so they obtained another one, a blue steel one, which he had only seen two of in his life, in twenty five years of being around dogs, and the possibility of getting one of the

blue steel color ones was slim to none. But one day he hoped to get a female that they could breed, because they were very rare.

Linda Osborne asked right now on his property, there were only 4 dogs or 5 dogs.

Henry Wimberly stated that they had seven dogs on the property plus they had two dogs that had been sold, but the purchaser had been unable to pick them up. She was in California and was having trouble arranging transportation, as they were too large for an airplane, so she was trying to find a way to get those dogs. They were puppies, but they weighed 120 pounds.

Linda Osborne asked how old was considered puppies.

Henry Wimberly stated that they were considered puppies until they were two years old. They grew until they were two.

Linda Osborne stated that a litter eight puppies, you could have those until they were two years old. That would make 15 dogs.

Henry Wimberly stated that 10 to 12 weeks was about the maximum that the puppies would be kept.

Linda Osborne stated that she was just giving the worst case scenario.

Henry Wimberly stated that the two they had would have been gone already if the purchaser had not had such a hard time with transporting them to her.

Jane Hodges asked if those two puppies were already sold.

Henry Wimberly stated that they were sold when they were puppies but she had waited too late to get them.

Faye DeJarnatt stated that Linda Osborne asked a question and if it was answered, she did not hear it. She asked what happened after the dogs were bred for the three years, what happened to them at the end of the three years.

Henry Wimberly stated that they retired the dog and kept it until they could find someone that wanted it.

Faye DeJarnatt stated there was really no possible way that he could keep within these guidelines.

Henry Wimberly stated no, not to go over that.

Faye DeJarnatt stated they were already above the guidelines.

Henry Wimberly stated that she was no longer being bred.

Faye DeJarnatt stated that she was talking about the number of dogs that they would be allowed to have on the property. She also stated that the way you get a blue was to breed a blue to another blue.

Henry Wimberly stated no.

Faye DeJarnatt stated that you did not mix them.

Henry Wimberly stated that you didn't mix the colors. You could not breed a dog and get a blue color. They have seen others mix them and they could not sell them, because they were cross colors, and that was what you did not want to do.

Faye DeJarnatt asked if they had a blue male and a blue female.

Henry Wimberly stated no, they did not have a blue female. He had only seen one blue and that was a female, before they got that blue male. He stated that you get a blue from a black.

Faye DeJarnatt stated no, her son raised nothing but blues. His most recent litter was eleven.

Henry Wimberly asked eleven.

Faye DeJarnatt stated yes and each one of the eleven lived because someone was with them the whole time. She stated that she did not want to see a puppy mill.

Henry Wimberly stated that he did not either. That was why they did not abuse them. They each had their own pen and if some one wanted one, they would neuter them even though they were old; five years old was old for a dog.

Eddie Collins stated that 6 years old was extremely old for a Dane.

Henry Wimberly stated yes, and eight years was the maximum life, but they had one that lived to twelve.

Eddie Collins stated that was very unusual.

Henry Wimberly stated that was correct, but they had several to live to eleven because of the worming program that was done the first of every month.

Linda Osborne stated that her issue with the number of dogs was that if this was a Codes Enforcement case now, then it would be very difficult to monitor and then if they went over the seven dogs with the puppies, then they would be back at Codes Enforcement, and staff was kind of setting him up for failure.

Michelle Kennedy stated that limited the number was intended for just active breeding. If they had additional dogs that did fall into this condition, so that could be clarified more so in how that condition was written. She also asked the applicant how many litters they had at one time.

Henry Wimberly stated two.

Michelle Kennedy stated that there were no more than two litters at one time, so it was difficult to come up with an exact number, so if the Board wanted to eliminate that condition or change that condition to having a maximum number of dogs total including puppies, then that was the Board's choice.

Jane Hodges asked if it was not taken care of in the condition when it stated that the number did not include puppies.

Eddie Collins stated that it looked like it was being limited to seven breeding dogs, including males and females, but not to include puppies, which should not stay on the premises that long at all.

Henry Wimberly stated right.

Linda Osborne stated but they still had two dogs that were now two years old that were still considered puppies that were not breeding stock.

Henry Wimberly stated that they were one year old.

Linda Osborne stated that they were still considered puppies so they were not breeding stock so right now they were at their limit.

Henry Wimberly stated that they belonged to someone else, if they could just get them transported.

Linda Osborne asked if there was anyone there to speak in favor of the application, there being none, asked if there were any there to speak in opposition.

Ruby Wood, 100 Bynum Lane, stated that she was not sure that she was against it, she wanted more information. First, the conditions that were spoken of were not read aloud for them to know what they were, and asked if they could be read aloud.

Linda Osborne read aloud the following conditions:

1. The method of waste disposal must receive approval from the Health Department. Approval shall be submitted to Planning & Development Services within 90 days.
2. The location of the shelter for the canine shall be no closer than 100 feet to any residences or 100 feet from any lot of different ownership within 180 days.
3. Establish structure and buffering to house the canine that is sound proofed and abates the noise.
4. The Great Danes shall be limited to a maximum of seven including male and female canine for the purpose of breeding. This does not include puppies.
5. The Special Use Permit shall not run with the land, the Special Use Permit shall expire upon transfer of the property from the applicant to another person or entity.
6. The applicant shall maintain and regularly clean the area and shelters so that they are free of foul odors and pests.

Ruby Wood asked what the buffer would be to keep the noise down. When they first bought the property back in 1990, there was someone that illegally had a kennel right behind them,

which was right next to the property in question, and it was really bad. There was constant barking, they moved to the country for peace and quiet, and it was horrible and all of the neighbors got together and they got rid of it.

Linda Osborne asked Michelle Kennedy to address the buffer question.

Michelle Kennedy stated that the buffer was essentially a vegetative set back from the property. The kennel where they currently had it was 5 feet from the adjacent property line and it was next to their home. So they would need to relocate that so that it was at least 100 feet from any property line and their home. They had 10 acres, so there should be no problem satisfying that requirement. As far as the type of structure, there was no guidelines in the Land Development Code, other than it would need to be some sort of a shelter that can be sound proofed. Because of the need to be sound proofed, it would be need to be a fairly substantial building.

Ruby Wood stated that the noise was her main concern, and maybe the smell. She stated that she had nothing against dogs in general; she just did not like having a whole lot of dogs out there where it would be disturbing all of the beautiful nature sounds and the quiet.

Eddie Collins asked if the game cocks bothered her.

Ruby Wood stated no the game cocks, she did not hear those. She asked if he was talking about the ones that flew in for the season.

Eddie Collins stated no, he was talking about the ones that were penned out there.

Ruby Wood asked where they were.

Eddie Collins stated they were on the way in to the property; it was the noisiest thing he had ever been through in his life. He stated that dogs had no noise at all compared to the game cocks.

Ruby Wood stated that she did not actually live on the property right now, but she may be moving back there. She asked if they had a permit for that.

Eddie Collins stated he had no idea.

Ruby Wood question he had no idea.

Eddie Collins stated they did not do permits

Ruby Wood asked if it was constant noise.

Eddie Collins stated that they were pretty noisy while he was there.

Ruby Wood asked if he was talking about the roosters.

Eddie Collins stated yes.

Ruby Wood stated oh yes, that was horrible out there, and she thought they were fighting those cocks, and that needed to be addressed. She stated that she did not call them game cocks, she just called them roosters, so she did not know that was what he was talking about, but she did have a big problem with that. She stated that she had wanted to get rid of them for a long time. She stated that as far as dogs were concerned, her main thing was the noise, she had dealt with it before, and she was fine if it was just a few dogs, but asked how that was controlled. She also asked how long had the kennel been operating.

Michelle Kennedy stated that to the best of her knowledge they had been operating for 1 to 2 years. The Code Enforcement case was opened in August of 2006.

Ruby Wood asked why that was opened.

Michelle Kennedy stated that there was a complaint. She also asked if Ms. Wood would point out her property on the map displayed.

Ruby Woods pointed to her property. Her main concern was keeping the number of dogs down and she felt like these types of things should be in a commercial area, not residential.

Wendy Wood she stated that she had some of the same concerns, basically the odor and noise that carries, if there was a lot of dogs barking. She asked if they needed to put their objections in writing.

Linda Osborne stated no, it was being recorded.

Wendy Wood asked about how large the kennels would be, and questioned how the sound proof barrier would be regulated, and how would the building be ventilated for the dogs.

Michelle Kennedy stated that when they pulled the building permit, those things would have to be addressed to make sure that there was proper ventilation for the dogs.

Linda Osborne asked if there were any others there to speak in opposition. There being none, asked if Mr. Wimberly would like to come back to address some of the concerns that were brought up.

Henry Wimberly stated that all of the neighbors around them wrote letters, next door, beside them, everyone in close range that they knew, because the all got along. The kennels were built out of roofing, 3 inches thick. It was the aluminum roof over material. The pens were 6 feet long and 4 to 5 feet wide, and the sides and top were made from the same material with 3 inch thick insulation. He stated he was there when the other people had a kennel, and they had over 100 grown dogs and probably 300 puppies. He was caught dumping the waste in the waste things that used to be in the County, until they made him dig a trench, and that was what he did until he was shut down. He stated that was what he did with theirs. They had trench and he picked up the waste every day. The puppies had a septic tank, where their waste went.

Linda Osborne asked Michelle Kennedy as far as the removal of the waste, were they going to require a contract or proof that it was done, or anything like that.

Michelle Kennedy stated that if the method that they were currently using was approved by the Health Department, then they could continue to do that.

Linda Osborne verified that the Health Department would go out and inspect also.

Michelle Kennedy stated that also, Code Enforcement would go out and inspect to make sure they were in compliance with the conditions in the Staff Report.

Linda Osborne asked if she understood that one kennel was only about 5 feet from the property line.

Michelle Kennedy stated that the dog pen and the dog run were both situated 5 feet from the adjacent property.

Linda Osborne asked if it would be relocated.

Michelle Kennedy stated that was the purpose for that specific condition in the staff report.

Faye DeJarnatt asked Michelle Kennedy if there would be any check ups as to the conditions after this was all approved, or would that be the end of it.

Michelle Kennedy stated that if this was approved, they would make sure that they complied with the conditions, and Code Enforcement would go out and check on a regular basis to make sure they were in compliance.

Jane Hodges stated that the property was zoned Agriculture and they did have ten acres.

Eddie Collins added that there were also cattle all around dropping stuff everywhere.

Jane Hodges stated that was what Agriculture was, farm animals.

Ruby Wood asked if the one complaint could be read.

Michelle Kennedy stated that it was included in the packet to the Board.

Ruby Wood also asked about the letter that were mentioned by Mr. Wimberly, and asked if those letters were in favor, and asked if a couple of those could be read aloud.

Michelle Kennedy stated that there were two letters submitted from adjacent property owners in favor of the application, the first one from Trina Bennett and she read the letter aloud. The second letter was from Tracy Thompson, and read the letter aloud.

Linda Osborne stated that she did not see anything from Code Enforcement.

Michelle Kennedy stated that it was an email from Lisa Suarez, and also included was a print out. She also stated that there was a letter from a Veterinarian from St Augustine in favor and

also another letter from a friend that did not live in the area. The violation noted in the Code Enforcement system stated running a dog kennel in AG zoning, also had web site.

Fred Lantz asked regarding the Code Enforcement action was based solely on operation without a Special Use Permit. It had nothing to do with the condition of the animals.

Michelle Kennedy stated that was correct.

Fred Lantz stated that there were a series of emails between a Michelle Campbell and Lisa Suarez, who was the Code Enforcement officer he presumed.

Michelle Kennedy confirmed that Lisa Suarez was a Code Enforcement officer.

Fred Lantz stated that the emails stated that Michelle Campbell was not happy with the Sheriff's Department that was dispatched out to address her complaints, but he did not see Ms. Campbell in the audience so, he had no way of knowing if she lived in an adjacent area where she would be directly impacted by this application.

Michelle Kennedy stated that it was her understanding that she lived out of town, and flew in specifically to look at purchasing one of the animals, but did not.

Fred Lantz stated so she would not be in any way affected one way or the other by the Board's decision in this case.

Linda Osborne asked if Code Enforcement sent an official letter from the Code Enforcement office.

Michelle Kennedy stated that yes, she would imagine that they would have received violation letters, but she did not include those in the packet.

Linda Osborne stated that emailing back and forth to Lisa Suarez does not clearly state that they were up for Codes; she would have liked to have seen the official documents from Code Enforcement.

Fred Lantz stated that it was his understanding that the case had already been referred to the Special Magistrate, so before it would ever see the Special Magistrate, having served on the Code Enforcement Board, there would have had to have been legal notice given.

Linda Osborne stated that she understood that, but they did not see an official letter, just an email from Lisa Suarez.

Michelle Kennedy stated that she put some of the history in the staff report, and stated that they had gone to Special Magistrate, but she did not include the letter from Code Enforcement, she did not think that was necessary.

Ruby Wood asked if there was anything to read from the person that filed the complaint.

Linda Osborne stated that there was no official document in their packet from Code Enforcement stating that they had gone through the process.

Ruby Wood asked who made the complaint.

Michelle Kennedy stated that the complaint was filed by Michelle Campbell, and followed up with an email.

Ruby Wood asked what the complaint was.

Michelle Kennedy stated that essentially the complaint was the fact that they were running a kennel, the care and condition of the dogs and the number specifically in the pen, when she was there.

Ruby Wood asked for verification that she did not live in the area.

Michelle Kennedy stated that she was there to purchase an animal; she did not own property in the area.

Earl Ballengee stated that in reading the letter, he was not so sure that she was talking about Mr. & Mrs. Wimberly, because.....

Linda Osborne stated because she referred to a quadriplegic.

Earl Ballengee stated yes, and Mr. Wimberly was not a quadriplegic.

Linda Osborne stated that she read that and she thought unless there was someone else on the property that was a quadriplegic.

Henry Wimberly stated no.

Ruby Wood stated that she knew that there were conditions, and all that was listed in the conditions were the seven adult animals, and she would like to.....

Linda Osborne stated for breeding.

Ruby Wood stated yes, and she would like to see a condition to include a total number allowed of all animals. She did not want to stop it, but if it were in the parameters of everyone being happy then it was fine. She wanted to avoid a situation where it got bad and then trying to undo what had been done. She wanted to suggest more guidelines to make things clearer.

Linda Osborne asked Mr. Wimberly about him stating that normally there were two litters at one time, and asked if he bred once or twice a year.

Henry Wimberly stated twice, now that they had the other two dogs.

Eddie Collins asked if he only bred one bitch once per year.

Henry Wimberly stated that was correct.

Linda Osborne verified that he bred two dogs once a year for two litters per year.

John McPherson stated that he saw an ambiguity in the way the ordinance was drafted, talking about the structures and the languages, any structures used for the housing of animals must be set back a minimum of 100 feet from any existing residence or residential lot of different ownership, and in all cases the structure shall be sound proofed. He thought that Michelle was interpreting that to mean even the existing residence on the property of the same ownership would have to be 100 feet away. Well it could be interpreted to mean the 100 feet of different ownership qualified both of those. If we were only talking about existing residences or lot lines, and it was a while ago that this was worked on but he thought they were concerned about other people, not your own residence. If you wanted to have a kennel 90 feet from your own house, he did not know why it would matter, maybe there was some health problem there or something, but the concern would be for other people's residences and lot lines, not their own. He thought the condition was going to require them to move the kennel more than 100 feet away from their own house.

Michelle Kennedy stated yes, that was how she interpreted it. She thought it was odd herself.

John McPherson stated that his interpretation was that it could be closer than 100 feet to your own residence, but that would be up to the Board to decide how to interpret that.

Faye DeJarnatt stated but it must be 100 from the adjoining lot line.

John McPherson stated adjoining lot line, or even.....although how could it be closer than 100 feet to someone else's residence and not be 100 feet from the lot line. So, maybe Michelle Kennedy's interpretation was correct. So he thought it could go either way, and the Board needed to decide whether the 100 feet applied to the owner's residence or not.

Ron West asked Mr. Wimberly if he would have any problem with the kennels being 100 feet from his house.

Mr. Wimberly stated no, he would not. He was going to ask Michelle for clarification on that.

Ron West stated that if the second condition read that the location of the shelter for the canine should be no closer than 100 feet from any lot of different ownership, and just strike to any residence within 100 feet out of that condition.

Eddie Collins stated that he had a show kennel for 20 years and it was attached to his house, legally, different state, but was attached and built just like the house, but he walked down into his basement into his kennel.

John McPherson asked for verification that there was no problem with doing that, no health problem or anything.

Eddie Collins stated that it was air conditioned, it had a flush area for the floor twice a day, and it cost more than a house.

Fred Lantz stated that he would tend to agree and concur with Counsel based on the idea that there was also a provision in there stating upon transference or sale of the property that the kennel would not be transferable, then he did not see why, if the Wimberly's wanted to have their dog kennel close to their residence as long as it was within the parameters that have been set forth, that there would be a problem with that. Also while he was on the subject, there was a rather extensive packet, and Ms. Woods would probably appreciate it if she had the opportunity to go thru it, there were several letters in there however, there was just page after page after page of vet reports, receipts, materials receipts, and basically his impression was that the Wimberly's were serious about doing a good job with their dogs; and to address Ms. Woods comments about the neighbors, he would probably say that his feeling, was that for a neighbor to be a good neighbor after 13 years of living in such close proximity, if they were not doing a fairly good job, they probably would have had to address that as neighbors should over the fence line.

Ron West asked about amending condition four to read the Great Dane's shall be limited to a maximum of seven, including male and female canines, for the purpose of breeding, with not more than a maximum of 25 dogs at any one time, and asked the Wimberly's if that was a figure that they could live with. If they had 16 puppies and 7 breeding dogs, that would give a leeway of 2 other dogs.

Henry Wimberly stated that would be ok.

Ron West made a motion to approve with the conditions recommended by staff, with the changing of condition 2 to read the location of the shelter for the canines shall be no closer than 100 feet from any lot of different ownership within 180 days, and with the change of the amended condition 4 to read the Great Danes shall be limited to a maximum of seven including male and female canines for the purpose of breeding with a maximum of no more than 25 dogs on the premises at any one time, and by changing condition 5 in the staff report to the condition that was amended by staff.

Second by Jane Hodges.

Motion carried 6-1 (Faye DeJarnatt)

Linda Osborne stated that there was a 30 day appeal process.

SUP-06-021 Wanda M Stumbo

This was a request to allow a construction trade office with outside storage. The acreage for this parcel of land was 1.68+/- acres. The property was located at 755 Hwy 17 South, Satsuma. The current zoning of the property was C-2 (Commercial, General, Light) and R-2 (Residential, Mixed). Staff recommended approval with the following six conditions:

1. Applicant would need to obtain all appropriate building permits from applicable County and State Agencies.
2. Uses must comply with the screening and buffering requirements for the proposed uses in accordance with the Land Development Code.

3. The area designated on the site plan shall contain the construction equipment which shall be limited to no more than six (6) trailers, not to exceed a size of ten (10) feet. The mobile containers of any size are not allowed.
4. The use must comply with the County Noise Ordinance.
5. The Parking and Landscaping shall be installed within 270 days.
6. The Special Use Permit shall not run with the land. The Special Use Permit shall expire upon transfer of the property from the applicant to another person or entity.

Linda Osborne asked Michelle Kennedy to explain in more detail, construction trades.

Michelle Kennedy stated that it was labeled as construction trades in the Land Development Code, and it could be any where from roofing to electric, plumbing, things of that nature.

Linda Osborne stated that she wondered if it was further defined.

Michelle Kennedy stated that it was not.

Gee Holder polled the Board for site visits:	Ron West	yes
	Fred Lantz	yes
	Linda Osborne	yes
	Eddie Collins	yes
	Jane Hodges	yes
	Earl Ballengee	yes
	Faye DeJarnatt	yes

Wanda Stumbo, 755 Hwy 17 South, San Mateo, stated that she was changing the Video Store to rental offices, and she had one of the offices wanted to rent as a commercial, he was a contractor, and he wanted to store his equipment, his trucks, vans, trailers with his equipment on it overnight, his crew would meet in the morning, take the equipment to the job sites, bring their equipment back and leave it at night. So the employees didn't have to meet him at his house.

Linda Osborne asked if there was only one person that was willing to rent it.

Wanda Stumbo stated that there probably would only be one person renting. She stated that it was not a large area, and she noticed in the picture that it showed debris that would be removed, she also had an office in the video store as an accounting office and she was really busy with accounting and taxes at the time, and she had been in contact with people to get the debris removed. The area was being cleaned up; the whole property was being improved.

Linda Osborne asked if there were any questions for the applicant, there being none, asked if there was anyone in attendance to speak on the application. No one came forward so the meeting was closed to public and opened for board discussion.

Eddie Collins made a motion to approve with the conditions 1 through 6 with the amendment to condition 6 as recommended by staff.

Second by Jane Hodges.

Motion carried 7-0

Linda Osborne stated there was a 30 day waiting period for appeals.

Old Business

Fred Lantz made a motion to approve the minutes from the February 21, 2007 meeting.

Second by Ron West.

Motion carried 6-0 (Earl Ballengee abstained as he did not attend the February Meeting)

New Business

Michelle Kennedy introduced the new Director for Planning & Development Services, Brian Hammons.

Linda Osborne asked if he was from out of state.

Brian Hammons stated from Marion County most recently. He stated that if the Board had any questions, he would do his best to make sure they were answered.

The Board welcomed Mr. Hammons.

Adjourn

A motion was made by general consent to adjourn the meeting at 4:16 p.m.

Gee Holder
Recording Secretary

ATTEST:

Linda Osborne, Chairman

CC: Putnam County Zoning Board of Adjustment
Russ Castleberry, County Attorney
Board of County Commissioners
John McPherson, Department Counsel
Tim Smith, Clerk of Courts
Nancy Barnes, Deputy Clerk