



## CASE ANALYSIS:

Pursuant to Section 13-332, Sumter County Land Development Code, the proposed special use must meet the following requirements for approval (Staff's review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.  
*The requested kennel meets the requirements of LDC 13-634.*
- b. The use must be compatible with surrounding existing and anticipated uses.  
*The kennel has been in operation for 15 years. We have not received any code complaints from neighbors.*
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, or parking congestion, or generate traffic that exceeds the capability of roads and streets serving the use, or otherwise affect public safety.  
*The use will not adversely affect the public interest. They have operated for several years..*
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions which may pose a danger to life, health or property.  
*The site is suitable for the proposed use.*
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.  
*The kennel will not have an adverse effect on the environment, public health, safety, or public welfare..*
- f. Proposed improvements and the level of cooperation by the developer shall be considered.  
*The applicant has been very cooperative.*
- g. Unless specifically provided otherwise, the use shall comply with this code.  
*The proposed changes comply with the LDC requirements.*

The following additional requirements must be considered in reviewing special uses (Sec 13-232(2)).

- a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.  
*The proposed facility is located on a large property with adequate space to provide setbacks and buffers.*
- b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of

Transportation, the Florida Highway Patrol and the sheriff's office in making this determination.

*The kennel generates very little traffic.*

- c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

*Existing vegetation is sufficient to buffer the kennel from neighboring residents.*

**DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:**

Staff finds the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code subject to the following conditions:

1. This special use permit allows the operation of a dog kennel with up to fifteen (15) breeding females at the facility.
2. This special use permit shall run with the property. The owner shall notify the County when ownership transfers.
3. Kennel personnel, paid or volunteer, is limited to those who reside on the property.
4. This special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

**Notices Sent: 24 (No Objection) 0 (Objection) 0**

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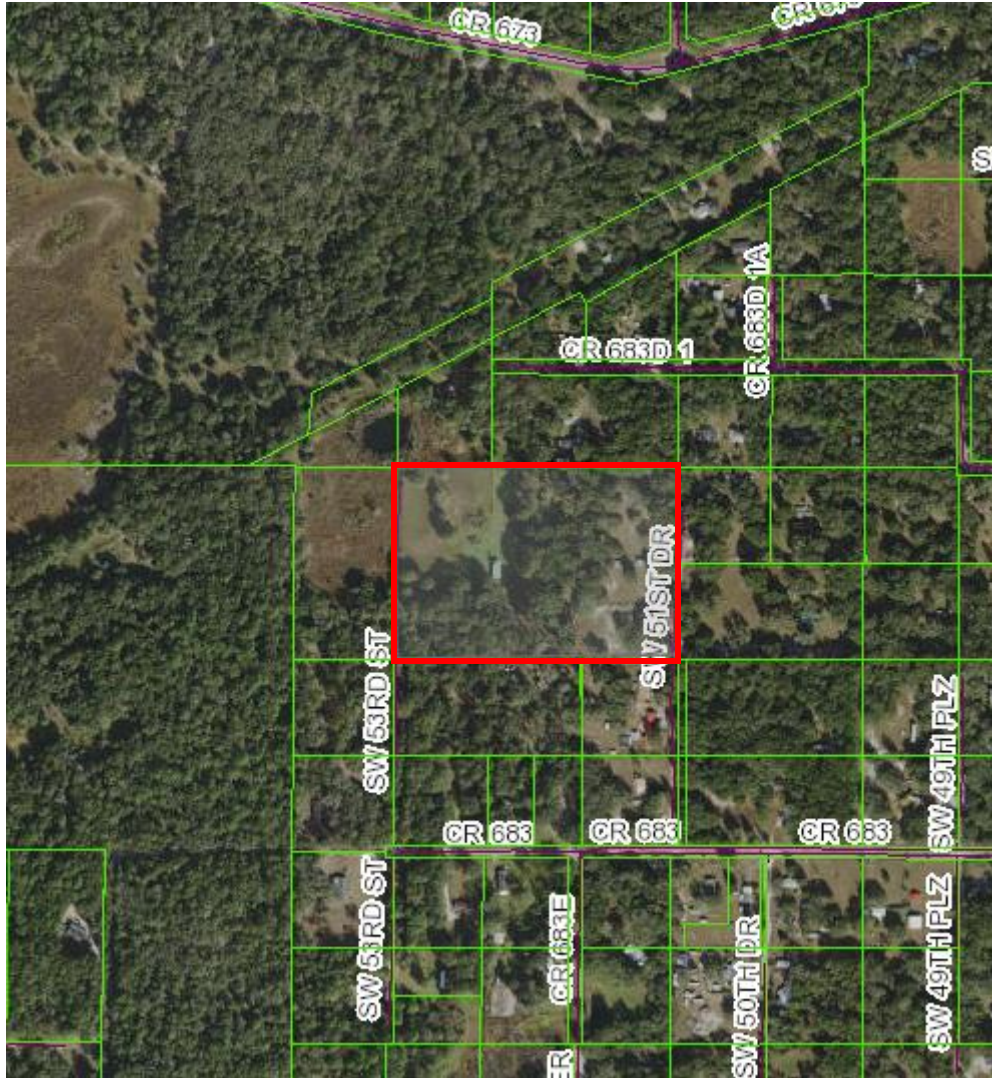
**Zoning & Adjustment Board Action:**

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**Recording Secretary:**

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Location Map

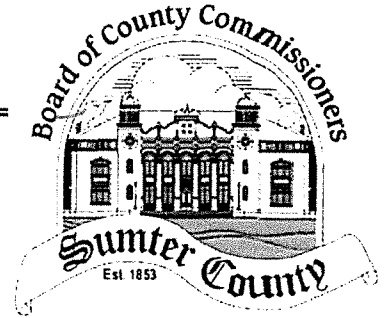


# Board of County Commissioners

## Development Services Department

### Planning Services Division

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



Project # S2019-0002  
Date Recv'd: 1-23-2019  
Planner: SUR

ZAB date March 4, 2019  
BOCC date \_\_\_\_\_

ZAB:  
6 pm March 4  
Colony Cottage  
Rec Center

### SPECIAL USE PERMIT APPLICATION

Residential                      \_\_\_\_\_ Commercial

(Minor requests are approved by ZAB--- Major requests approved by BOCC) -510 Colony Blvd, The Villages, FL

**Request:** (Additional information may be attached)

Modify conditions of approval from S2011-0005 to reduce # of breeding females to 15 and have the approval run with the property. Revise #2 to allow person who reside on the property to assist with the kennel.

**Applicant Information:**

Name of Petitioner(s): Alan and Catherine Adams

(or Company/Corp. Name)

Mailing Address: 11098 SW 51st Drive WEBSTER, FL 33597

Phone: 352-568-7877 Email: alan@catspups.com

Mobile: 352-568-5520 Fax: \_\_\_\_\_

~~alan~~  
"alan@catspups.com"

**Property Information:**

Legal Description of the property (lengthy descriptions may be attached)

see deed

Street Address: \_\_\_\_\_

Parcels # R10A100 Current Use: Residence / Kennel

**Please Provide:**

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Site plan/sketch (showing how property will be used – if applicable)
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

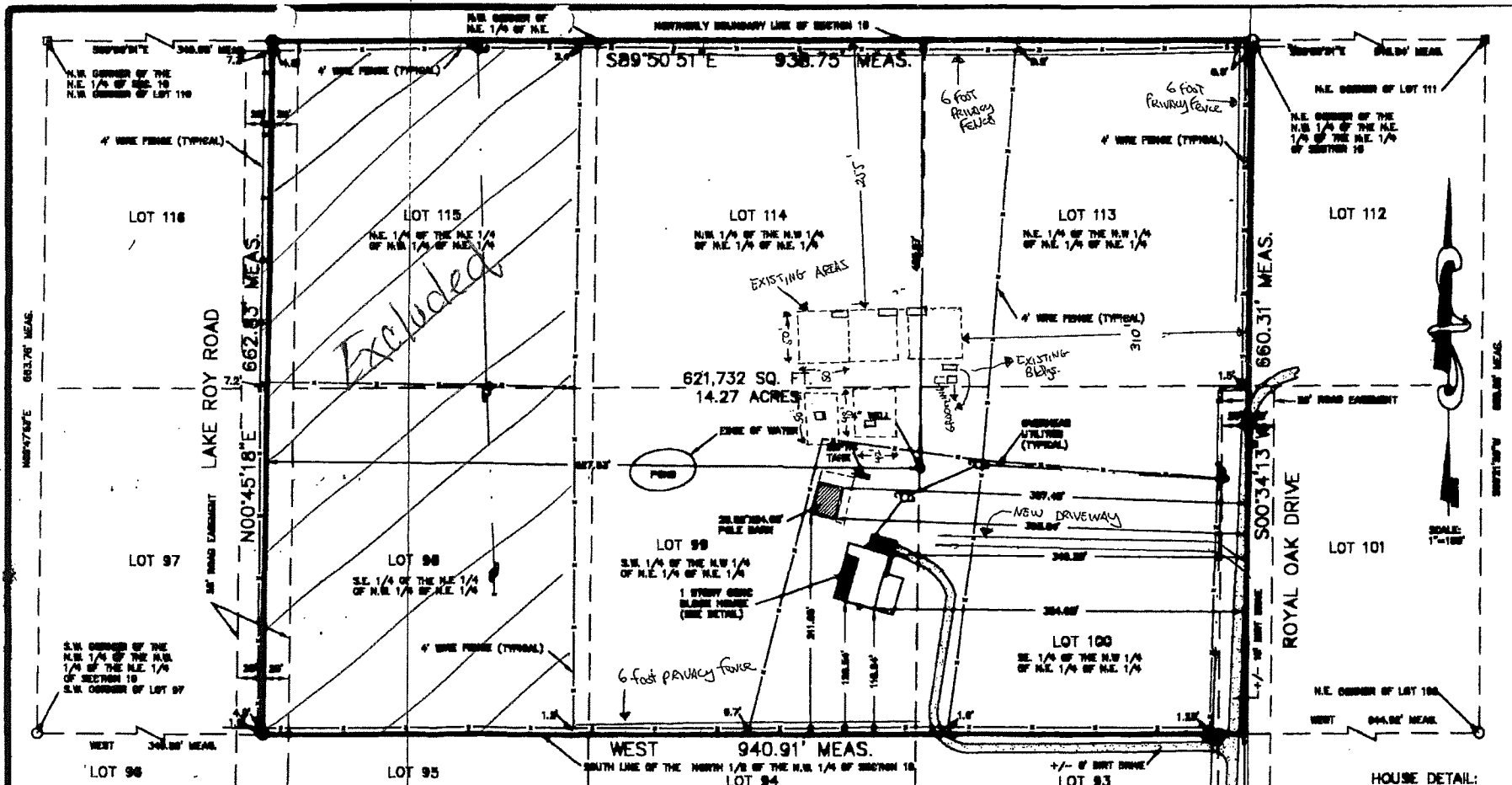
Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Cathy Abrams Cathy Abrams 1/23/2019  
Signature Date

Cathy Abrams  
Print Name

A public hearing before the Zoning & Adjustment Board (ZAB) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., the Villages, FL. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the ZAB. They may assign conditions of approval to assure compatibility with the neighborhood. Hearings may be postponed by the ZAB at their discretion.

**Building permits may be required following approval before business can be conducted.**



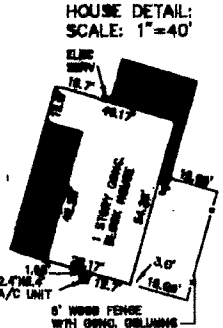
**DESCRIPTION:**  
 LOTS 98, 99, 100, 112, 114, AND 118 OF UNBARRICAD ROYAL OAK RETRAITS,  
 FURTHER DESCRIBED AS THE S.E. 1/4 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4, AND  
 THE S.E. 1/4 OF N.W. 1/4 OF N.E. 1/4 OF N.E. 1/4, AND THE S.E. 1/4 OF N.W. 1/4  
 OF N.E. 1/4 OF N.E. 1/4, AND THE N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4 OF N.E. 1/4,  
 AND THE N.W. 1/4 OF N.W. 1/4 OF N.E. 1/4 OF N.E. 1/4, AND THE N.E. 1/4 OF N.E.  
 1/4 OF N.W. 1/4 OF N.E. 1/4, IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 11 EAST,  
 BAKER COUNTY, FLORIDA.  
 SUBJECT TO A ROAD EASEMENT OVER THE WEST 28.00 FEET OF LOTS 98 AND 118,  
 AND THE EAST 28.00 FEET OF LOT 100.

**CERTIFY TO:** BOBBY JAMES & JULIE A. MADDOX, PINNACLE FINANCIAL  
 CORPORATION, U.S.A.A.; THE COUNTY LAND TITLE AND EGRESS COMPANY;  
 ATTORNEY'S TITLE INSURANCE FUND, INC.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION  
 AND SUPERVISION, AND THE PLAN AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION  
 OF THE LAND SURVEYED AND MEETS THE ESTABLISHED SURVEYING PROFESSIONAL  
 STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYING  
 IN CHAPTER 61B17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 478.027,  
 FLORIDA STATUTES.

*John L. Schaner*  
 JOHN L. SCHANER P.S.M. 98172

- LEGEND:**
- - FOUND 4" X 4" CONCRETE MONUMENT (PLAIN TOP)
  - - FOUND IRON PIPE
  - - FOUND 3/4" IRON ROD (NO I.B.)
  - N-NORTH, E-EAST, S-SOUTH, W-WEST (ON ANY CONVENTION SUCH AS NE)
  - - BEARINGS WHEN USED IN A BEARING AND/OR ANGLE
  - - BEARINGS WHEN USED IN A BEARING AND/OR ANGLE
  - - FEET WHEN USED IN A DISTANCE
  - R/W - RIGHT OF WAY
  - C/L - CENTERLINE
  - E/P - EDGE OF PAVEMENT
  - CONC - CONCRETE
  - UTL - UTILITY POLE

- NOTES:**
- 1) BEARINGS BASED ON ASSIGNED DATUM.
  - 2) SURVEY BASED ON EXISTING IDENTIFICATION OF SECTION 14
  - 3) SURVEY THIS FUNDING BY CLIENT.
  - 4) BOUNDARY SURVEY FOR BOBBY JAMES & JULIE A. MADDOX.
  - 5) LATEST SURVEY MONUMENTS HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY.
  - 6) EXISTING AND NEW MONUMENTS IDENTIFIED BY THIS SURVEY. IF ANY WERE NOT LOCATED.
  - 7) LATEST SURVEY MONUMENTS ARE NOT SUBJECT TO THE FLORIDA FLOODING AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PLAN NUMBER 18088 BEING A DATED MARCH 15, 1988, AND IS CONSIDERED TO BE IN A ZONE "X" AND ZONE "A".
  - 8) THE DETERMINATION OF A FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEY.
  - 9) INSTRUMENTS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR SEAL.
  - 10) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



**BOUNDARY SURVEY FOR: BOBBY JAMES & JULIE A. MADDOX**

DATE: 4/24/09  
 JOB # 08-108  
 BOOK: 678  
 DRAWN BY: JDE  
 CHECKED BY: JLB

**ABSOLUTE LAND SURVEYING**

"COMPLETE SURVEYING & MAPPING SERVICE"  
 OFFICE: (859) 347-6177 4789 S.E. 169TH PLACE ROAD FAX: (859) 847-7377  
 BELLEVUE, FLORIDA 34480 L.B. # 7699

P.S.M. # 6172

September 5, 2011

Zoning Board – Sumter County, Florida

Dear Members,

We are writing this letter to go along with our current application to increase the amount of dogs we are allowed to have on property. We have been breeding for over twenty five years. We take care of the dogs as if they were our own children. We shower them with love and affection.

It is our overall plan to have thirty five “children”. We plan on having it so that, as in the past, all of the puppies born are inside our home. The puppies never are outside until they leave us to go to their new homes. We breed mostly Yorkshire Terriers, but they are all small dogs and under 15 pounds. We only raise toy breeds and most of their litters are 4 or less puppies. We will have little or no effect on the area.

They are extremely well taken care of. We have been inspected by the American Kennel Club and by the Sumter County Animal Control. We have always passed with flying colors and intend on that always to be the case. Our veterinarian is Dr. John Mounger and he has been working with us since 2004, when we first moved here and were approved for our kennels.

Currently we are approved for a type “B” commercial kennel for 15 dogs. At the time we applied we were going into the alpaca business and only requested the license for 15 dogs. They all will have both air conditioning and heat. Their “homes” all have furniture and lots of extras. We have already installed a privacy fence bordering the closest neighbors. As far as our neighbors are concerned, they have never had a problem with us. We would like a waiver on the setback requirements as we are placing the dogs in the center of our property. The new ones will be housed in existing building that were made for the alpacas. We used to have alpacas on the property but due to my health problems (severe C.O.P.D.), I cannot take care of them in the manner they all deserve. We are extreme animal lovers and they are our life.

We would also like to have permission to do dog grooming and possibly some dog training. These dogs will not be staying on property overnight. We truly appreciate your time and consideration. We promise to be an asset to the community as we have enhanced many families with our “grand puppies”.

Sincerely,

Cathy and Alan Abrams – 11094 SW 51<sup>st</sup> Drive – Webster, Fl 33597 – 352-793-1551