

MINUTES

Levy County Planning Commission

June 2, 2008

6:30 p.m.

The Levy County Planning Commission was called to order by Chair Ron Grant. Other members present were:

Thad Barber
Toni Collins
Thomas Harper
Vaughn Lee

Also present was Development Director, Rob Corbitt, and Attorney, Anne Brown.

Chair Grant called for a motion to either approve or deny the minutes. Mrs. Collins said to her recollection the board agreed to approve the minutes separately and not together. Board secretary, Mrs. Benton said that she would have the corrections made. Mrs. Collins stated that in the February 4, 2008 minutes, the August 6 and October 1, 2007 minutes were grouped together and needed to be rephrased in such a manner so that it would appear that each one was approved individually. Mrs. Collins said that in the February 4, 2008 minutes, page 2 above the Issues of Concern, a correction needed to be made from "Chair Barber" to "Chair Grant." With these corrections, Mrs. Collins motioned to approve the February 4, 2008 minutes. Mr. Harper seconded the motion. Motion carried. Mr. Barber motioned to approve the minutes from March 3, 2008 as presented. Mr. Harper seconded the motion. Motion carried.

Chair Grant then called for anyone giving testimony for the Special Exception listed on the agenda 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 Grant called for the board to disclose any ex-parte communications related to the petitions being presented. There were none.

PETITION NO. SEA 2-08 Dusty Parrish (applicant) and Lorel Molder (owner), petitioning the board for a Special Exception Amendment to SE 5-05 to remove the condition that prohibits "park model" recreational vehicles from being permitted in the RV Park, on a parcel of land located in that portion of the NE 1/4 of Section 10, Township 15S, Range 17E; lying east of CR 337. Said parcel contains 29.22 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Corbitt gave a brief summary of his staff report. Mr. Corbitt stated that if the Planning Commission finds the proposed application consistent with the comprehensive land use plan and land development code and moves to approve the request to allow a maximum of 37 recreational

vehicle spaces to be occupied by park model trailers, then staff would recommend that the language of Condition #6 (7) be changed to read as follows:

“No more than 37 of the 73 RV spaces in the development (RV park) shall be leased, rented, or otherwise occupied with park model trailers or long term leases or memberships; and

All other conditions of approval previously applied to SE 5-05 to remain in effect.”

Mr. Corbitt stated for the record that an email was received on May 23, 2008 from Mrs. Donna Ziegenfuss, expressing her opposition to the proposed Special Exception Amendment application. Her address being: 9350 SE CR 337, Dunnellon, FL.

Mr. Dusty Parrish and Lorel Molder were both present to discuss their petition. Mr. Parrish stated that park models are still considered as RV's which are not required to be permanently tied down and blocked up. Mr. Parrish said that blocking does not have to be permanent and tie downs can be done as a quick disconnect. Mr. Parrish stated that under no conditions could the park models be permanent quarters, and that a residence could not be established.

Mrs. Collins asked if boarding of animals was being done on the property. Mr. Parrish said they offer care packages which include the cleaning of the stalls, feeding, etc. Mrs. Collins noted that if the applicant was boarding horses and leaving for the week, then the horse trailers would be left on site.

Mrs. Collins stated that the original condition #8 says *“both permanent and temporary storage of horse trailers, boats and RV's onsite are expressly prohibited.”*

Mrs. Collins asked if the 330' setback still applied. Mrs. Brown said that it no longer applied and has been approved by DCA. Mr. Corbitt said that the setback only applied to permanent structures, and that park models are not defined as permanent.

Chair Grant asked for anyone in support. There were none.

Chair Grant asked for any opposition of the petition. Lou Ziegenfuss, Angie Richardson and Robert Richardson expressed their concerns with parking of the semi-trailers, permanent residency, light emissions, endangered species, increased development, urban sprawl and losing their quiet rural area. It was the consensus of the parties speaking in opposition that the proposed use would not be compatible with the area in which it is located.

Chair Grant closed the floor for discussion.

Mrs. Collins asked if there were scheduled equestrian events. Mr. Parrish said they do have scheduled equestrian events. Mrs. Collins asked if they were covered with fire and police protection. Mrs. Molder said these events were not covered with fire and police protection. Mr. Corbitt stated that a special events permit is not needed unless they have off-site impact. Mrs. Collins asked if Mike Penn, supervisor of Goethe was notified. Mr. Corbitt said that he was notified in the original application and that there has been no additional response received. Mrs.

Collins asked about the lights that have been the subject of a complaint. Mrs. Molder said the lights are on from dusk to dawn. Mrs. Molder said she had contacted CFEC to see what she could do. Mrs. Molder said she was told that they were security lights and nothing could be done to turn them off as needed. Mrs. Collins asked about the buffer and if all the conditions from November 2005 been met. Mr. Corbitt said the certificate of occupancy was just issued approximately two months ago. Mr. Corbitt said there was a complaint regarding the sign being used to invite the public. Mr. Corbitt said the code section says each travel trailer park may include accessory commercial facilities such as laundromats and convenience stores as part of the project. However, such uses shall be of a scale and location to primarily serve the needs of the renters within the park. Mr. Corbitt said that her store is located appropriately, the size is proportionate to serve the park and she does sell feed and hay, but the sign says convenience store, and in addition to the hay and feed it has several other things on the marquee. Mr. Corbitt said the complaint was the store being used primarily for the public.

Mrs. Collins asked what are the requirements for a mobile home park. Mr. Corbitt referred to the specific review criteria for a mobile home park from Chapter 50, Section 730, Levy County Land Development Code.

ISSUES OF CONCERN:

The board stated their concerns regarding the possibility of the park models becoming a permanent residency. Mr. Harper stated his concerns with the impacts it may have on the school system. Mr. Grant stated his concerns regarding the three hay vans being used for storage.

After all discussion Chair Grant called for a motion to this item. Mr. Harper motioned to recommend denial to the Board of County Commissioners. Mrs. Collins seconded the motion. All members voted "aye." Motion Carried.

Other Business:

Mr. Harper asked about the animal densities review (concentrated commercial farming). Mrs. Brown said that County Planner, Mrs. Neely is working on the review but has not completed it yet for board review.

Mrs. Brown informed the board that DCA has issued its intent to find all of the Large Scale Amendments in compliance except for Boyette. Mrs. Brown said she had just received the petition to file for an Administrative Hearing from DCA which is the next step in the process.

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

Chairman