

MINUTES

Levy County Planning Commission

January 4, 2007

6:30 p.m.

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

Ron Grant
Thomas Harper
Thadus Barber
Vaughn Lee

Also present was Development Director, Mr. Rob Corbitt and Planning Director, Ms. Kathy Winburn.

Chair Collins called for a motion to either approve or deny the minutes from the November 6, 2006 regular meeting. Mr. Barber motioned to approve the minutes of the regular Planning Commission meeting as presented. Mr. Harper seconded the motion. Motion carried. Chair Collins called for a motion to either approve or deny the minutes from the December 4, 2006 regular meeting. Mr. Harper motioned to approve the minutes of the regular Planning Commission meeting as presented. Mr. Grant seconded the motion. Motion carried.

Chair Collins stated that Ms. Anne Brown, County Attorney, suggested that the Board postpone reviewing the Land Development Regulations to allow Ms. Brown sufficient time to review the draft document submitted by Mr. Corbitt. Chair Collins further explained that after Ms. Brown completes her review that she may have changes that will need to be made to the draft and that this would ensure that the Board did not duplicate their efforts by having to review the document twice. Chair Collins stated that if any of the Board members have questions or concerns regarding the document that they should put them in writing and submit them to Mr. Corbitt.

Chair Collins called for a motion to elect a new Chairman and Vice – Chairman to the Planning Commission for the new calendar year. Mr. Lee motioned to nominate Mr. Thad Barber as Chairman; Mr. Grant seconded the motion; motion carried. All members voted “aye”. Chair Barber called for a motion to elect a new Vice Chairman. Ms. Collins motioned to nominate Mr. Grant as Vice Chairman; Mr. Lee seconded the motion; motion carried. All members voted “aye”.

Chair Barber called for the board to disclose any ex-parte communications related to the petition being presented. Ms. Collins stated her ex-parte communications as being site visits. Mr. Grant stated that he is familiar with the petition location. Chair Barber stated that there was no one available to officially swear in anyone that wished to speak or present themselves as an expert witness.

Chair Barber asked the Development Department to present the items of business.

Mr. Harper motioned that future minutes reflect more clearly the major issues of concern that the board may have regarding proposed petitions; Ms. Collins seconded the motion; motion carried. All members voted “aye”.

NEW BUSINESS: DEVELOPMENT DEPARTMENT

PETITION NO. PP 35-06 Croft Land Surveying representing Prinston Jean-Glaude, Elima Napoleon and Alie Brutus, petitioning the board for a Preliminary Plat of “**Airport Meadows,**” a subdivision located in the NE ¼ of Section 11, Township 13S, Range 18E, in Levy County. Said parcel contains 25.7 acres more or less and is located within the Williston Municipal Service District. This subdivision will consist of approximately forty ½ acre residential lots. The zoning designation is “RR” Rural Residential and the land use is “LDR” Low Density Residential. Parcel No. 04417-000-00.

Mr. Corbitt stated that staff had received comments from the City of Williston that stated that the Council voted to notify the developer that the City would like to be the utility provider for sewer, water and gas services and to have them consider a Developer’s Agreement. Mr. Corbitt stated that the plat review committee agreed with the development connecting with the City water and sewer system.

Mr. Jason Murphy, representing the applicant was present to discuss this petition.

Mr. Corbitt stated that the County does not have an airport hazard zone map. Mr. Corbitt explained that an airport hazard zone map designates the areas surrounding an airport as being in a hazard zone for airplane take off or landing crashes. Mr. Corbitt explained that the proposed plat is not in alignment with the take off or landing zones of the Williston Municipal Airport. Mr. Corbitt stated that the County should develop a map that designates the areas surrounding the airport with specific density depending on the distance and position of the property to the airport. Mr. Corbitt stated that the plat review committee is satisfied with the safe access of the proposed plat.

Mr. Harper stated that the FAA places a noise signature and other restrictions around airports and asked whether the County should acknowledge that when it is determined that a petition falls within an airport zone and that the Board means an FAA defined and approved airport zone. Mr. Corbitt stated the board could recommend that an airport noise warning be placed on the plat.

ISSUES OF CONCERN:

Chair Barber asked for anyone in support of the petition. There were none. Chair Barber asked for anyone in opposition to the petition. Rusty Geiger, Woody Smith, Cindy Geiger and Joy Smith stated concerns with traffic generated by Monterey Boats, the number of lots and the division of the property.

Chair Barber closed the floor to discussion.

The Board stated concerns with the issue of safety regarding the traffic on CR 121 and 180th Avenue generated by Monterey Boats and the level of service on 180th Avenue being adequate to handle the traffic.

Mr. Corbitt explained that the road was recently rebuilt and that the road department would not require additional improvements to 180th Avenue. Mr. Corbitt stated that the Board could require the developer to construct a turn lane into the subdivision to help with the flow of traffic.

After a short discussion Chair Barber called for a motion to this item. Mr. Grant motioned to recommend denial of the Preliminary Plat of “Airport Meadows,” to the Board of County Commissioners based on traffic safety hazards. There was no second to the motion. Chair Barber stated that the motion died for lack of a second. Chair Barber again called for a motion to this item. Ms. Collins motioned to recommend approval of the Preliminary Plat of “Airport Meadows,” to the Board of County Commissioners with the recommendation that the developer provide a traffic flow

study for 180th Avenue to show it is consistent with at least a LOS “C”, the plat should reflect that the property is located in an airport zone and includes the recommendations from the City of Williston. Mr. Harper seconded the motion; motion carried. Chair Barber, Mr. Harper, Mr. Lee and Ms. Collins voted “aye”, Mr. Grant voted “Nay”.

OTHER BUSINESS: DEVELOPMENT DEPARTMENT

Mr. Corbitt presented the Board with an overview of the proposed zoning district maps. Mr. Corbitt explained to the Board how to utilize the maps. Mr. Corbitt stated that the larger map showed the zoning designations including commercial nodes for the whole county with the smaller “sub maps” showing the municipal service districts in detail. Mr. Corbitt explained that all the commercial nodes have a number assigned to them that corresponds to a sub map which shows in detail the area that is included within the commercial node designation. Mr. Corbitt further explained that the maps also reflect the locally recognized unincorporated communities of Gulf Hammock, Fowlers Bluff, Montbrook, Morriston, Raleigh and Camp Azalea. Mr. Corbitt stated that Gulf Hammock and Lebanon Station have a commercial designation allowing for commercial development ½ mile in either direction along the main arterial road and ¼ mile in either direction along the crossroads of that intersection. Mr. Corbitt stated that he did not add any new zoning designations and that the proposed maps are consistent with the future land use map.

Mr. Corbitt stated that he would like to circulate copies of the proposed maps throughout the county in various locations such as the town halls and libraries to enable the public to review the maps. Mr. Corbitt requested that a workshop be scheduled for the next meeting to discuss the zoning map and text.

After a brief discussion the board requested that staff provide them with a tentative schedule and process for reviewing both the zoning map and land development code text and a timeline for the EAR process.

Mr. Harper recommended that the board discuss at a future meeting process control. Mr. Harper explained that the purpose of having a process control in place is to address issues or problems as they arise and decide what action if any can be applied; take the corrective action to modify the process; and move forward so that the overall process is allowed to run more smoothly. Mr. Lee stated that the Planning Commission is not as structured as the Board of County Commissioners and that they take the brunt of citizen’s reactions to the decisions they make so that the County Commission does not have to and in most cases the Planning Commission has no control of the application process. Chair Barber stated that the concept of having a process control in place is good, however, because of the purpose of this board and how they review proposed petitions, it may not allow for having a more structured process in place.

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

Chairman