

## MINUTES

### Levy County Planning Commission

February 5, 2007

6:30 p.m.

The Levy County Planning Commission was called to order by Chairman Thad Barber. Other members present were:

Ron Grant  
Toni Collins  
Thomas Harper  
Alternate Gordon Ayotte

Mr. Vaughn Lee was unable to attend.

Also present was Development Director, Mr. Rob Corbitt, County Planner, Ms. Kathy Winburn and County Attorney, Ms. Anne Bast Brown.

Chairman Barber called for a motion to either approve or deny the minutes from January 4, 2007 as presented. Mr. Harper motioned to approve the minutes as presented. Mr. Grant seconded the motion. All members voted "aye." Motion carried.

#### DISCUSSION:

Ms. Collins made a request that in the future when corrections were to be made to the minutes, they should be identified by a red line and strike out format. All members agreed.

Chairman Barber called for the board to disclose any ex-parte communications related to the petitions being presented. There were none.

Chairman Barber then called for anyone giving testimony for the petitions 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.

#### NEW BUSINESS: DEVELOPMENT DEPARTMENT

**FP 1-07** David Stonecypher of Dynan Group representing Feaster Development Corp., petitioning the board for a Final Plat of "**Ivey Run Estates**," a subdivision located in the SW 1/4 of the SE 1/4 of Section 36, Township 12S, Range 18E, in Levy County. Said parcel contains 10 acres more or less. This parcel has a land use designation of "MDR" Medium Density Residential and a zoning classification of "R" Residential.

Mr. Corbitt stated that the plat review committee recommends approval for the proposed Final Plat of "Ivey Run" as submitted.

Mr. David Stonecypher, representing the applicant was present to discuss this petition.

**ISSUES OF CONCERN:**

Ms. Collins questioned the letter from DEP and whether or not it was a new document that needed to be provided in the packets. Ms. Collins asked if the DEP letter was required for 3 parcels or more. Mr. Corbitt stated Mr. Stonecypher said that if there are 3 or fewer lots, the Water Management then forwards the plat to DEP. Mr. Corbitt also stated that he was not aware of this process.

Chairman Barber asked for anyone in support of the petition. There were none. Chairman Barber asked for anyone in opposition. There were none.

Chairman Barber closed the floor to discussion.

After a short discussion Chairman Barber called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat of "Ivey Run Estates" to the Board of County Commissioners as presented. Ms. Collins seconded the motion. All members voted "aye." Motion carried.

**FP 18-06** McMillen Surveying representing Edwin Griffis, petitioning the board for a Final Plat of "**Deep Water Park**," a subdivision lying in the E ½ of Section 27 and the W ½ of Section 26, all in Township 12S, Range 18E, in Levy County. Said parcel contains 27.67 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. This subdivision will consist of two residential lots.

Mr. Corbitt stated that the plat review committee recommends approval for the proposed Final Plat of "Deep Water Park" as submitted.

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

Chairman Barber asked for anyone in support of the petition. There were none. Chairman Barber asked for anyone in opposition. There were none.

Chairman Barber closed the floor to discussion.

After a short discussion Chairman Barber called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat of "Deep Water Park" to the Board of County Commissioners as presented. Mr. Harper seconded the motion. All members voted "aye." Motion carried.

**FP 21-06** Croft Land Surveying representing Claudia & Alfred Pinedo, James & Deborah DeShon, Justin & Carol Smith and Kathryn & Seth Downs, petitioning the board for a Final Plat of "**Levy Addition**," a subdivision located in the N1/2 of Section 26, Township 13S, Range 17E, in Levy County. Said parcel contains 31 acres more or less and is located within an "A/RR"

Agriculture/Rural Residential zone. This subdivision will consist of three 10 acre more or less residential lots.

Mr. Corbitt stated that the plat review committee recommends approval for the proposed Final Plat of "Levy Addition" as submitted.

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

Chairman Barber asked for anyone in support of the petition. There were none. Chairman Barber asked for anyone in opposition. There were none.

Chairman Barber closed the floor to discussion.

After a short discussion Chairman Barber called for a motion to this item. Mr. Harper motioned to recommend approval of the Final Plat of "Levy Addition" to the Board of County Commissioners as presented. Mr. Ayotte seconded the motion. All members voted "aye." Motion carried.

**FP 22-06** Croft Land Surveying representing Robert P. & Laverne G. Sandlin, petitioning the board for a Revision of a Final Plat of "**Ancient Oaks Estates**," for the reconfiguring of Lots 1 & 2 by moving a lot line. This subdivision will be located in the N ½ of Section 25, Township 12S, Range 18E, in Levy County. Said parcel contains 50 acres more or less. This subdivision will consist of three residential lots.

Mr. Corbitt stated that the plat review committee recommends approval for the proposed Final Plat of "Ancient Oaks Estates" as submitted.

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

Chairman Barber asked for anyone in support of the petition. There were none. Chairman Barber asked for anyone in opposition. There were none.

Chairman Barber closed the floor to discussion.

After a short discussion Chairman Barber called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat of "Ancient Oaks Estates" to the Board of County Commissioners as presented. Ms. Collins seconded the motion. All members voted "aye." Motion carried.

#### OTHER BUSINESS: WORKSHOP

Mr. Corbitt stated that at this time the map revisions are not complete and therefore neither the map nor text would be reviewed at this time. Mr. Corbitt stated that scheduling public workshops for the review of the Land Development Code text and maps may be difficult due to the schedule of the Evaluation and Appraisal Report (EAR). He also stated that he is aware the board members would like the attorney present and the attorney wants to be present so that she can be involved in the process. Mr. Corbitt stated that he would need to work around her

schedule. Mr. Corbitt stated there maybe some other issues that will be coming to the board for review. Mr. Corbitt suggested that maybe the board would want to schedule a special meeting during the week in addition to the regular Planning Commission meeting. Mr. Harper asked Mr. Corbitt if he thought there would be a problem in using the schedule that Mrs. Winburn had proposed by designating a month to accomplish certain portions of the code. Mr. Corbitt stated that he is currently working with Ms. Winburn on a schedule and that he would be able to arrange his schedule at any time.

Ms. Winburn asked if there were any questions regarding the proposed schedule. Ms. Winburn stated that she had started with May for the scheduling and may have to change due to 5 or 6 possible large scale amendments that she may have coming up. Ms. Winburn stated the Springs Protection and Conservation Element review is pretty in depth, therefore the board may want to begin with something else.

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

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Chairman