

MINUTES

Levy County Planning Commission July 2, 2007 6:30 p.m.

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

Thomas Harper
Vaughn Lee
Ron Grant
Toni Collins

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

Chair Barber stated that at this time the minutes for May 7, 2007 were not received by all of the members for review and the other minutes listed on the agenda were not completed yet. Chair Barber stated that the minutes will be tabled until the next regular meeting.

Chair Barber called for the board to disclose any ex-parte communications related to the petitions being presented; there were none.

Chair 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.

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

NEW BUSINESS: DEVELOPMENT DEPARTMENT

PETITION NO. FP 5-07 Pardue Land Surveying representing Roy F. And Patricia Ann Stephens, petitioning the board for a Final Plat of "Shady Pines," a parcel of land located in part of the E ½ of the NW ¼ of Section 20, Township 14S, Range 19E, in Levy County. Said parcel contains 19.21 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. This subdivision will consist of two 9 acre more or less residential lots. Parcel No. 05389-001-0A.

Mr. Corbitt stated that the plat review committee recommends approval of the proposed final plat as submitted.

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

Chair Barber asked for anyone in support of or in opposition to the petition. There were none.

Chair Barber closed the floor to discussion.

After a short discussion Chair Barber called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat of "Shady Pines," to the Board of County Commissioners as presented. Mr. Harper seconded the motion; motion carried.

PETITION NO. FP 6-07 Pardue Land Surveying representing Larry Ross, petitioning the board for a Final Plat of “Live Oaks,” a subdivision located in the E ½ of the SE ¼ lying E of Yearty Road in Section 29, Township 14S, Range 16E, in Levy County. Said parcel contains 10 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of one residential lot. Parcel No. 02701-003-00.

Mr. Corbitt stated that the plat review committee recommends approval of the proposed final plat as submitted.

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

Chair Barber asked for anyone in support of or in opposition to the petition. There were none.

Chair Barber closed the floor to discussion.

After a short discussion Chair Barber called for a motion to this item. Mr. Harper motioned to recommend approval of the Final Plat of “Live Oaks” to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried.

OTHER BUSINESS:

Ordinance for a proposed amendment to Chapter 50, Levy County Land Development Code to revise Section 50-776 and to create Section 50-884 relating to special exceptions for electric generating facilities.

Mr. Corbitt briefly explained the reason for revising the ordinance. Mr. Corbitt stated that the purpose of revising the ordinance is based on the proposed land use map amendment and proposed comprehensive text amendment that the Board has already reviewed. Mr. Corbitt further stated that this proposed ordinance implements the comprehensive plan policies that are being proposed.

Mr. Corbitt asked that this item be tabled to the next regular meeting in August so that staff can make additional adjustments to the ordinance.

Ms. Collins asked whether staff compared the draft ordinance with that from other counties. Mr. Corbitt stated that staff did not look at other county comprehensive plans. Ms. Collins stated that the County needs to review for anything that the state and federal agencies do not regulate. Mr. Harper stated that the County needs to make sure that the regulations are adequate. Mr. Harper asked what agency produces the regulations for the water mains and transmission lines for power plants. Mr. Corbitt explained that a combination of the water management district, the Department of Environmental Protection or the Army Corps of Engineers creates the regulations. Mr. Corbitt stated that Progress Energy would have representatives present at the meeting for the ordinance to answer any questions that the Board may have.

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

Chairman