

## MINUTES

### Levy County Planning Commission September 25, 2007 EAR Workshop 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 Planning Director, Shenley Neely and County Attorney, Anne Brown.

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

#### **NEW BUSINESS: PLANNING DEPARTMENT – EAR WORKSHOP**

Ms. Shenley Neely presented to the Board the proposed draft Future Land Use Element changes for their review along with the Municipal Service District (MSD) maps, Gulf Hammock and Lebanon Station Area maps. Ms. Neely stated that there was a sufficient amount of commercially designated land use allocated and that it was not necessary to create additional commercial, however there was a need to create additional Industrial Land Use. Ms. Neely explained that the Department of Community Affairs (DCA) suggested moving the MSD boundaries in the areas where a municipality has annexed property beyond the MSD boundary. Ms. Neely further explained the process for changing the Future Land Use Map and MSD boundaries and that there has to be a methodology and a rationale for establishing new boundaries or land use changes. Ms. Neely stated that should the Board decide to adjust the MSD boundaries for the City of Chiefland that they need to consider the proximity of Manatee Springs to the City and the affects that the proposed Springs Protection Element may have on extending the boundary. Ms. Neely stated that staff would meet with Mr. Hammond to discuss the need for adjusting the MSD boundaries around the City of Chiefland. Ms. Neely reviewed the proposed maps for the Gulf Hammock area and Lebanon Station along with the remaining municipality MSD maps. The City of Williston and Town of Bronson both have areas that have been annexed into the city limits that are now outside of the current MSD boundaries.

Mr. Daryl Diamond stated that the Town of Inglis is considering annexing property north of Inglis on US Highway 19 into the city limits within the next three years. Mr. Bill Hammond, representing the City of Chiefland addressed the Board requesting that the MSD boundaries be adjusted around the City due to annexations that will be taking place in the future. Ms. Diane Alloway questioned whether her property could be placed within the Inglis MSD boundary. Ms. Neely explained to Ms. Alloway that she would have to apply for a land use change to have her property include within the Inglis MSD.

#### **ISSUES OF CONCERN:**

Mr. Harper expressed a concern for the agricultural land use being affected by growth and that the County should encourage growth to continue in the areas between Fanning Springs and Chiefland along with the areas between Bronson and Williston. Mr. Harper explained that when the Florida Department of Agriculture updated their procedures that they replaced old verbiage with “Best

Management Practices” and suggested that the County may want to consider adopting similar language to help stay consistent with other State agencies. Ms. Collins stated that the City of Chiefland should consider a Springs Protection Element to their Comprehensive Plan due to the close proximity to Manatee Springs. Ms. Collins stated that the state agencies that are listed within the draft elements need to be updated to reflect the current names of those agencies.

Ms. Neely stated that the Transportation, Housing, Coastal Management, Recreation, Inter-Governmental Coordination, Economic and the proposed Springs Protection Elements have been sent to the Board for their review at the October 1, 2007 meeting. Ms. Neely explained that the meeting scheduled for October 22, 2007 would be an EAR workshop wrap up meeting for any elements that still need to be reviewed along with the proposed Springs Protection Element. Ms. Neely stated that Mr. Richard Deadman from DCA and Mr. Tom Greenhalgh from DEP would be present to answer any question regarding springs protection.

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

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Chairman