

## MINUTES

### Levy County Planning Commission January 9, 2006 6:30 p.m.

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

Toni Collins  
Eugene Pollock  
Ron Grant  
Thadus Barber

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

Chairman Lee called for a motion to either approve or deny the minutes from the December 5, 2005 regular meeting. Mr. Pollock motioned to approve the minutes of the regular Planning Commission meeting as presented. Ms. Collins seconded the motion, motion carried.

Chairman Lee stated that the board needed to elect a new chairman and vice chairman for the new year and that this item was not on the meeting agenda. Mr. Pollock motioned to elect Ms. Toni Collins as the new chair for 2006; Mr. Grant seconded the motion; motion carried. All members voted "aye". New Chair Collins called for a motion to elect a new vice chair. Mr. Pollock motioned to elect Mr. Thadus Barber as the new vice chair for 2006; Mr. Lee seconded the motion; motion carried. All members voted "aye".

Chair Collins called for the board to disclose any ex-parte communications related to the petitions being presented. Chair Collins stated her ex-parte communications as being site visits to the petition properties. Chair Collins 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 Collins asked the Development Department to present the items of business.

#### NEW BUSINESS: DEVELOPMENT DEPARTMENT

**PETITION NO. PP 30-05** Croft Land Surveying representing Rachel Paxton Blair, petitioning the board for a Preliminary Plat of "Bel-Air Estates," a subdivision located in a tract of land in the W ½ of the NE ¼ of Section 33, Township 13S, Range 19E, in Levy County. Said parcel contains 20 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel number 05269-004-00.

Mr. Corbitt stated that the Plat Review Committee recommends approval for the preliminary plat.

Mr. Jason Murphy from Croft Land Surveying, representing the applicant, was present to discuss this petition.

January 9, 2006

Page 2 of 3

Chair Collins asked for anyone in support of the petition. There was none.

Chair Collins called for any opposition from the audience. Mr. Cecil Benton and Mr. Joe Carroll stated their concern with the development having site built homes rather than allow mobile homes. They further stated their concerns with the subdivision requirements.

Chair Collins closed the floor to discussion.

After a short discussion Chair Collins called for a motion to this item. Mr. Lee motioned to recommend approval of the Preliminary Plat of "Bel-Air Estates," to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye."

**PETITION NO. FP 17-05** Croft Land Surveying representing Moshe Mazine & Eric Bouskila, petitioning the Board for a Final Plat "Hampton Farms, Tracts 7-10," a survey located in Section 21, Township 12S, Range 18 E, in Levy County, AKA (Hampton Farms). Said parcel contains 80 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel numbers 04110-005-00, 04110-006-00, 04110-007-00 and 04110-008-00.

Mr. Jason Murphy from Croft Land Surveying, representing the applicant was present to discuss this petition.

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

Chair Collins closed the floor to discussion.

After a short discussion Chair Collins called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat of "Hampton Farms, Tracts 7-10," to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye".

Mr. Corbitt stated that Mr. Mike Pardue of Pardue Land Surveying was not present to discuss this petition due to illness and that if the board did not object he would present the petition in Mr. Pardue's absence. The board agreed to allow Mr. Corbitt to proceed.

**PETITION NO. PP 32-05** Pardue Land Surveying representing Kay G. Drummond Irrevocable Trust and Blanche H. Graham, petitioning the board for a Preliminary Plat of "Hiers Estates," a subdivision located in the S ¼ of Section 16, Township 11S, Range 15E, less Right of Way for State Road 49 and the Right of Way for County Road 345 and the S ½ of the SW ¼ of Section 15, Township 11S, Range 15E, less the Right of Way for County Road 345. Said parcel contains 217 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel numbers 01561-001-00, 01568-000-00 and 01561-000-00 (all being a portion of).

PC Minutes

January 9, 2006

Chair Collins asked for anyone in support of the petition. Chair Collins called for any opposition from the audience. Mr. Lester Aldrich asked about the septic and well requirements for subdivisions and whether there would be site built or mobile homes. Mr. Corbitt stated that it was not specified in the plat what type of homes would be allowed.

Chair Collins closed the floor to discussion.

After a short discussion Chair Collins called for a motion to this item. Mr. Pollock motioned to recommend approval of the Preliminary Plat of "Hiers Estates," to the Board of County Commissioners as presented, Mr. Barber seconded the motion; motion carried. All members voted "aye".

#### OTHER BUSINESS: PLANNING DEPARTMENT

Ms. Winburn updated the board on the EAR (Evaluation and Appraisal) report process. Ms. Winburn stated that the County has received from DCA (Dept of Community Affairs) a Letter of Understanding. Ms. Winburn stated that the letter reiterates the items that are required in the EAR report and accepts the County's major issues. Ms. Winburn stated that the deadline for the report is July 1, 2006 and that DCA has an optional review process that allows the County to submit the draft report 90 days before the actual due date of July 1, 2006 and that DCA will conduct a preliminary review of the draft reports and notify the County of any necessary adjustments that may need to be made to the report. Ms. Winburn explained that to proceed with the optional review process, the Planning Commission would need to schedule a public hearing on the draft report either at the end of February or beginning of March.

Mr. Grant questioned the application process for proposed petitions and the time frame for support or opposition letters to be received by the County. Mr. Corbitt stated that there are public participation rules that address the time frame for the public to submit documentation relating to any proposed petitions. Chair Collins requested that at the next regular meeting that the board discuss the public participation policies along with emails that are received by staff from the public. Chair Collins stated that she is in the process of formatting the Land Development Code and that when completed it will need to be reviewed by the board. Mr. Lee stated that there should be some discussion on helping the public understand that the County does not have jurisdiction over regulating whether a proposed subdivision prohibits mobile homes.

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

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Chairman