

## MINUTES

### Levy County Planning Commission EAR Public Hearing February 27, 2006 6:30 p.m.

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

Vaughn Lee  
Ron Grant  
Thadus Barber  
Alternate – Ken Crosby

Also present was County Planner Ms. Kathy Winburn and Development Director Mr. Rob Corbitt.

Chairman Collins asked Planning Director Ms. Kathy Winburn to present the items of business.

#### **New Business:**

Ms. Winburn stated that the purpose of the public hearing was to review the first draft of the Evaluation and Appraisal Report (EAR). Ms. Winburn explained that the County EAR report is due to be submitted to the state by July 1, 2006. Ms. Winburn further explained that the state has an optional review process in which the County can send the draft report to DCA and the reviewing state agencies 90 days before the official due date and DCA will then review the report to make sure that it addresses all statutory requirements and provides preliminary comments to the county within 30 days. Ms. Winburn stated that the Planning Commission had proposed 7 major issues and that 2 additional major issues had been added by the County Commissioners. Staff sent the 9 major issues to DCA for review and the State sent a letter of understanding which means that the state agrees to the County's list of issues.

Ms. Winburn reviewed the proposed 9 major issues previously discussed by the board along with the actions that may need to be taken to address the major issues that may include amendments to the comprehensive plan.

#### **1. Transportation Element**

- a. Coordination with the Florida Department of Transportation related to the Extension of the Suncoast Parkway

**Actions needed to address issue:** 1. Adopt a policy recognizing the need to coordinate with FDOT and Citrus County on the future extension of the Suncoast Parkway.

2. Study or evaluate the potential impacts of the Suncoast Parkway on Levy County in the future.

**2. Housing Element – no issues were identified.**

**3. Coastal Management Element**

- a. Development and Redevelopment in the Coastal High Hazard Area

**Actions needed to address issue:** no major changes to the element other than housekeeping changes.

**4. Conservation Element**

- a. Protection of Water Quality and Quantity  
b. Coordination with the Water Management Districts related to water quality, monitoring of water levels, and groundwater withdrawal.  
c. Wildlands Urban Interface.  
d. Coordination with Public Lands Management Agencies related to prescribed burning.

**Actions needed to address issue:** 1. The County will consider either the adoption of a Springs Protection Element or the addition of goals, objective and policies within the Conservation Element that directly address springs protection and water quality. 2. The County will consider amending Policy 6.5; create a policy stating that the County will coordinate with the WMD's on the establishment of minimum flows and levels and recognizing the importance of such and request that they provide an evaluation of the impact on minimum flows and levels for proposed developments of a specific type or size; and consider a new policy adopting the premise of "local sources first" related to groundwater withdrawal in Levy County. 3. The County will recognize wildfire risk areas in a new policy and/or adopt a Wildlands-Urban Interface map; adopt objectives and policies related to wildfire mitigation plans for new development; consider adopting firewise building code requirements; and consider a policy promoting native vegetation and defensible space in high risk fire areas. 4. The County will adopt a policy recognizing the importance of prescribed burning as a necessary land management tool; develop policies that address prescribed burning and the coordination with land management agencies; and the County should consider revising policy 2.6 and review the minimum setback from property designated with the Natural Reservation Future Land Use Map designation.

The Board questioned whether the County could have both a Springs Protection Element and a Conservation Element. Ms. Winburn stated that if the County had a Springs Protection Element it would not be necessary to include springs protection policies in the Conservation Element. The Board stated a concern about changing the minimum setback from property designated with the Natural Reservation Future Land Use Map designation.

- 5. Recreation and Open Space Element - no issues were identified.**
  
- 6. Infrastructure Element**
  - a. Stormwater Management Sub-element – no issues were identified.
  - b. Aquifer Recharge Sub-element – no issues were identified.
  - c. Solid Waste Sub-element
  - d. Potable Water and Sanitary Sewer Sub-elements
  - e. Utility Sub-element – no issues were identified.

**Actions needed to address issue:** 1. establish a development threshold that would make provisions for a solid waste management facility or waste hauling services for that development; create a policy that would support the identification of sites for future solid waste management satellite transfer stations; consider a policy supporting the use of best management practices for equine waste. 2. The County will consider adopting a policy which would support the investigation of the use of cluster decentralized sewage systems and to use those systems for development of a certain size or within “conservation” subdivisions; establish a procedure to coordinate with municipalities on the provision of water and wastewater services in the MSD’s; consider a policy expanding the areas or conditions by which private water and wastewater facilities may be provided; establish additional policies addressing the monitoring, design and operations of private facilities as well as enforcement guidelines; consider amending Policy 1.6 such that voluntary annexation would not be required; consider requiring water and wastewater services in order to obtain the density of 2 dwelling units per acre in the low density residential future land use category and consider requiring connection to central water and wastewater services in certain areas.

The Board questioned whether the County could require a solid waste transfer station for developments of a specified size. Mr. Corbitt stated that the County could require a concurrency certificate for every proposed subdivision of which solid waste would be included. Mr. Corbitt stated that the Towns of Inglis and Yankeetown along with the Fowlers Bluff and Camp Azalea areas need to be the next areas for central sewer systems to be established to protect the water in those areas.

7. **Future Land Use Element**
  - a. Municipal Service Districts (MSD)
  - b. Commercial Nodes/Corridors
  - c. Land Allocation the Future Land Use Map – 1. protection of rural character, 2. Mixed use development, 3. Residential density outside of MSD's
  - d. Compatibility of Adjacent Uses

**Actions needed to address issue:** 1. consider a new policy addressing minimum criteria for expansion of the MSD; consider a new policy addressing the establishment/assessment of MSD boundaries on a periodic basis; consider a new policy addressing the incremental development of MSD's; review areas surrounding the MSD boundaries and where the municipal limits are not buffered by the MSD consider expanding the MSD boundaries. 2. Revise the policy language in policies 1.10 and 1.15 to establish various levels of commercial nodes; revise the "Commercial Overlay" which is a commercial district applied to Gulf Hammock and Lebanon Station; create a policy indicating that the boundaries of unincorporated locally recognized communities will be identified and delineated on the FLUM by a certain date. 3. establish standards for land use amendment applications in "Rural Areas" as defined by the Comprehensive Plan to the Rural Residential category; create a policy indicating that rural land stewardship, transfer of development rights or conservation type easement programs will be evaluated as a possible tool for protecting rural character; consider amending policy 3.2 by establishing requirements for the preservation of open space in Rural Areas; consider requiring cluster development or conservation subdivisions in the F/RR and A/RR land use categories or within environmentally sensitive land areas; amend policy 3.3 and 3.4 to exclude wetlands from the density bonus provisions; amend the F/RR and A/RR Future Land Use Map categories to state that the minimum parcel sizes may be lower when a property is developed as a PUD with a clustered design, per policies 1.9 and 2.6 of the Future Land Use Element, and Policy 1.5 of the Coastal Management Element; consider creating new Future Land Use Map designations to allow mixed use development; amend Policy 3.5 (c) to specify that RV parks may be permitted by special exception under specific criteria and to better define the types of mixed uses allowed; add the following language to the Rural Future Land Use Map category descriptions: "and uses permitted by special exception under Policy 3.5."; consider creating a new policy that would state that, once boundaries for the locally recognized communities are created, the County would re-evaluate the allowable density within each of the communities and possibly establish a density consistent with existing development in the established community; revise Policy 1.4 to indicate that the density allowed by the Rural Residential FLUM designation in Fowler's Bluff is one dwelling unit per 3 acres; add a policy stating that: "The range of residential density allowed within the Rural Areas of the County, as provided in Policy 1.5, will maintain an orderly progression of intensity from development areas."; establish minimum criteria for the development of property at a density of one dwelling unit per 3 acres or greater in the Rural Areas of the County; potentially allow residential densities

within commercial nodes consistent with the type of node. 4. create a new plan objective related to compatibility; create a policy addressing criteria to ensure compatibility between any new subdivision recorded and active agricultural lands adjacent to the subdivision; create a policy addressing the buffering of new development from incompatible uses; consider adoption of a new future land use category designed for the sole purpose of preserving agricultural and environmentally sensitive rural lands; identify state acquisitions of land since 1999 and amend the land use category to Natural Reservation; amend Policy 2.5 to indicate that this category can provide for 2 dwelling units per acre with the provision of central water or parcel of record as of December 31, 1989.

Ms. Winburn stated that the current residential Future Land Use Map density allocation for the County can handle the future growth that is anticipated for Levy County and that the future land use map does not need to be majorly changed in order to accommodate the future growth within the County for the planning time frame. Ms. Winburn stated that the area that the Board may want to consider changing density in would be increasing the Rural Residential land use designation around the MSD's surrounding the municipalities within the County to establish more of a buffer between high density and intensity of uses allowed within the MSD's and agricultural areas surrounding them. The Board stated their concern with the impact to two lane roads from a large development being approved and the need to address this concern as criteria for approval of such developments.

**8. Intergovernmental Coordination Element**  
a. Improve Interagency Coordination  
b. Coordinated School Planning

**Actions needed to address issue:** 1. Create general policies in the Intergovernmental Coordination Element related to coordination with the Florida Department of Transportation (FDOT), the water management districts and the Division of Forestry. 2. No changes are proposed related to the issue identified; changes may be made to reflect a new planning period, new programs, agency name changes and other similar items.

Ms. Winburn stated that the latest Senate Bill 360 made changes related to schools and that the County will need to adopt a Public Schools Facility Element by December 2008 for school concurrency, if the County is not considered exempt.

**9. Capital Improvements Element**

**Actions needed to address issue:** The current goals, objectives and policies are sufficient for managing any issues related to capital improvements, and will be amended in accordance with the changes required by Senate Bill 360 separate from the EAR-based amendment process.

**10. Economic Element**

**Actions needed to address issue:** The current goals, objectives and policies are supportive of protection rural character.

The Board by general consensus stated that staff should transmit to DCA the draft EAR report for the optional early review processing. Ms. Winburn stated that staff will inform the Board when the County receives comments from the State on the draft EAR report.

**DISCUSSION ITEM:**

**1. Land Development regulations related to ingress and egress for development**

Mr. Corbitt explained examples of several adjacent county subdivision regulations. Mr. Corbitt stated that none of the counties prohibited a subdivision with only one means of ingress and egress but that they did encourage and where possible did require at least two ingress and egress. Mr. Corbitt stated that such requirements are a case by case review of each proposed development. Mr. Corbitt stated that the County could adopt policies requiring standards for (ITE) traffic generation and (Uniform Manual) for street and highway construction and maintenance when they review the Land Development Regulations. Chair Collins questioned when the Board would be receiving the draft for the LDR's for review. Mr. Corbitt stated that he is still working on the draft.

**2. Letter to Florida Gas Transmission Company regarding an easement**

Chair Collins explained that the County received a letter from Florida Gas Transmission Company explaining that they would be installing a 36 inch natural gas pipe line across property which is south of Chiefland. Chair Collins further explained that the company has requested that the County send a letter stating that the County agrees with what Florida Gas Transmission Company is doing and that it doesn't violate policies within the County Comprehensive Plan. Mr. Grant motioned to approve and send a letter signed by the Chair to Florida Gas Transmission. Mr. Lee seconded the motion. The motion carried.

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

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Chairman