

## MINUTES

### Levy County Planning Commission EAR Public Hearing May 23, 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  
Thomas Harper

Also present was Planning Director Ms. Kathy Winburn.

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 changes made to the Evaluation and Appraisal Report (EAR) since the February 27, 2006 Planning Commission meeting, where the Planning Commission recommended that the EAR be sent to the State for an optional review process and to make a recommendation to the Board of County Commissioners on the EAR Report. Ms. Winburn informed the board that the EAR is due to the Department of Community Affairs by July 1, 2006.

Ms. Winburn stated that the report reviews current conditions and trends, which represent a big part of the EAR. Ms. Winburn stated that the current FLUM and residential densities can accommodate the expected population growth for the County and based on that information there is not a need to drastically change the residential land use category on the current map. Ms. Winburn reviewed the nine major issues that are analyzed in the EAR and the types of Comprehensive Plan amendments proposed to address the major issues.

Ms. Winburn reviewed with the board changes that were made to the EAR report based on the Department of Community Affairs (DCA) comments. Ms. Winburn explained that DCA had an issue with the commercial methodology for commercial needs of the county, therefore staff revised the methodology used to figure the commercial needs. Ms. Winburn explained that based on the commercial methodology used to calculate commercial needs, that the County could justify increasing the number of commercial nodes in the rural areas.

Chairman Collins opened the floor to discussion.

Mr. Grant stated a concern with the wording of amending Policy 1.6 which deals with package treatment plants. Mr. Grant stated a concern with the special exception uses and commercial uses. Chair Collins questioned Policy 3.5 within the complementary mixed land use development. Mr. Harper stated a concern with the County not requiring an economic impact for any proposed development. Ms. Winburn explained that DCA will be requiring in the future a fiscal impact analysis to be done for future development. Ms. Winburn stated that DCA is requiring a five year capital improvements plan within the Capital Improvements Element.

Chair Collins called for a motion. Mr. Lee motioned to recommend approval of the final draft of the EAR report to the Board of County Commissioners as submitted with the recommended changes from the State and county staff. Mr. Grant seconded the motion. Motion carried with all members voting "aye". Ms. Winburn stated that a public hearing has been set for June 12, 2006 for the Board of County Commissioners to review the final draft of the EAR report. Ms. Winburn explained that the County received a grant from DCA to help with updating the capital improvement element of the Comprehensive Plan. The Board decided to have their next regular meeting on July 10 rather than July 3 due to the 4<sup>th</sup> of July Holiday.

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

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Chairman