

MINUTES

Levy County Planning Commission July 10, 2006 6:30 p.m.

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

Ron Grant
Vaughn Lee
Thomas Harper
Thadus Barber

Also present was County Attorney, Ms. Anne Bast Brown; Development Director, Mr. Rob Corbitt and Planning Department staff Ms. Tina Horne.

Chair Collins called for a motion to either approve or deny the minutes from the June 5, 2006 regular meeting. Chair Collins explained that corrections were made to the draft minutes concerning motions made during the meeting. Mr. Grant motioned to approve the minutes of the regular Planning Commission meeting as presented with the corrections stated by the Chair. Mr. Barber seconded the motion. Motion carried. Chair Collins called for a motion to either approve or deny the minutes from the May 23, 2006 public hearing. Mr. Grant questioned the length of time from the date of the meeting to the board reviewing the draft minutes for approval. Ms. Horne explained that the public hearing was a special meeting and the second meeting for the month of May. Ms. Horne further explained that due to time constraints of staff preparing for the regular meeting for June there was not ample time to draft the May 23 minutes, therefore, approval of the minutes were postponed to the regular July meeting. Chair Collins questioned whether for historical reasons the minutes should have a more detailed explanation of the nine major issues that are in the EAR (Evaluation and Appraisal Report). Ms. Horne explained that the nine major issues were explained in detail during previous meetings and described in previous meeting minutes. Ms. Horne further explained that Ms. Winburn asked the board at the May 23rd meeting whether the Planning Commission wanted her to explain in detail the changes that were made based on the comments from the State from the optional review of the first draft of the EAR report and the board decided that it was not necessary. Attorney Brown stated that a detailed explanation in the minutes was not necessary as long as there was a brief description of the subject and the motion was reported. Chair Collins called for a motion to either approve or deny the minutes from the May 23, 2006 special meeting. Mr. Harper motioned to approve the minutes of the special meeting as presented. Mr. Lee seconded the motion. Motion carried.

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. 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 23-06 Pardue Land Surveying representing Bar J Land and Timber, LLC, petitioning the board for a Preliminary Plat of “Deer Run Plantation,” a subdivision located in Section 7, Township 11S, Range 16E, in Levy County. Said parcel contains 145 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zoning. This subdivision will consist of 15 residential lots. Parcel No. 02322-001-00 (portion of).

Mr. Corbitt stated that there was a concern regarding the location of the road and where the development will be and that the applicant is requesting a variance for a 30 foot easement instead of a 50 foot easement.

Mr. Mike Pardue, representing the applicant, was present to discuss this petition. Mr. Pardue stated the development would be a gated community.

Chair Collins asked for anyone in support of the petition. There were none. Chair Collins asked for anyone in opposition to the petition. William Lee and Patricia Engel stated their concern with the current road being changed and trees being removed. Carlton and Alicia Myers stated their concern with growth to the area and possible water issues.

Chair Collins closed the floor to discussion.

The Board stated a concern with the applicant wanting to request a variance for a 30 foot dedication when the regulations require a 50 foot dedication for the roadway. The application, as presented, showed a 50 foot dedication. After a short discussion Chair Collins called for a motion to this item. Mr. Harper motioned to recommend approval of the Preliminary Plat of “Deer Run Plantation,” to the Board of County Commissioners with a recommendation that the 50 foot right of way remain as is. Mr. Grant seconded the motion; Mr. Harper and Chair Collins voted “aye”; Mr. Lee, Mr. Grant and Mr. Barber voted “ney”. Motion failed. Mr. Lee motioned to recommend approval of the Preliminary Plat of “Deer Run Plantation,” to the Board of County Commissioners as presented. Mr. Grant seconded the motion; Mr. Lee, Mr. Grant and Mr. Barber voted “aye”; Mr. Harper and Chair Collins voted “ney”. Motion carried.

PETITION NO. FP 8-06 Pardue Land Surveying representing Barclay and Margaret Kirkland, petitioning the board for a Final Plat of “Big Oak Farms,” a subdivision located in part of Section 19, Township 12S, Range 14E, in Levy County. Said parcel contains 49 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of four 10 acre more or less residential lots. Parcel No. 01019-001-00.

Mr. Corbitt stated that the plat review committee recommended approval of the plat.

Mr. Mike Pardue, 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. Barber motioned to recommend approval of the Final Plat of “Big Oak Farms,” to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted “aye”.

PETITION NO. FP 9-06 Pardue Land Surveying representing Dara and Dennis McGill, petitioning the board for a Final Plat of “Rocky Oaks,” a subdivision located in the E ½ of the

NE ¼ of Section 12, Township 13S, Range 14E; and that portion if any of the NE ¼ of the SE ¼ of Section 12, Township 13S, Range 14E, in Levy County. Said parcel contains 80 acres more or less. This parcel is located within an “A/RR” Agriculture/Rural Residential zone. Parcel No. 01200-001-00.

Mr. Corbitt stated that the plat review committee recommended approval of the plat. However, information was given to staff that indicated there may be an issue with the road right of way and the need for a 30 foot dedication.

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

Chair Collins asked for anyone in support of or in opposition to the petition. Mr. Bill Hammond stated a concern with future road improvements and the easements of the property owners. Subsequent discussion with staff, the applicant’s representative, and Mr. Hammond indicated that there was a strip of privately owned property between the existing right of way outside the plat and the plat’s western boundary, which may complicate the issue of the need for the 30 foot dedication along that boundary. The Board also discussed the need for a variance for block length.

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 Final Plat of “Rocky Oaks,” to the Board of County Commissioners as presented, Mr. Barber seconded the motion; motion carried. All members voted “aye”.

PETITION NO. PP 22-06 Croft Land Surveying representing William and Linda Hovanec, petitioning the board for a Preliminary Plat of “Starcrest,” a subdivision located in the SW ¼ of Section 3, Township 14S, Range 18E, 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. 04533-001-00 (portion of).

Mr. Corbitt stated that the plat review committee recommended approval of the plat.

Mr. Jason Murphy, representing Croft Land Surveying 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. Harper motioned to recommend approval of the Preliminary Plat of “Starcrest,” to the Board of County Commissioners as presented, Mr. Lee seconded the motion; motion carried. Mr. Harper, Mr. Lee, Mr. Barber and Chair Collins voted “aye”. Mr. Grant voted “ney”.

PETITION NO. FP 7-06 Croft Land Surveying representing John A. & Clara Church, petitioning the board for a Final Plat of “Church’s Acres,” a subdivision located in the NE ¼ of Section 9, Township 13S, Range 19E, in Levy County. Said parcel contains 26 acres more or less and is located within the Williston Municipal Service District. This parcel has a land use designation of “LDR” Low Density Residential and a zoning designation of “RR” Rural Residential. This subdivision will consist of four residential lots. Parcel No. 05144-000-00.

Mr. Corbitt stated that the plat review committee recommended approval of the plat as submitted. Mr. Corbitt stated that the property owner Mr. Corbitt stated a concern with removing a portion of one lot that is in the proposed plat and adding it to a parcel that is not included within the proposed plat. Attorney Brown stated that if that was allowed that it would be a split of the lot. Attorney Brown stated that the petitioner could request that the board table this item so that they can decide whether they need to replat the lots.

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

Chair Collins stated that the board would delay any discussion and vote of this item and proceed to the next item on the agenda to allow the petitioner to decide what they would like to do.

PETITION NO. FP 13-05 McMillen Surveying representing Virginia Wright, petitioning the board for a Final Plat of “Lynn Oaks, Replat of Lots 15 and 16,” a subdivision located in Section 14, Township 12S, Range 18E, in Levy County. Said parcel contains 9.25 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of 2 residential lots. Parcel No.’s 11059-000-00 and 11060-000-00.

Mr. Corbitt stated that the plat review committee recommended approval of the plat.

Mr. Steve McMillen, 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 “Lynn Oaks, Replat of Lots 15 and 16,” to the Board of County Commissioners as presented, Mr. Barber seconded the motion; motion carried. All members voted “aye”.

Chair Collins stated that the board would again review **Petition FP 7-06**.

Jason Murphy, representing Croft Land Surveying requested that Petition FP-7-06 be tabled to the next regular meeting to allow the petitioner to make any necessary changes to the plat. Mr. Grant motioned to table the Final Plat FP 7-06 of “Church’s Acres” to the next regular meeting, Mr. Harper seconded the motion; motion carried. All members voted “aye”.

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

Chairman