

MINUTES

Levy County Planning Commission October 2, 2006 6:30 p.m.

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

Ron Grant
Thomas Harper
Thadus Barber
Alt.- Gordon Ayotte

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

Chair Collins called for a motion to either approve or deny the minutes from the September 7, 2006 regular meeting. Mr. Grant motioned to approve the minutes of the regular Planning Commission meeting as presented. Mr. Barber seconded the motion. Motion carried.

Chair Collins stated that there was a non agenda item to discuss. Chair Collins explained that Ms. Pam Blair from the Nature Coast Business Development Council had requested to speak to the Board concerning the Enterprise Zone Development Agency. The Board agreed to hear the non agenda item.

Ms. Pam Blair stated that she was addressing the Board to explain to them the purpose of the Enterprise Zone that her agency is trying to establish in Levy County. Ms. Blair explained that the Enterprise Zone is a designated commercial and/or industrial area that can include up to twenty square miles throughout the County that provides property tax credit, sales tax refunds for building materials, sales tax refunds for business machinery and equipment and community contribution tax credit for businesses that locate into the enterprise zone and for the businesses that currently exist within the enterprise zone. Ms. Blair stated that this is a tax break for the businesses within the designated area that is provided by State taxes and not by the County or cities. Ms. Blair stated that this will provide the County with an additional tool to bring in new businesses into the area. The proposed nominated areas include lands within the Williston, Bronson and Fanning Springs Municipal Service Districts (MSD's), within Rural Commercial Nodes (RCN's) located along U.S. Alt. 27 between Bronson and Williston, and along the U.S. 19-98 Corridor between Chiefland and Fanning Springs. Ms. Blair reported that the Board of County Commissioners along with the municipalities of Williston, Bronson and Chiefland has all signed resolutions to support the Enterprise Zone. Ms. Blair stated that she is requesting the Planning Commission to provide the Enterprise Zone Development Agency with a letter of support stating that the designated enterprise zone area is consistent with the Comprehensive Plan for the County.

Mr. Harper motioned to add this item to the agenda. Mr. Barber seconded the motion. Motion Carried. Mr. Barber motioned to authorize the Planning Commission Chair to sign a letter that will be drafted by Ms. Winburn within the next 10 days to meet the deadline for establishing the enterprise zone. Mr. Grant 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 stated that **Petition No. PP 29-06 “Austin Hills”** has been withdrawn from the agenda.

Chair Collins asked the Development Department to present the items of business.

NEW BUSINESS: DEVELOPMENT DEPARTMENT

PETITION NO. PP 30-06 Croft Land Surveying representing R. Gated Ranch, LLC, petitioning the board for a Preliminary Plat of “R. Gated Ranch II,” a subdivision located in the SE ¼ of Section 20, Township 13S, Range 18E, in Levy County. Said parcel contains 30 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of three 10 acre more or less residential lots. Parcel No. 04467-008-00.

Mr. Corbitt stated that he was notified by surrounding property owners that the posted petition sign was located on a part of the property that was less visible and that 150th Ave would have been a better location to post the sign as this road is more traveled. Mr. Corbitt stated that his department would move the location of the petition sign to 150th Ave.

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 the petition. There were none. Chair Collins asked for anyone in opposition to the petition. Eileen Decort, Alex Cochrane, Randy Garfield and Mary Viscione stated a concern with 150th Ave not being maintained by the County, the impact to the road and property lot sizes becoming smaller and the new property owners complaining about the farming.

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 Preliminary Plat of “R. Gated Ranch II,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted “aye”.

PETITION NO. PP 32-06 McMillen Surveying representing Edwin Griffis, petitioning the board for a Preliminary Plat of “Deep Water Park,” a subdivision lying in the E ½ of Section 27 and the W ½ of Section 26, all in Township 12S, Range 18E, in Levy County. Said parcel contains 27.67 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of two residential lots. Parcel No. 04195-002-0A, 04157-001-0A & 04187-001-0C.

Mr. Corbitt stated that the plat review committee recommended approval of the plat. Mr. Corbitt stated that the applicant has applied for a variance regarding section line dedication.

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 Preliminary Plat of "Deep Water Park," to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye".

PETITION NO. SE 3-06 Clyde McGarva representing AM Vets Post 88 of Fla., Inc., petitioning the board for a Special Exception to allow On-Premise Consumption of alcohol within a military organization, non-profit, private membership, on a parcel of land located in Bronson Oaks, Lot 12, Block A, in Section 3, Township 12S, Range 17E, in Levy County. Said parcel contains 1.4 acres more or less and is located within a "RR" Rural Residential zone. Parcel No. 17062-000-00.

Mr. Corbitt presented his staff report. Mr. Corbitt stated the surrounding property uses and explained that part of the Bronson Motor Speedway property was within the municipal service district (MSD) and had a Commercial Land Use designation and part of the property was outside the MSD with a Land Use designation of Rural Residential. Mr. Corbitt stated that during the EAR (evaluation and appraisal report) update the County would be reviewing and possibly changing the land use map and MSD boundary around Bronson to help make the property more conforming to the land use and that since the petition property is adjacent to the speedway that it may also be included within the MSD and therefore would have the potential for commercial zoning.

Mr. Clyde McGarva, representing the applicant was present to discuss this petition.

Chair Collins asked for anyone in support of the petition. Clyde McGarva, Warren Downs, Antoinette Khengie and Dennis Hardin stated that the AM Vets have rules and regulations in place to govern their members and their behavior and that this was a good organization that is involved with community service and fundraising. Chair Collins asked for anyone 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 Special Exception SE 3-06 to include the conditions set forth by staff to the Board of County Commissioners as presented. Mr. Ayotte seconded the motion. Mr. Barber, Mr. Grant, Mr. Ayotte and Chair Collins voted "aye"; Mr. Harper voted "ney". Motion carried.

PETITION NO. SE 4-06 William Grafton representing Terrel Howell, petitioning the board for a Special Exception to allow the assembly of air conditioning and heating products for ambulances, fire trucks, rescue vehicles, etc., on a parcel of land located in Section 9, Township 13S, Range 19E, in Levy County. Said parcel contains 5.21 acres more or less and is located within a commercial "C-3" zone. Parcel No. 05150-000-00.

Mr. Corbitt presented his staff report. Mr. Corbitt stated that the applicant had not provided the landscape plan and buffer for the petition; however, the applicant stated that they will be providing this information to staff.

Mrs. William Grafton, representing the applicant was present to discuss this petition. Mr. Terrel Howell 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 Special Exception SE 4-06 to include the conditions set forth by staff to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye".

NEW BUSINESS: PLANNING DEPARTMENT

PETITION NO. SSA 06-02 application by Edwin S. Allen Jr. and Kimberley G. Allen, property owners, to amend the Levy County Future Land Use Map from Medium Density Residential (MDR) to Commercial (C) on 5.66 acres. Tax parcel number 04827-000-00 in Section 31, Township 12S, Range 19E. Located within the Williston Municipal Service District, north of the Williston city limits with frontage on the east side of U.S. 41.

Ms. Winburn presented her staff report. Ms. Winburn stated that staff had received a response from the City of Williston and that the City did not have any objections to the proposed amendment.

Mr. Edwin Allen was present to discuss this petition. Mr. Allen explained that his plans are to place mini storage units at the back of the property and have an office building at the front of the property for his construction business.

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 small scale amendment to the Board of County Commissioners as presented. Mr. Ayotte seconded the motion; motion carried. All members voted "aye".

PETITION NO. CZ 3-06 Edwin Allen petitioning the board for a Change of Zoning from R (Multi-family) to C-3 Moderately Intensive Commercial Zoning District, Pursuant to an Approval of SSA 06-02 to allow warehouses, on a parcel of land located in the NE ¼ of the NW ¼ of Section 31, Township 12S, Range 19E; lying East of US Highway 27/41. Said parcel contains 5.66 acres more or less. This parcel is located within the Williston Municipal Service District. Parcel No. 04827-000-00.

Mr. Corbitt presented his staff report.

Mr. Edwin Allen 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 Change of Zoning to the Board of County Commissioners as presented, Mr. Ayotte seconded the motion; motion carried. Mr. Grant, Mr. Ayotte, Mr. Harper and Mr. Barber voted “aye”. Chair Collins voted “ney”.

Chair Collins asked Mr. Corbitt where he was at with the revision to the Land Development Regulations that were provided in May. Mr. Corbitt said that he is still in the process of trying to print the document. Chair Collins asked Mr. Corbitt about the special event regulations. Mr. Corbitt stated that he had not been given further direction as to proceeding forward.

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

Chairman