

## MINUTES

### Levy County Planning Commission November 6, 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  
Vaughn Lee

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

Chair Collins called for a motion to either approve or deny the minutes from the October 2, 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 requested that each Planning Commission member receive a copy of the letter that was drafted for Ms. Pam Blair, Director of Nature Coast Business Development Council, concerning the County's support of the Enterprise Zone Development Agency.

Mr. Grant motioned for all applications concerning subdivision plats to be complete at the time the Planning Commission receives them or the petition should be tabled to the next regular meeting. Mr. Grant and Chair Collins stated a concern that the board has been receiving incomplete applications to review. Mr. Harper stated that this is a process issue and that staff and the board should address incomplete items within the petition packets in a timely manner to ensure that the review process is not lengthened unnecessarily. Mr. Grant amended the motion to state that the representatives for the applicants will provide the documentation on the final plats to the board when the board packets are forwarded to the members. Mr. Harper seconded the motion for clarification. Mr. Lee stated that if items are missing from the packets the board receives and a member is not satisfied with the information provided then that member can either vote against the petition or vote to table it at that time. Mr. Lee further stated for that reason that he is not in favor of having a set policy or deadline. Mr. Corbitt stated that his department will make every effort to ensure that the board receives complete application packets for review. Mr. Grant withdrew the motion. The local surveyors present stated that they do not intentionally leave out any items from the petition packet because that only delays the process for their clients.

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 31-06** McMillen Surveying representing Jay Huber, petitioning the board for a Preliminary Plat of “**Cottonwood Farms,**” a subdivision located in the SW ¼ of Section 20, Township 12S, Range 18E, in Levy County. Said parcel contains 110 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of ten – 10 acre more or less residential lots. Parcel No. 04103-000-00 (portion of).

Mr. Corbitt stated that there will be a change made to the plat before it goes to Final Plat review which consists of moving a road within the plat seventy-five feet north. Mr. Corbitt further explained that moving the road will enable the applicant to complete a seventy-five foot environmental buffer around the entire boundary of the subdivision plat.

Mr. Steve McMillen, representing the applicant 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. Rose Caldas Young and Martin Young stated a concern for the smaller lots, impact to roads, schools and animal control.

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 “Cottonwood Farms,” to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted “aye”.

**PETITION NO. FP 12-06** Pardue Land Surveying representing Kay G. Drummond, petitioning the board for a Final Plat of “**Gilchrist Farms,**” a subdivision located in the E ½ of the SE ¼ of Section 26, Township 10S, Range 14E, Levy County. Said parcel contains 80.55 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of eight – 9 acre more or less residential lots. Parcel No. 00469-000-00 (portion of).

Mr. Matt 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. Harper motioned to recommend approval of the Final Plat of “Gilchrist Farms,” to the Board of County Commissioners as presented. Mr. Lee seconded the motion; Mr. Grant motioned to amend Mr. Harper’s motion to require joint access and to include a 660 foot spacing requirement. After a brief discussion Mr. Grant withdrew the amended motion; the original motion carried. Mr. Harper, Mr. Lee, Mr. Barber and Chair Collins voted “aye”, Mr. Grant voted “nay”.

**PETITION NO. FP 13-06** Pardue Land Surveying representing Drummond L. Investments LTD, petitioning the board for a Final Plat of “**Stancel Farms,**” a subdivision located in the N 1980' of the W 2695', Less the Right of Way for County Road 345 AND the W 1617' of the S 3300', Less the Right of Way for County Road 345, both in Section 21, Township 11S, Range 15E, in Levy County. Said parcel contains 235.12 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of eighteen 10 acre more or less residential lots. Parcel No. 01604-000-00.

Mr. Corbitt stated that the applicant applied and was approved for a variance on block length.

Mr. Matt 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. Harper motioned to recommend approval of the Final Plat of “Stancel Farms,” to the Board of County Commissioners as presented. Mr. Grant seconded the motion; Motion carried. All members voted “aye”.

**PETITION NO. FP 14-06** Croft Land Surveying representing Rachel Paxton Blair, petitioning the board for a Final 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. This subdivision will consist of two 10 acre more or less residential lots. Parcel No. 05269-004-00.

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. Grant motioned to recommend approval of the Final Plat of “Bel-Air Estates,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion; Motion carried. All members voted “aye”.

**PETITION NO. FP 15-06** Croft Land Surveying, Inc. representing Calvin D. Gosman, Jr. and Sheila A. Gosman, petitioning the board for a Final Plat of “**Gosman Acres,**” a subdivision located in the NE ¼ of Section 32, Township 12S, Range 19E, in Levy County. Said parcel contains 3.6 acres more or less. This parcel has a land use designation of “MDR” Medium Density Residential and a zoning classification of “R” Residential and is located within the Williston Municipal Service District. This subdivision will consist of three 1 acre more or less residential lots. Parcel No. 04837-003-00.

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. Grant motioned to recommend approval of the Final Plat of “Gosman Acres,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion; Motion carried. All members voted “aye”.

**PETITION NO. FP 16-06** Croft Land Surveying representing William H. & Martha L. Wilson, petitioning the board for a Final Plat of “**Living Water Farms,**” a subdivision located in the NW ¼ of Section 22, Township 12S, Range 18E, Outside the Arredondo Grant, in Levy County.

Said parcel contains 20 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel No. 04118-000-00.

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. Barber motioned to recommend approval of the Final Plat of "Living Water Farms," to the Board of County Commissioners as presented. Mr. Grant seconded the motion; Motion carried. All members voted "aye".

**PETITION NO. FP 17-06** Croft Land Surveying representing William and Linda Hovanec, petitioning the board for a Final 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 10 acre more or less residential lot. Parcel No. 04533-001-00 (portion of).

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. Marilyn Keehr questioned the number of lots within the proposed plat.

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 Final Plat of "Starcrest," to the Board of County Commissioners as presented. Mr. Lee seconded the motion; Motion carried. All members voted "aye".

**PETITION NO. PP 27-06** Croft Land Surveying representing Southeast Dairy Co., LLC, petitioning the board for a Preliminary Plat of "**Bridle Trace Phase II,**" a subdivision located in Section 12, Township 14S, Range 17 and Section 7, Township 14S, Range 18E, in Levy County. Said parcel contains 739 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. This subdivision will consist of sixty-six 10 acre more or less residential lots. Parcel No.'s 04545-004-00 (portion of) and 03727-000-00.

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. Michael Penn, Goethe State Forest, stated concerns with the impact to homeowners when the forestry conducts maintenance such as prescribed burning, vegetation growth, and domesticated animals affecting the wildlife. Marilyn Keehr stated a concern with traffic in the area and access to state lands.

Chair Collins closed the floor to discussion.

The Board stated concerns with the number of homes in the area with regards to the County's infrastructure and growth within the county and location of plat near state lands. Mr. Corbitt stated that the County is in the process of trying to address concurrency issues and that a proposed ordinance has been drafted for review. Attorney Brown stated that one of the items on this meeting agenda is for the board to view a Capital Improvements schedule to include in the

Capital Improvements Element within the Comprehensive Plan and that this will begin the process of addressing concurrency in relation to growth within the County.

After a short discussion Chair Collins called for a motion to this item. Mr. Lee motioned to recommend approval of the Preliminary Plat of “Bridle Trace Phase II,” to the Board of County Commissioners as presented. Mr. Harper seconded the motion; Motion carried. Chair Collins, Mr. Lee, Mr. Harper and Mr. Barber voted “aye”. Mr. Grant voted “nay”.

**PETITION NO. PP 33-06** Croft Land Surveying representing Brent and Linda Jane Cramer and Johnie and Cheryl Steele, petitioning the board for a Preliminary Plat of “**Cher-a-lin Plantation,**” a subdivision located in the SE ¼ of Section 20, Township 12S, Range 18E, in Levy County. Said parcel contains 20 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of two 10 acre more or less residential lots. Parcel No. 04103-008-00.

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. Grant motioned to recommend approval of the Preliminary Plat of “Cher-a-lin Plantation,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion; Motion carried. All members voted “aye”.

**PETITION NO. PP 34-06** Croft Land Surveying representing Fred Shasteen, petitioning the board for a Preliminary Plat of “**Austin Hills,**” a subdivision located in the E ½ of the SE ¼ of the SE ¼ of Section 21, Township 12S, Range 17E, in Levy County. Said parcel contains 20 acres more or less and is within the Bronson Municipal Service District. This subdivision has a zoning designation of “RR” Rural Residential and a Land use designation of “LDR” Low Density Residential. This subdivision will consist of fifteen 1 acre residential lots. Parcel No. 03538-001-00.

Mr. Corbitt stated that the Town of Bronson had no objects to the proposed 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. Grant motioned to recommend approval of the Preliminary Plat of “Austin Hills,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion; Motion carried. All members voted “aye”.

**PETITION NO. SE 5-06** Michael Shoemaker representing the AMVETS Post 444 of Florida, petitioning the board for a Special Exception for On-Premises Consumption of Alcohol within a chartered and private club or lodge, on a parcel of land located in B & R Unit 6, Unrecorded, Lot 2, Block 1, in Section 30, Township 12S, Range 18E, in Levy County. Said parcel contains .52 acres more or less and is located within a “RR” Rural Residential zoning. Parcel No. 15333-000-00.

Mr. Corbitt presented his staff report.

Mr. Michael Shoemaker was present to discuss this petition. Mr. Shoemaker stated that the reason that they want to move to this location is because they need more room.

Chair Collins asked for anyone in support of or in opposition to the petition. Marie Wells stated that she was misled by the applicant as to the on-premises alcohol consumption. Ms. Wells stated a concern with alcohol consumption in a residential area, late hours of operation and noise to the area.

Lester Wilkes stated that the club is a non profit organization that does a lot of fundraisers for military troops and the community, that the club is not based on drinking and that at their current location they have not had any complaints about how the club is operated. Clyde McGarva stated that when you have a club like this you plan the best that you can so that the situation remains positive and that there are few or no complaints regarding your organization.

Chair Collins closed the floor to discussion.

Mr. Harper asked if the special exception for alcohol consumption is denied if they would still want to move to the new location. Mr. Shoemaker said yes they would still move to the location. Chair Collins asked whether they have a policy regarding a member of their club abusing alcohol. Mr. Shoemaker said they do have a policy in place to try and safeguard against such occurrences. Mr. Grant stated a concern that Ms. Wells was not properly notified by the applicant that there would be alcohol consumption at the proposed site.

After a short discussion Chair Collins called for a motion to this item. Mr. Harper motioned to recommend denial of the Special Exception SE 5-06 to the Board of County Commissioners as presented. Mr. Grant seconded the motion. Mr. Harper, Mr. Grant and Mr. Barber voted "aye"; Chair Collins and Mr. Lee voted "ney". Motion carried.

#### NEW BUSINESS: PLANNING DEPARTMENT

**PETITION NO. CPA 06-02** County-initiated application to amend the text of the Levy County Comprehensive Plan Capital Improvements Element relating to capital improvement guidelines and financial feasibility, providing an update of the element and creating a 5-Year Schedule of Capital Improvements.

Attorney Brown explained that the board has a proposed ordinance that takes the actual text amendment that was in the report and places it in ordinance form. Ms. Brown explained that the Board of County Commissioners will be reviewing annually the five-year schedule of improvements as adopted within the Capital Improvement Element.

Chair Collins questioned the Big Dock in Cedar Key as being listed as a repair instead of a replacement, whether the County has an agreement with DEP to maintain Clay Landing as this is not a County owned facility but is listed on the Parks and Recreation schedule for repair, questioned the Parks and Recreation list as being unrealistic and questioned having four proposed grants listed in the fourth funding year of the schedule. Mr. Harper stated that the County needs to consider the departmental budgets in relation to the proposed five year schedule.

After a short discussion Chair Collins called for a motion to this item. Mr. Harper motioned to recommend approval of the County-initiated amendment CPA 06-02 to the Board of County Commissioners with corrections to the data and analysis, and to address concerns with Clay Landing and four FBIP grants listed in one year, and further recommend that the Board of County Commissioners start a process to review the impact on the current processes and change the processes to accommodate this capital improvements program. Mr. Barber seconded the motion; motion carried. Mr. Harper, Mr. Barber, Mr. Lee and Mr. Grant voted “aye”. Chair Collins voted “ney”.

Mr. Corbitt provided the board with copies of the proposed revisions to the Land Development Regulations along with proposed zoning maps for their review at a future meeting.

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

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Chairman