

MINUTES

Levy County Planning Commission February 7, 2005 6:45 p.m.

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

Toni Collins
Eugene Pollock
Ron Grant
Thadus Barber

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

Chairman Lee called for a motion to either approve or deny the minutes from November 1, 2004 regular meeting along with the Parks and Recreations Committee meeting as presented. Due to Mr. Pollock being absent for the November meeting and Mr. Grant and Mr. Barber becoming new board members in the December meeting, Ms. Collins motioned to approve the minutes as presented, Chairman Lee seconded the motion; and the motion carried. Chairman Lee called for a motion to either approve or deny the minutes from the December 6, 2004 regular meeting as presented. Mr. Pollock motioned to approve the minutes with a correction to page 7, the paragraph after the number five, moving the second sentence in front of the first sentence; Mr. Barber seconded the motion; motion carried.

Chairman Lee called for the board to disclose any ex-parte communication related to the petitions being presented. The board had no ex-parte communication.

Chairman Lee 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.

Mr. Pollock stated that as an advisory board that when a motion is made to vote on an item it is that of a recommendation to approve or deny a petition to the board of county commissioners and the motion should always be worded as such.

Chairman Lee asked Development Director Mr. Rob Corbitt to present the items of business.

New Business:

NW ¼ of Section 4, Township 11S, Range 15E, Levy County, LESS AND EXCEPT the right-of-way for SR 49 along the westerly side and the right-of-way for County Road 346-A along the northerly side thereof. Said parcel contains 36.75 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. Parcel No. 01481-000-00.

Mr. Michael Pardue, representing Christine Schueler was present to discuss this petition.

Chairman Lee called for any support from the audience. Chairman Lee called for any opposition from the audience. There was none. Chairman Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Ms. Collins motioned to recommend approval of the Final Plat “Blue Meadow Farms” to the Board of County Commissioners. Mr. Grant seconded the motion; motion carried. All members voted “aye”.

PETITION NO. FP 5-04 Pardue Land Surveying representing Royce Chesser, petitioning the Board for a Final Plat of “Green Acres,” a subdivision located E ½ of the SE ¼ of Section 12, Township 11S, Range 15E, Levy County, LESS AND EXCEPT the N ¼ of the NE ¼ of the SE ¼ and the W ¼ of the SE ¼ of the SE ¼ and the County Road Right of Ways along the Easterly and Southerly sides. Said parcel contains 60 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. Parcel No. 01541-001-00.

Mr. Michael Pardue, representing Royce Chesser was present to discuss this petition.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. There was none. Chairman Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat “Green Acres” to the Board of County Commissioners. Mr. Barber seconded the motion; motion carried. All members voted “aye”.

PETITION NO. FP 1-05 Croft Land Surveying representing Lloyd Goodnow, petitioning the Board for a Final Plat of “Goodnow Acres,” a subdivision located in the North 1315.49 feet of the E ½ of the NW ¼ of Section 20, Township 14S, Range 18E, in Levy County, LESS AND EXCEPT the East 30 feet thereof and existing road right-of-way. Said parcel contains 40 acres more or less and is located within an Agriculture/Rural Residential “A/RR” zone. Parcel No. 04591-004-00.

Mr. Danny Croft was present to discuss this petition.

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Chairman Lee asked for anyone in support or opposition of the petition. There was none. Chairman Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Mr. Pollock motioned to recommend approval of the Final Plat of “Goodnow Acres” to the Board of County Commissioners. Ms. Collins seconded the motion; motion carried. All members voted “aye”.

PETITION NO. FP 2-05 Croft Land Surveying representing FL Land Partners, LLC, petitioning the Board for a Final Plat of “Homestead Ranch,” a subdivision located in Government Lots 9, 10, 11 and W ½ of Lot 12, in Section 22, Township 12S, Range 18E, Outside the Arredondo Grant, in Levy County. Said Parcel contains 150.16 acres more or less and is located within an Agriculture/Rural Residential “A/RR” zone. Portion of Parcel No. 04119-000-00.

Mr. Croft was present to discuss this petition.

Chairman Lee asked for anyone in support or opposition of the petition. There was none. Chairman Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Ms. Collins motioned to recommend approval of the Final Plat of “Homestead Ranch” to the Board of County Commissioners. Mr. Barber seconded the motion; motion carried. All members voted “aye”.

PETITION NO. FP 3-05 Croft Land Surveying representing Alan C. Wills, petitioning the Board for a Final Plat of “Loxahatchee North Estates,” a subdivision located in the NW 1/4 of the SW 1/4 , and the N 1/2 of the SW 1/4 of the SW 1/4 of Section 34, Township 12S, Range 18E, Levy County. LESS AND EXCEPT the North 658 feet and less the South 658.15 feet thereof. Subject to maintained right-of-way for NE 160th Avenue (North Parcel). The South 658.15 feet of the N 1/2 of the SW 1/4 of the SW 1/4 of Section 34, Township 12S, Range 18E, Levy County. Subject to maintained right-of-way for NE 160th Avenue (South Parcel). Said parcel containing a total of 44.7 acres more or less and is located within an Agriculture/Rural Residential “A/RR” zone. Parcel No. 04266-001-00 and 04266-003-00.

Mr. Croft was present to discuss this petition.

Chairman Lee asked for anyone in support or opposition of the petition. There were none. Chairman Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Ms. Collins motioned to recommend approval of the Final Plat of “Loxahatchee North Estates” to the Board of County Commissioners. Mr. Grant seconded the motion; motion carried. All members voted “aye”.

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OTHER BUSINESS – PLANNING DEPARTMENT:

1. Proposed Joint Planning Interlocal Agreement between the City of Williston and Levy County.

Ms. Winburn presented a draft Joint Planning Interlocal Agreement between the City of Williston and Levy County. Ms. Winburn explained that the draft agreement was submitted by City of Williston’s Planning Commission for review by the county planning commission. Ms. Winburn further explained that included in the agenda packet was a letter of support from the City of Williston for a property owners’ request to the City of Williston to expand the Municipal Service District (MSD).

The Board inquired as to whether a representative from the City of Williston was in attendance at the meeting. Ms. Winburn stated that she was informed that a representative from the Williston Planning Commission would be in attendance. There was not a representative from the City of Williston present at the meeting.

Mr. Ron Grant disclosed that he currently resides within the current MSD boundary.

Ms. Winburn stated that after review of the draft that staff recommends several areas for discussion. The areas of discussion are as follows: designation of the boundaries of the joint planning area, a utilities service phasing plan for the City of Williston over a 5, 10, or 20 year planning time frame (time frame would provide service upon annexation or inclusion in the (MSD), criteria for expanding the MSD; proposed designation within the joint planning area of Blue Grotto and Devils Den area as environmental sensitive requiring DCA review of amendments within those areas; types of comprehensive plan and land development code revisions to be made applicable in the joint planning agreement; zoning and land use designations within the joint planning area.

The Board stated their concerns and comments with the draft agreement as follows: The Board does not agree with the MSD being extended further down US 27A when at this time the city will not be expanding their infrastructure to provide services to that area; agreement should conform to both city and county regulations; the City of Williston to be present for any future meetings concerning this issue so the city will hear the questions and concerns of the county; the county should draft a joint agreement detailing the county's perspective and then include the City in discussions to combine the two documents; the agreement should include the current notification by the county to the city on proposed changes within the MSD; the Land Development Regulations (LDR) applied within the MSD should be County regulations and not city regulations; suggested changes by the city to the county on needed changes to the LDR's within the MSD; access management concerns with road access; and the city should provide a five to ten year plan for annexation by the city. Additional comments and concerns by the Board

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included questioning previous responses from the city that did not support several proposed petitions requesting land use changes to commercial within the existing MSD and that the city now supports a citizen's interest in expanding the MSD to allow for commercial development; the request of one land owner should not dictate the county expanding the current MSD boundary; whether the City has a five to ten year plan; whether areas that have been annexed into the city are currently receiving the support and services from the city; and how drafting a joint planning agreement would be beneficial to the county.

Staff stated that a key issue is the City of Williston being able to provide future services to the expanded area and there being justification showing the need to expand. Mr. Corbitt stated that the city should not do Community Redevelopment Areas (CRA) without the county's input and agreement. Staff explained that having a joint planning agreement could provide better coordination and long range planning along with the transition of development between the county and city through annexation. Staff stated that the Planning Department will again request that the City of Williston have a representative present at the next meeting when the draft joint agreement is discussed.

2. Comprehensive Plan Evaluation and Appraisal Report (EAR) proposed schedule.

Ms. Winburn presented the Comprehensive Plan Evaluation and Appraisal Report (EAR) proposed schedule for the upcoming year. Ms. Winburn reviewed the process and explained that the time table for completing the document will take between fifteen and eighteen months. Ms. Winburn explained that the final EAR document is due for completion in July 2006.

Ms. Winburn explained that the Planning Department has been distributing a growth management citizen survey for public input and the results of which should be available for the first scheduled workshop. The Board set the first EAR workshop for April 18 or 25, 2005 at 6:30 p.m.

There being no further business for the Levy County Planning Commission, the meeting was adjourned at 8:15 p.m.

Chairman