

MINUTES

Levy County Planning Commission

March 7, 2005

6:30 p.m.

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

Thadus Barber
Toni Collins
Ron Grant
Eugene Pollock

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 March 7, 2005 regular meeting along with the Parks and Recreation Committee meeting as presented. Ms. Collins motioned to approve the Parks and Recreation Committee minutes as presented. Mr. Pollock seconded the motion; motion carried. All members voted "aye." Mr. Grant motioned to approve the minutes from the regular meeting as presented. Ms. Collins seconded the motion; motion carried. All members voted "aye."

Chairman Lee called for the board to disclose any ex-parte communications related to the petitions being presented. Ms. Toni Collins reported her ex-parte communications related to "Arrowhead Meadows," Bahia Acres Phase 2," "Brown's Farm," and the special exception for the veterinary clinic for Mr. David Renaud.

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.

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

New Business:

PETITION NO. PP 1-05 Pardue Land Surveying representing Bill Austin, petitioning the Board for a Preliminary Plat of "Arrowhead Meadows," a subdivision located in part of Section 1, Township 11S, Range 14E, in Levy County. Said parcel contains 38.8 acres (portion of parcel no. 00533-000-00) more or less and is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Michael Pardue, representing Bill Austin was present to discuss this petition.

Mr. Pardue stated there the subdivision will have deed restrictions, but did not have them available.

He also stated that there will be a request for a variance from the length to width ratio which will be heard by the Board of County Commissioners.

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. Ms. Collins motioned to recommend approval of the Preliminary Plat of "Arrowhead Meadows" to the Board of County Commissioners. Mr. Grant seconded the motion; motion carried. All members voted "aye."

PETITION NO. PP 2-05 Pardue Land Surveying representing David Cox, petitioning the Board for a Preliminary Plat of "Bahia Acres, Phase 2," a subdivision located in part of the SE 1/4 of Section 34, Township 10S, Range 14E, in Levy County. Said parcel contains 27.85 acres more or less and has a land use designation of "LDR" Low Density Residential.

Mr. Michael Pardue, representing David Cox was present to discuss this petition.

Mr. Corbitt stated that the recommendation of the Plat Review Committee is for approval providing the developer paves from the point of intersection of NW 162nd Street from the point of radius to NW 70th Avenue and all lots receive access on the interior road system.

Ms. Collins noted that a letter was sent to Fanning Springs. Mr. Corbitt concurred and said that there has been no response.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. There was opposition to the petition.

Joan Keinath stated that by approving the additional lots would over load the area. She was concerned on what type of housing would be allowed (mobile or site built homes). Kenneth Bell was also concerned about the deed restrictions (size and type) and the over load that it causes for the area. Mr. Pardue stated that Mr. Cox will be using the same deed restrictions as he did in Phase I. Mr. Bell also stated that without the placement of deceleration, acceleration, and turn lanes, there would be dangerous traffic conditions. Mr. Lee stated that the board did not have jurisdiction for these uses, but the road department would.

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 Preliminary Plat of "Bahia Acres Phase 2," to the Board of County Commissioners to include the following conditions. 1. The developer paves from the point of intersection of NW 162nd Street from the point of radius to NW 70th Avenue. 2. All lots are to receive access on the interior road system. Mr. Barber seconded the motion; motion carried. All members voted "aye."

PETITION NO. FP 4-05 Pardue Land Surveying representing Eve Robinson, petitioning the Board for a Final Plat of "Miscal," a subdivision replat of Cedars Mobile Home Paradise, Lot 1, Block I and Cedar Haven Estates, Lot 1, Block 1, in Sections 30 & 31, Township 14S, Range 14E, in Levy County. Said parcel contains 3 acres more or less and is located within a commercial "C-2" zone.

Mr. Corbitt stated that this application was given a recommendation of approval by the plat review committee. Mr. Corbitt also stated that he was notified by the FDOT that joint and shared access would be required and that the FDOT has an access management plan.

Mr. Corbitt stated that Lot 1 was currently developed with Robinson's Seafood and Restaurant.

Mr. Michael Pardue, representing Eve Robinson 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. Ms. Collins motioned to recommend approval of the Final Plat of "Miscal" to the Board of County Commissioners. Mr. Barber seconded the motion; motion carried. All members voted "aye."

PETITION NO. FP 5-05 Pardue Land Surveying representing Bett's Big "T", Inc. (Scott Smith, President), petitioning the board for a Final Plat of "Bett's Big T," a subdivision located in that part of the NE 1/4 of the SE 1/4 of Section 23, Township 11S, Range 14E, in Levy County. Said parcel contains 8.10 acres more or less and is located within an Industrial "I" zone.

Mr. Corbitt stated that this application was given a recommendation of approval by the plat review committee. He said that this proposed plat was located within the US 19 Overlay District and all required landscaping (buffer) will be provided and previously a variance was approved with the preliminary plat to allow them to do the screening not within the first 25' but within the next 25' which will give the developer 55' to work with.

Ms. Collins asked if comments were received from the City of Chiefland. Mr. Corbitt said that he had spoke with Mr. Bill Hammond via a telephone conversation and he said that they did not have any comments and Mr. Corbitt asked if he could put in writing and he said that he would, but it has not been received as of yet.

Mr. Michael Pardue, representing Bett's Big "T", Inc. 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 of "Bett's Big T" to the Board of County Commissioners. Ms. Collins seconded the motion; motion carried. All members voted "aye."

PETITION NO. PP 3-05 McMillen Surveying representing Dana Brown, petitioning the Board for a Preliminary Plat of “Brown’s Farm,” a subdivision located in the E ½ of the NE 1/4 of the NE 1/4 of Section 9, Township 14S, Range 18E, less and except the rights of way of LCR 547 (SE 160th Avenue) and LCR 326 (SE 30th Street), in Levy County. Said parcel contains 18.26 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone.

Mr. Corbitt stated that this application was given a recommendation of approval by the plat review committee. Mr. Corbitt explained that the parcels contained 8.5 and 9.28 each; the gross acreage is because they own to the center of the road and they are the ones that gave us (county) the right-of-way.

Mr. Steve McMillen, representing Dana Brown 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 opposition to this petition.

(Name unknown) A citizen wanted to know what size parcels were being created. Mr. Corbitt explained that one of the lots would be a net 9.28 acres and the north lot would be a net 8.50 acres less and except all easements and right-of-ways .A citizen wanted to know if further division could be done. Mr. Corbitt explained that it could not. A citizen wanted to know what the use would be. Mr. Corbitt explained that it is zoned for single-family development and the county allows either site built homes or mobile homes and cannot enforce deed restrictions. Mr. Richard Smith. Gloria Odem was concerned on the density that this proposed plat would create. She would like the area to remain rural.

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 Preliminary Plat of “Brown’s Farm” to the Board of County Commissioners. Ms. Collins seconded the motion; motion carried. All members voted “aye”.

PETITION NO. FP 6-05 Croft Land Surveying representing Fred Snowman, petitioning the Board for a Final Plat of “Preserves at Raleigh,” a subdivision located on a parcel of land in Section 15, Township 12S, Range 18E, Outside the Arredondo Grant, and in Section 22, Township 12S, Range 18E, Inside the Arredondo Grant, Levy County. Said parcel contains 21 acres more or less and is located within an Agriculture/Rural Residential “A/RR” zone.

Mr. Danny Croft, representing Fred Snowman 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. Barber motioned to recommend approval of the Final Plat of “Preserves at Raleigh” to the Board of County Commissioners. Mr. Pollock seconded the motion; motion carried. All members voted “aye”.

PETITION NO. SE 1-05 David Renaud, petitioning the Board for a Special Exception to allow for a Small Animal Veterinary Clinic, on a parcel of land located in US 19 No. 8 Addition, Block B, Lots 3, 4, 5, and 6, all located in Section 23, Township 11S, Range 14E, in Levy County. Said parcel contains 1.19 acres more or less and has a land use designation of "C" and zoning designation of C-3.

Mr. David Renaud and Mrs. Patti Meeks were 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. Ms. Collins motioned to recommend approval of the Special Exception for a small animal veterinary clinic to the Board of County Commissioners with the staff recommendations. Mr. Grant seconded the motion; motion carried. All members voted "aye".

PLANNING DEPARTMENT:

Mrs. Winburn said that she had an information update item from the last meeting which had included discussion on the Joint Planning Agreement with the city of Williston. She said that she had met with Mr. Jim Coleman and Mr. Bruce Day. Mr. Day is a planner that works with the Regional Planning Council and for the city of Williston. Mr. Coleman is the city manager of Williston. She said that she had relayed the Planning Commission's concerns and the Williston Planner is to revise the JPA based on county planning commission and staff comments. She said that the city of Williston would like to place the proposed JPA (revised) on their agenda March 29th, 2005. She then said the revised JPA would then be forwarded back to the county planning commission with comments and then at some point both planning commissions will make a formal recommendation to the governing bodies.

Mrs. Winburn then reviewed the following items for discussion. 1. Joint Planning Area Boundaries; 2. Limitations on Annexation; 3. Regulations; 4. Intergovernmental Coordination.

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

Chairman