

MINUTES

Levy County Planning Commission

June 6, 2005

6:30 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 Director Mr. Rob Corbitt and Planning staff Ms. Tina Horne.

Chairman Lee called for the board to disclose any ex-parte communications related to the petition being presented. Ms. Collins stated her ex-parte communications as being site visits to the petition properties.

Chairman Lee called for a motion to either approve or deny the minutes from the April 25, 2005 EAR workshop and the May 2, 2005 regular meeting as presented. Ms. Collins motioned to approve the minutes, Mr. Barber seconded the motion; motion carried.

Chairman Lee called for anyone giving testimony for the petitions (preliminary plat) 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 Department Mr. Rob Corbitt to present the items of business.

NEW BUSINESS: DEVELOPMENT DEPARTMENT

PETITION NO. PP 4-05 McMillen Surveying representing Virginia Wright, petitioning the Board for a Preliminary 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 Agriculture/Rural Residential "A/RR" zone. Parcel No.'s 11059-000-00 and 11060-000-00.

Mr. Steve McMillen, representing Virginia Wright was present to discuss this petition.

Mr. Corbitt stated that the Plat Review Committee recommends approval for the preliminary plat.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. There was no opposition to this petition.

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 "Lynn Oaks," to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye."

PETITION NO. PP 5-05 Pardue Land Surveying representing Larry and Elizabeth Studstill, petitioning the Board for a Preliminary Plat of "Southern Ranch Estates," a subdivision located in the S ½ of the SW ¼ in Section 19, Township 11S, Range 16E, in Levy County. Said parcel contains 74.19 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone. Parcel No. 02376-000-00.

Mr. Michael Pardue was present to discuss this petition.

Mr. Corbitt stated that the Plat Review Committee recommends approval for the preliminary plat.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. Mr. Esaw Maynard Jr. stated his concern that the parcels were not land locked by surrounding parcels.

Chairman Lee closed the floor to discussion.

The Board questioned the lot sizes being under the ten acres required for land use and zoning for that area. Mr. Corbitt stated that in order to change the land development code concerning this issue the County would need to advertise and discuss it at a future meeting. The Board stated that they would like to review this issue at a future meeting. Chairman Lee called for a motion to this item. Mr. Barber motioned to recommend approval of the Preliminary Plat of "Southern Ranch Estates," to the Board of County Commissioners as presented. Mr. Pollock seconded the motion; motion carried. All members voted "aye".

PETITION NO. PP 6-05 Pardue Land Surveying representing Mike McDougal, petitioning the Board for a Preliminary Plat of "Tishomingo Addition," a replat of Lot 9 (park), located in Section 10, Township 11S, Range 14E in Levy County. Said parcel contains 1.03 acres more or less and is located within Rural Residential "RR" zone. Parcel No. 21063-000-00.

Mr. Michael Pardue was present to discuss this petition.

Mr. Corbitt stated that the Plat Review Committee recommends approval for the preliminary plat.

Chairman Lee asked for anyone in support of the petition. Mr. and Mrs. Joe Clemente stated their concern on the impact and possible changes to their property. Chairman Lee called for any opposition from the audience.

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 "Tishomingo Addition," to the Board of County Commissioners as presented. Ms. Collins seconded the motion; motion carried. All members voted "aye".

PETITION NO. 7-05 Polkowski Surveying representing Danny Stevens, petitioning the Board for a Preliminary Plat of "Levy Street Farms, Unit Number One," a subdivision located in the W ½ of the SE ¼ of the NE ¼, and the SW ¼ of the NE ¼, and the N ½ of the SE ¼, all being in Section 18, Township 13S, Range 18E, in Levy County. Said parcel contains 153.42 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone. Parcel No. 04454-000-00.

Mr. Corbitt indicated that the applicant, Mr. Stevens, was not the same person as the County Commissioner Danny Stevens.

Mr. Polkowski was present to discuss this petition.

Mr. Danny Stevens was present to discuss this petition.

Mr. Corbitt stated that the Plat Review Committee recommends approval for the preliminary plat.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. There were 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 Preliminary Plat of "Levy Street Farms, Unit Number One," to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye".

PETITION NO. 8-05 Croft Land Surveying representing Elsie and Lee Sapp, petitioning the Board for a Preliminary Plat of "Kei-Lee," a subdivision located in the SE ¼ of the SE ¼ of Section 20, Township 12S, Range 18E, Levy County, Florida. Less and except the NW ¼ of the SE ¼ of the SE ¼ of said Section 20; the North 30 feet of the NE ¼ of the SE ¼ of the SE ¼ of said Section 20; and the rights-of-way for LCR C-102 and LCR C-241. Said parcel contains 30 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone. Parcel No. 04103-001-00.

Mr. Danny Croft was present to discuss this petition. Mr. Lee Sapp was present to discuss this petition.

Mr. Corbitt stated that the Plat Review Committee recommends approval for the preliminary plat.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. 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 Preliminary Plat of "Kei-Lee," to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye".

PETITION NO. CZ 1-05 James Osteen petitioning the Board for a Change of Zoning from "C-2" Neighborhood Commercial to "C-3" Moderately Intensive Commercial to allow for an office and warehouse, on a parcel of land located in Circle K Ranch, Block 2, Lots 13, 14, 15, and 16, in Section 3, Township 11S, Range 14E, in Levy County. Said parcel contains 1 acre more or less. Parcel No's 07566-012-00, 07566-013-00, 07566-014-00 and 07566-015-00.

James Osteen was present to discuss this petition. Mr. Osteen explained his need for an office and warehouse for storage purposes with his business. Mr. Osteen further explained the warehouse would be a 40 x 80 foot building and have six to seven company vehicles.

Mr. Corbitt read into the record the project narrative.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. There were 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 Change of Zoning from "C-2" neighborhood Commercial to "C-3" Moderately Intensive Commercial to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye".

OTHER BUSINESS: PLANNING DEPARTMENT

Ms. Tina Horne explained to the board that the Planning Department has scheduled the EAR inter-agency scoping meeting and that Ms. Winburn would provide the board with a summary of the meeting at the next Planning Commission meeting. Ms. Horne asked whether the board wanted to schedule another EAR workshop before proceeding to the Board of County Commissioners. The Board indicated that they would like another workshop and scheduled it for July 25, 2005 at 6:30 p.m.

The Board discussed the scheduled time of any future meetings and decided that 6:30 pm. shall be the starting time.

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

Chairman