

MINUTES

Levy County Planning Commission

July 11, 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 Director Mr. Rob Corbitt and County Planner Ms. Kathy Winburn.

Chairman Lee called for a motion to either approve or deny the minutes from June 6, 2005 as presented. Mr. Pollock motioned to approve the minutes, Mr. Barber seconded the motion; motion carried.

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

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 Department Mr. Rob Corbitt to present the items of business.

NEW BUSINESS: DEVELOPMENT DEPARTMENT

PETITION NO. PP 9-05 Pardue Land Surveying representing 602 Plaza, LLC, petitioning the board for a Preliminary Plat of "Rolling Oaks," a subdivision located in the N 3/4 of the W 1/2 of the W 1/2 of Section 32, Township 11S, Range 14E, in Levy County. Said parcel contains 120.57 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Mike Pardue, representing 602 Plaza, LLC 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. Ernest Lyle stated his concern on what type of homes will be

allowed. Mrs. Carol Dean stated her concern on the square footage for the homes. Mr. Mike Delaney stated his concern on the access and what type of road (i.e. paved, limerock). Mrs. Beverly Smith stated her concern regarding the assurance they will have for the type of homes allowed.

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

PETITION NO. PP 10-05 McMillen Surveying representing Frank Jones, Lori Jones and H.F. Jones Jr., petitioning the board for a Preliminary Plat of "Pin Oak Lane," a subdivision located in all of fractional Section 23, Township 12S, Range 18E, inside the Arredondo Grant, Levy County. Less and except the road right of way for County Road 335 and less and except Parcels A, B., C and D as described on plat. Said parcel contains 42.25 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Steve McMillen, representing Frank Jones, Lori Jones and H.F. Jones Jr. 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 "Pin Oak Lane," to the Board of County Commissioners as presented. Mr. Pollock seconded the motion; motion carried. All members voted "aye."

PETITION NO. PP 13-05 McMillen Surveying representing Keyland Farms, LLC (Ernest Washburn & Jacqueline Costello) & David & Mary Short, petitioning the board for a Preliminary Plat of "Keyland Farms," a survey located in Section 15, Township 13S, Range 18E, in Levy County, AKA (Fox Grove Farms, Parcel 13). Said parcel contains 30 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Steve McMillen, representing Ernest Washburn, Jacqueline Costello, David and Mary Short 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. Mr. Pollock motioned to recommend approval of the Preliminary Plat of "Keyland Farms," to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye."

PETITION NO. PP 11-05 M.H. Ratliff Surveying representing Mike Beville, petitioning the board for a Preliminary Plat of "Wellington," a subdivision located in the West 650' of the East 1110' of the N ½ of the NE ¼ of Section 2, Township 12S, Range 14E, in Levy County, less road right-of-way. Said parcel contains 9.24 acres more or less. This parcel has a land use designation of "LDR" Low Density Residential and a zoning designation of "RR" Rural Residential.

Mr. M.H. Ratliff representing Mike Beville 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. Mr. Pollock motioned to recommend approval of the Preliminary Plat of "Wellington," to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye."

PETITION NO. PP 12-05 M.H. Ratliff Surveying representing Donna Jo Graham Trust, petitioning the board for a Preliminary Plat of "Frier Estates," a subdivision located in the S ½ of the SW ¼ of Section 26, Township 10S, Range 14E, in Levy County, less and except the North 30' thereof. Said parcel contains 80 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. M.H. Ratliff representing Donna Joe Graham Trust 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. Mrs. Carol Berg stated her concern on what type of deed restrictions will be applied. Mr. James Berg stated his concern on the hazardous road conditions. Dave Mowry stated his concern on the roads. Judy (last name unclear) stated her concern on whether or not it would be a mobile home park.

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 Preliminary Plat of "Frier Estates," to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye."

PETITION NO. SEA 1-05 Alan Aulson petitioning the board for an Amendment to Special Exception No. 5-02 to allow for a food concession area, a retail area for tack, carriages, gifts, feed, hay, grain and other miscellaneous horse related supplies along with an employee break room above, on a parcel of land located in all that portion of the E ½ of the SW ¼ and the SE ¼ of the NW ¼ of Section 27, Township 13S, Range 17E, in Levy County, lying West of LCR C-337. Said parcel contains 90 acres more or less and is located within an "F/RR" Forestry/Rural Residential zone.

Mr. Bill Wilson representing Alan Aulson was present to discuss this petition.

Mr. Corbitt stated that staff recommends approval of the Special Exception Amendment as set forth within the report provided.

Chairman Lee asked for anyone in support of the petition. Mrs. Helen Koehler, Mr. Duncan McCallum and Mrs. Beryl Bayer spoke in support to this petition. Chairman Lee called for any opposition from the audience. There was no opposition to this petition.

After a short discussion, Chairman Lee called for a motion to this item. Mr. Grant motioned to recommend approval of the Special Exception Amendment to the Board of County Commissioners as presented. Ms. Collins seconded the motion; motion carried. All members voted "aye."

PETITION NO. SE 2-05 Florida Rock Industries, Inc., petitioning the board for a Special Exception to allow an expansion of an active major mining operation known as "Gulf Hammock Quarry," located in portions of Sections 22, 23, 26, 27 and 35, all lying in Township 14S, Range 16E, in Levy County. The expansion area consists of 357.56 acres more or less and is located within a "F/RR" Forestry/Rural Residential zone. The expansion area lies immediately adjacent to the east boundary of the existing quarry.

Board member Mr. Thadus Barber recused himself from voting on the Special Exception application submitted by Florida Rock Industries, Inc., declaring a voting conflict as a result of his position as plant manager for the applicant.

Ms. Chryl Ellinor and Mr. Michael O'Berry representing Florida Rock Industries, Inc. were present to discuss this petition.

Mr. Corbitt stated that staff recommends approval of the Special Exception as set forth within the report provided.

Chairman Lee asked for anyone in support of the petition. Chairman Lee called for any opposition from the audience. Mr. Don Organ stated his concern on the reclamation plan. Mr. John Nicholson also representing his mother and other family members stated that he was opposed to the petition. Mrs. Debbie (last name unknown) stated her concerns on this expansion destroying the forestry parcels, noise and damage to her home (vibration).

After a short discussion, Chairman Lee called for a motion to this item. Ms. Collins motioned to recommend approval of the Special Exception Amendment to the Board of County Commissioners to include the six staff recommendations and the change for the surety language as requested by the applicant (**No. 3 The applicants shall provide the required surety bond for other surety acceptable to the BOCC.**) Ms. Grant seconded the motion; motion carried. All members voted "aye."

OTHER BUSINESS: PLANNING DEPARTMENT

1. EAR Update for discussion

Ms. Winburn stated that staff had held an inter-agency scoping meeting on June 22, 2005 with both water management districts, DOT, five of the eight municipalities, State Division of Forestry, DCA and several other county departments. Mrs. Winburn also stated that she felt the meeting went well. She further stated that she had mailed a summary of the meeting with revisions of the major issues and that a workshop will be held on July 25, 2005 for discussion of such items.

OTHER DISCUSSION:

Ms. Collins asked Mr. Corbitt when the Planning Commission will be expected to receive a revised Land Development Code for review. Mr. Corbitt explained that he had already completed a draft map, but has been unable to devote the time needed because of the day to day duties, extra development pressures and staff time for meetings with developers, therefore a date has not been set.

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

Chairman