

## MINUTES

### Levy County Planning Commission

August 1, 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, Planning Director Ms. Kathy Winburn and Administrative Road Superintendent Bruce Greenlee.

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 petition properties.

Chairman Lee called for a motion to either approve or deny the minutes from the July 11, 2005 regular meeting as presented. Ms. Collins motioned to table the minutes until the next regular meeting so that the board will have time to review them, Mr. Grant 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 the Development Department to present the items of business. Ms. Kathy Winburn stated that she would be presenting the petitions for the Development Department for Mr. Rob Corbitt who was absent due to illness.

#### NEW BUSINESS: DEVELOPMENT DEPARTMENT

**PETITION NO. PP 14-05** 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. This parcel has a land use designation of "LDR" Low Density Residential and a zoning designation of "RR" Rural Residential. Located within the Bronson Municipal Service District (MSD). Parcel No. 03538-001-00.

Ms. Winburn stated that the Plat Review Committee recommends approval for the preliminary plat.

Mr. Danny Croft, representing Fred Shasteen 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. Mr. Barton Hull questioned whether CR 102 would be improved or resurfaced to handle the increase in traffic. Mr. Bruce Greenlee stated that CR 102 was included on the list for road improvement in the 2005-06 proposed new budget. Ms. Jena McKenna stated her concern about water and sewer being available.

Chairman Lee closed the floor to discussion.

Ms. Collins asked whether the Town of Bronson had responded with any comments, Ms. Winburn stated that they had not received anything. After a short discussion Chairman Lee called for a motion to this item. Ms. Collins motioned to recommend approval of the Preliminary Plat of "Austin Hills," to the Board of County Commissioners as presented. Mr. Pollock seconded the motion; motion carried. All members voted "aye."

**PETITION NO. PP 15-05** Croft Land Surveying representing Moshe Mazine & Eric Bouskila, petitioning the Board for a Preliminary Plat "Hampton Farms, Tracts 7-10," a survey located in Section 21, Township 12S, Range 18E, in Levy County, AKA (Hampton Farms). Said parcel contains 80 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel No.'s 04110-005-00, 04110-006-00, 04110-007-00, 04110-008-00.

Ms. Winburn stated that the Plat Review Committee recommends approval for the preliminary plat.

Mr. Danny Croft 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. Ellen Gilbert questioned the splitting of the parcels and the process involved and asked about the ingress and egress of the property. Edward Walsh asked about the restrictions of the subdivision and the ability to divide the property to less than 10 acres lots.

Chairman Lee closed the floor to discussion.

The Board asked why there was a water quality buffer. Mr. Croft explained that that was a South West Water Management District requirement.

Chairman Lee called for a motion to this item. Mr. Pollock motioned to recommend approval of the Preliminary Plat of "Hampton Farms, Tracts 7-10," to the Board of

County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye".

**PETITION NO. PP 16-05** Croft Land Surveying representing Gilberto Jr. & Lisa Estevez petitioning the Board for a Preliminary Plat of "Morrison Heights," a subdivision located in all of the N ½ of the NE ¼ of the SE ¼ and a portion of the S ½ of the NE ¼ in Section 4, Township 14S, Range 18E, in Levy County. Said parcel contains 40 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel No. 04539-005-00.

Ms. Winburn stated that the Plat Review Committee recommends approval for the preliminary plat.

Mr. Danny 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. Mr. Grant motioned to recommend approval of the Preliminary Plat of "Morrison Heights," to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted "aye".

**PETITION NO. PP 17-05** McMillen Surveying representing Michael & Irene Georger and Jerry & Tiwari Subnath, petitioning the Board for a Preliminary Plat of "Quail Ridge Pines," a survey located in Section 32, Township 14S, Range 18E, in Levy County, AKA (Quail Ridge Farms, Parcel E). Said parcel contains 20 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. Parcel No.'s 04526-004-0A, 04626-004-0B.

Ms. Winburn stated that the Plat Review Committee recommends approval for the preliminary plat.

Mr. McMillen 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 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 "Quail Ridge Pines," to the Board of County Commissioners as presented. Mr. Pollock seconded the motion; motion carried. All members voted "aye".

**PETITION NO. FP 8-05** Pardue Land Surveying representing David Meeks Jr., petitioning the Board for a Final Plat of “Buck Bay Phase 3,” a subdivision located part of Section 27, Township 11S, Range 14E, in Levy County. Said parcel contains 39.94 acres more or less and is located within a “RR” Rural Residential zone. Parcel No. 00741-000-00 (portion of).

Ms. Winburn stated that the Plat Review Committee recommends approval for the final plat.

Mr. Michael Pardue 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 were 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 “Buck Bay Phase 3,” to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted “aye”.

**PETITION NO. FP 9-05** Pardue Land Surveying representing David Meeks Jr., petitioning the Board for a Final Plat of “Buck Bay Phase 4,” a subdivision located in part of the SE ¼ of Section 27, Township 11S, Range 14E, in Levy County. Said parcel contains 17.46 Acres more or less and is located within a “RR” Rural Residential zone. Parcel No. 00741-000-00 (portion of).

Ms. Winburn stated that the Plat Review Committee recommends approval for the final plat.

Mr. Michael Pardue 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 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 Final Plat of “Buck Bay Phase 4,” to the Board of County Commissioners as presented. Mr. Barber seconded the motion; motion carried. All members voted “aye”.

**PETITION NO. FP 11-05** Pardue Land Surveying representing Mike McDougal, petitioning the Board for a Final 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. 21036-000-00.

Ms. Winburn stated that the Plat Review Committee recommends approval for the final plat.

Mr. Michael Pardue 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 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 Final Plat of "Tishomingo Addition," to the Board of County Commissioners as presented. Mr. Grant seconded the motion; motion carried. All members voted "aye".

Ms. Collins requested that Section 50-578(f) of the Land Development Code which deals with road requirements for specific kinds of subdivisions and lot area measurement be added to the beginning of the agenda for discussion at the next regular meeting in September.

#### OTHER BUSINESS: PLANNING DEPARTMENT

**PETITION NO. SSA 05-02** application by Eugene Radice and Frank Orlando Jr., property owners, to amend the Levy County Future Land Use Map from Low Density Residential (LDR) to Industrial (I) on an 8.87 portion of tax parcel number 05109-000-00 in Section 7, Township 13S, Range 19E. Site address 19850 N E 30<sup>th</sup> Street. Located within the Williston Municipal Service District.

Ms. Winburn presented the staff report.

Mr. Eugene Radice 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. Ed Roberts and Ms. Gutierrez stated a concern as to the possible industrial uses allowed for the zoning designation.

Chairman Lee closed the floor to discussion.

The Board stated a concern with the multiple industrial uses available and being located near a school and the safety issues involved. After a short discussion Chairman Lee called for a

motion to this item. Ms. Collins motioned to continue the petition until the next regular meeting to allow the City of Williston to respond as to whether they plan to extend water and sewer to the applicant's property. Mr. Grant seconded the motion; motion carried. All members voted "aye".

**PETITION NO. SSA 05-03** application by Pardue Land Surveying representing 602 Plaza, LLC, to amend the Levy County Future Land Use Map from Agriculture Rural Residential (ARR) to Rural Residential (RR) on a 9.80 portion of tax parcel number 00759-000-01 in Section 32, Township 11S, Range 14E. Site located on NW 110<sup>th</sup> Street.

Ms. Winburn presented the staff report.

Mr. Michael Pardue 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.

Ms. Collins stated a concern about the soil suitability for septic systems and with increasing density in the area. After a short discussion Chairman Lee called for a motion to this item. Mr. Pollock motioned to recommend approval of the Small Scale Land Use Amendment to the Board of County Commissioners as presented. Mr. Barber seconded the motion; Mr. Pollock, Mr. Grant, Mr. Barber and Chairman Lee voted "aye"; Ms. Collins voted no; motion carried.

Mr. Pollock requested a copy of the revised issued from the EAR scoping meeting. Ms. Winburn stated that she would mail the revised issues to Mr. Pollock.

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

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Chairman