

MINUTES

Levy County Planning Commission October 3, 2005 6:30 p.m.

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

Thadus Barber
Toni Collins
Ron Grant
Eugene Pollock

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

Chairman Lee called for a motion to either approve or deny the minutes from September 12, 2005 Parks and Recreation and Planning Commission-regular meeting as presented. Ms. Collins motioned to approve the minutes for Parks and Recreation as presented. Mr. Pollock seconded the motion; motion carried. Ms. Collins motioned to approve the minutes from the Planning Commission-regular meeting with corrections. Mr. Barber seconded the motion; motion carried.

Chairman Lee called for the board to disclose any ex-parte communications related to the petition being presented by John Patrick for a change of zoning. Ms. Collins stated that her ex-parte communications consisted of traveling to the proposed site to view the surrounding area.

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. Corbitt to present the new items of business.

PETITION NO. FP 15-05 Croft Land Surveying representing Elsie and Lee Sapp, petitioning the Board for a Final Plat of "Kei-Lee," a subdivision located in the SE 1/4 of the SE 1/4 of Section 20, Township 12S, Range 18E, Levy County, Florida. Less and except the NW 1/4 of the SE 1/4 of the SE 1/4 of said Section 20; the North 30 feet of the NE 1/4 of the SE 1/4 of the SE 1/4 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.

Mr. Jason Murphy from Croft Land Surveying, representing Elsie and 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 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 Final Plat of "Kei-Lee," to the Board of County Commissioners as presented. Mr. Pollock seconded the motion; motion carried. All members voted "aye".

PETITION NO. CZ 3-05 Tommy Harrington representing Tom and Ada Neal, petitioning the board for an amendment to CZ 3-05 (Change of Zoning) to amend the application from "C-3" Moderately Intensive Commercial to "C-2" Neighborhood Commercial, to allow a retail sales of lawn storage sheds, on a parcel of land located in Eleston's Addition, Lots 12, 13, 14, 15, 16, 17, 18, 19 & 20, Block D, all lying in Section 6, Township 13S, Range 19E, in Levy County. Said parcel contains 1.258 acres more or less. This parcel has a land use designation of "C" Commercial and is located within the Williston Municipal Service District.

Mr. Tommy Harrington, representing Tom and Ada Neal was present to discuss this petition.

Mr. Corbitt presented the staff report.

Chairman Lee called for anyone in support or opposition to this 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 for CZ 3-05. Mr. Grant seconded the motion. Chairman Lee called for discussion. Ms. Collins stated that she still has concerns regarding the traffic pattern. After a short discussion all board members voted "aye". Ms. Collins then made a second motion to recommend to the Board of County Commissioners to consider the restriction of truck traffic on NE 30th Lane and NE 192nd Street. After additional discussion, Ms. Collins then amended her motion for NE 30th Lane and NE 192nd Street to be posted with "no through trucks". Mr. Grant seconded the motion; motion carried. Chairman Lee called for discussion. Chairman Lee stated that he did not think it was the boards business to regulate these types of issues. All members voted "aye". Chairman Lee voted "ney".

PLANNING DEPARTMENT - Ms. Kathy Winburn

PETITION NO. SSA 05-04, application by Edwin S. Allen, Jr., agent, for John R.B. Patrick, property owners, to amend the Levy County Future Land Use Map from Medium Density Residential (MDR) to Commercial (C) on 5.66 acres. Tax parcel number 04827-000-00 in Section 31, Township 12S, Range 19E. Located within the Williston Municipal Service District.

Mr. Edwin S. Allen Jr., representing John R.B. Patrick, was present to discuss this petition.

Ms. Kathy Winburn presented the staff report. Ms. Winburn stated that the proposed land use amendment is consistent with the Comprehensive Plan.

Chairman Lee called for anyone in support to this petition. There was none. Chairman Lee called for any opposition. Ms. Sue Ellen Winkle was concerned about noise, pollution and traffic. Ms. Winkle provided and read into the record a petition from opposing property owners with signatures. Ms. Beverly Thomas stated that she likes the rural area and was concerned about security of the community if application is approved.

Chairman Lee closed the floor to discussion.

Mr. Grant stated there was lack of services (water and sewer). Ms. Collins said that one of the listed uses in a C-3 is a paint and body shop. Ms. Brown reminded the board that this petition is just for land use not zoning.

After a short discussion, Chairman Lee called for a motion to this item. Mr. Pollock motioned to recommend approval SSA 05-04 to the Board of County Commissioners. Motion dies for lack of a second. Chairman Lee called for discussion. Ms. Collins asked if a response had been received from the City of Williston. Ms. Winburn stated that no response was received. Ms. Collins asked if there was a demand for mini-storage units. Mr. Barber stated that the location is his main concern. Mr. Grant stated that location and services is a problem. Chairman Lee again called for a motion to this item. Mr. Pollock motioned to recommend approval of SSA 05-04 to the Board of County Commissioners. Ms. Collins seconded the motion; motion carried. All members voted "aye". Mr. Barber voted "ney" due to location.

PETITION NO. CZ 4-05 Edwin "Smoak" Allen representing John Patrick, petitioning the board for a Change of Zoning from R (Multi-family) to C-3 Moderately Intensive Commercial to allow warehouses, on a parcel of land located in the NE 1/4 of the NW 1/4 of Section 31, Township 12S, Range 19E; lying East of US Highway 27/41. Said parcel contains 5.66 acres more or less. This parcel is located within the Williston Municipal Service District.

Mr. Edwin S. Allen Jr., representing John R.B. Patrick, was present to discuss this petition.

Mr. Corbitt presented the staff report. Mr. Corbitt stated that a phone message was received from the City of Williston saying they had no objections to this project.

Chairman Lee called for anyone in support to this petition. There was none. Chairman Lee called for any opposition. Ms. Sue Ellen Winkle stated that she would like to keep the area rural.

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 denial of CZ 4-05 to the Board of County Commissioners. Ms. Collins seconded the motion; motion carried. All members voted "aye".

Attorney Brown stated that on October 11, 2005, the outside council for the Paradiso's will be holding a workshop for the board to discuss quasi-judicial and legislative different aspects.

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

Chairman