

MINUTES

Levy County Planning Commission Regular Meeting

October 4, 2004
6:45 p.m.

The Levy County Planning Commission was called to order by Vice-Chairman, Mr. Vaughn Lee. Other members present are as follows:

Ms. Toni Collins
Mr. Kenneth Crosby (alternate)
Mr. Duncan McCallum
Mr. Eugene Pollock

Also present were County Attorney Anne Brown, County Planner Kathy Winburn, Development Director Rob Corbitt and Assistant Parks and Recreation Director Matt Weldon.

Vice-Chairman Lee called then called for a motion to either approve or deny the minutes from July 12, 2004 as presented. Mr. McCallum motioned to approve the minutes as presented. Ms. Collins seconded the motion; motion carried. All members voted "aye".

Vice-Chairman Lee called for the board to disclose any exparte communication related to the petitions being presented. Ms. Toni Collins reported her exparte communications related to the four petitions being presented to the board.

Vice-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 was an expert witness.

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

New Business:

PETITION NO. PP 3-04 Pardue Land Surveying representing Christine Schueler, petitioning the Board for a Preliminary Plat of "Blue Meadow Farms," a subdivision located in the NW 1/4 of the NW 1/4 of Section 4, Township 11S, Range 15E, Levy County, LESS AND EXCEPT the right-of-way for SR 49 along the westerly side and the right-of-way for County Road 346-A along the northerly side thereof. Said parcel contains 36.75 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Pardue was present to discuss this petition.

Mr. Corbitt explained that this plat is being brought to the board from the plat review committee with a favorable recommendation.

Mr. David Watson wanted to confirm that there will be only 4 homes on the 40 acres. Mr. Corbitt explained that the zoning allows for only 1 dwelling per 10 acre parcel. Mr. Watson stated that he did not have any problems with the proposed plat.

After a short discussion, Vice-Chairman Lee called for a motion to this item. Mr. Pollock motioned to recommend approval of the preliminary plat for "Blue Meadow Farms," to the Board of County Commissioners. Mr. McCallum seconded the motion; motion carried. Ms. Collins, Mr. Lee and Mr. Crosby voted "aye".

PETITION NO. PP 4-04 Pardue Land Surveying representing Royce Chesser, petitioning the Board for a Preliminary Plat of "Green Acres," a subdivision located E ½ of the SE ¼ of Section 12, Township 11S, Range 15E, Levy County, LESS AND EXCEPT the N ¼ of the NE ¼ of the SE ¼ and the W ¼ of the SE ¼ of the SE ¼ and the County Road Right of Ways along the Easterly and Southerly sides. Said parcel contains 60 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Pardue was present to discuss this petition.

Mr. Corbitt explained that this plat is being brought to the board from the plat review committee with a favorable recommendation.

After a short discussion, Vice-Chairman Lee called for a motion to this item. Mr. McCallum motioned to recommend approval of the preliminary plat for "Green Acres," to the Board of County Commissioners as it meets the regulations of the land development code and must obtain approval from the Board of County Commissioners for a variance for block length. Mr. Pollock seconded the motion; motion carried. Ms. Collins, Mr. Lee and Mr. Crosby voted "aye".

PETITION NO. PP 5-04 Croft Land Surveying representing Elwin Standridge, petitioning the Board for a Preliminary Plat of "E and D Farms," a subdivision located in the SW ¼ of the SE ¼ of Section 23, Township 12S, Range 14E, Levy County, LESS AND EXCEPT the South 50' thereof, lying in the right-of-way of LCR C-347. Also LESS AND EXCEPT the South 302' of the E ½ of the W ½ of the SW ¼ of the SE ¼ of said Section 23, Levy County. Said parcel contains 37 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Croft was present to discuss this petition.

Mr. Corbitt explained that this plat is being brought to the board from the plat review committee with a favorable recommendation.

After a short discussion, Vice-Chairman Lee called for a motion to this item. Ms. Collins motioned to recommend approval of the preliminary plat for "E and D Farms," to the Board of County Commissioners. Mr. McCallum seconded the motion; motion carried. Mr. Crosby, Mr. Lee and Mr. Pollock voted "aye".

PETITION N O. FP 3-04 McMillen Surveying representing Judy Infinger, petitioning the Board for a Final Plat of "Kindred Spirits Farm," a subdivision located in N ½ of the NW 1/4 of Section 25, Township 13S, Range 18E, Levy County. Said parcel contains 20 acres more or less and is located in an "A/RR" Agriculture/Rural Residential zone.

Mr. McMillen was present to discuss this petition.

Mr. Corbitt explained that this plat is being brought to the board from the plat review committee with a favorable recommendation.

After a short discussion, Vice-Chairman Lee called for a motion to this item. Mr. Crosby motioned to recommend approval of the final plat for "Kindred Spirits Farm," to the Board of County Commissioners. Mr. McCallum seconded the motion; motion carried. Ms. Collins, Mr. Lee and Mr. Pollock voted "aye".

Other Business: Planning Department - Mrs. Kathy Winburn

I. Citizen Growth Management Survey

Mrs. Winburn stated that the first item under Other Business was the Citizen Growth Management Survey. She stated that she had sent various versions of a survey to the board and that the latest one sent was based on a survey from Bedford County Virginia. She stated that staff recommends that a survey be used as part of the Evaluation and Appraisal Report (EAR) process, which will be begin early next year. She also said that staff recommends that it be placed on the county's website, public library and any other public places that would be helpful. Mrs. Winburn then asked for input from the board members. Citizen, Mrs. Sandy Fink suggested that maybe the newspapers could be contacted to run a story which would be no cost to the county. Mr. Lee suggested that they be placed in the Clerk's Office. Ms. Collins made a recommendation that the survey is acceptable and would be useful tool. Mr. Lee said that he finds that the survey would

be acceptable but was not sure how it could be distributed to the public and get a response. Ms. Collins mentioned that there are several offices located within the Courthouse that citizens are required to sit and wait, such as the tax collector, court, etc. She suggested that maybe a box could be placed in the lobby for ideas. Mr. McCallum suggested that they could be sent to the school board members, other constitutional officers of the county, board of county commissioners, board of adjustment either by direct mail or within their packets. Mr. Corbitt suggested that one could be placed at the Development Department.

II. Potential Joint Planning Agreement with the City of Williston

Mrs. Winburn said that last year a request was received from the City of Williston recommending that the county not approve any land uses changes until a joint planning agreement was in place in regards to the municipal service district. She said that she had attended two meetings with the City of Williston in which this item was on the agenda. Mrs. Winburn said this may come before the planning commission in the future for review to get a draft agreement in place. She said that these type of agreements can be controversial and could include several items such as land use compatibility, zoning, infrastructure, expansion, annexation, traffic access management, landscaping, etc.

III. Florida American Planning Association Annual Conference, October 13 - 16

Mrs. Winburn recognized Ms. Collins, Mr. Lee and Mr. Thompson for signing up for the conference. She said that she was glad to see this participation and commented that it will be a great opportunity.

Vice-Chairman Lee asked if there was any other business. Mr. McCallum asked County Attorney Mrs. Brown about her recommendation on visiting the sites of upcoming petitions. Mrs. Brown said that she usually recommends that the sites are not visited because it really should be the burden of the applicant to present the site to the board.

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

Vice-Chairman