

# Minutes

## Levy County Planning Commission May 5, 2003

The Levy County Planning Commission was called to order by Chairman Gene Pollock. Board member Tommy Thompson was unable to attend. Other members present were as follows:

Susan Haines  
Vaughn Lee  
Duncan McCallum

Chairman Pollock called for a motion to either approve or deny the minutes from March 3, 2003 as presented. Mr. McCallum motioned to approve the minutes as written. Mrs. Haines seconded the motion; motion carried. All members voted "aye".

Chairman Pollock asked Development Department Director Rob Corbitt to present the new items of business.

**PETITION NO. FP 2-03** Mike Pardue representing David Cox, petitioning the Board for a Final Plat of "Bahia Acres," a subdivision located that part of the SE ¼ of Section 34, Township 10S, Range 14E, in Levy County. Said parcel contains 14.94 acres more or less and has a land use designation of Low Density Residential "LDR". Parcel No. 00517-000-00

Mr. Pardue was present for this petition to represent the developer Mr. David Cox.

Mr. Corbitt explained that the final plat has been reviewed by the plat review committee and has met all requirements.

Mrs. Haines stated that at the previous meeting during the preliminary stage, a question was brought up regarding sinkholes on the property and she wanted to know if that had been reviewed. Both Mr. Pardue and Mr. Corbitt stated that it was checked into and it appears that there are no sinkholes on the property.

After a short discussion, Chairman Pollock called for a motion to dispose of this item, as there was no opposition in the audience. Mrs. Haines motioned to recommend approval of the final plat to the Board of County Commissioners as presented. Mr. Lee seconded the motion; motion carried. All members voted "aye".

**PETITION NO. SE 1-03** Robin Ullivarri, petitioning the Board for a Special Exception to allow a Kennel (boarding and grooming), on a parcel of land located in the SW ¼ of the NW ¼ of Section 13, Township 12S, Range 18E, in Levy County. Said parcel contains 11.77 acres more or less. This parcel is located within an Agriculture/Rural Residential "A/RR" zone. Parcel No. 04055-001-0A

Both Mrs. Robin Ullivarri and her husband were present to discuss their petition.

For the record, Mr. Corbitt read the staff report (see Attached) regarding the Special Exception for Mrs. Ullivarri, and stated that staff does recommend approval.

Mrs. Ullivarri said that she did not have any problems with the staff recommendations.

After a short discussion, Chairman Pollock called for a motion to dispose of this item, as there was no opposition in the audience. Mr. McCallum motioned to recommend approval per the staff recommendations for the Special Exception to the Board of County Commissioners as presented. Mrs. Haines seconded the motion; motion carried. All members voted "aye".

**PETITION NO. SE 2-03** Dean A. Eberly Sr (applicant) and Hartley and Son's Inc. (property owner), petitioning the Board for a Special Exception to allow a private airstrip (grass runway) with operation of small private aircraft for owners and guests, on a parcel of land located outside the Arredondo Grant lying in the SE ¼ of Section 15, NE ¼ of Section 22, and in the Arredondo Grant lying in a portion of Section 22. All parcels lying in Township 12S, Range 18E (south side of CR 335, 1.3 miles east of CR 241) all being a portion of parcel numbers 04115-000-00, 04114-000-00 and 04089-000-00. Said parcel contains 206.06 acres more or less. This parcel is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Dean Eberly was present to discuss his petition and gave a brief overview of his project.

For the record, Mr. Corbitt read the staff report (see attached) regarding the Special Exception for Mr. Eberly and stated that staff does recommend approval.

Chairman Pollock then called for any opposition to this item.

Mrs. Ellen Gilbert Erickson was concerned on whether or not the private airstrip would be a benefit to the community. She stated that she opposes any emergency use of the airfield, commercial repair and/or maintenance, equestrian safety and safety of the flight pattern. Mrs. Erickson said that she feels that this petition should be tabled for more information.

Mrs. Susan Harn opposed for noise, equestrian safety and allowing ultra-light planes.

Mrs. Linda Davis suggested that Levy County inquire with other surrounding counties to see how these types of projects are handled.

Mr. Ken Davis said that he would like to have the opportunity to review the project layout (i.e. the subdivision development).

Mr. Bill Bennett said he would like to see more of the project layout because they were not privileged to the information that was given to the board. He would like to have more information on the flight patterns and see comparisons from other areas. By allowing this use would increase the tax value. He recommended that the petition be tabled to obtain further information.

Mr. George Eager said that the Williston Airport should be adequate in aiding in any emergency needs.

Mrs. Lisa Eager was concerned on how many planes would be allowed, emergency use of airfield, not compatible with existing agriculture use, safety of the surrounding areas (Wakonda Estates), increase of property taxes, equestrian safety. Would like to keep area rural.

Mr. Gary Hartley spoke in support of the project. He feels that the homes that will be constructed will be quality homes that will strengthen the tax base. The increase in the property taxes will be minimal.

After all discussion Chairman Pollock called for a motion of this item. Mrs. Haines motioned to recommend approval of the Special Exception to the Board of County Commissioners based on the Staff recommendation (see Attached) and all other items that were submitted. In addition the petition meets the required Special Exception criteria and is compatible with the Land Development Regulations. Mr. Lee seconded the motion; motion carried. Chairman Pollock voted "aye" to the motion. Mr. McCallum voted "nay" to the motion.

Mr. Corbitt stated that he would have the applicant provide copies of the flight pattern prior to the meeting with the Board of County Commissioners and that he would investigate within other counties for comparisons.

For the record Mr. Corbitt read from the Special Exception the review criteria that the motion was based on. He stated that item No. 7 of the criteria did not apply.

#### BOARD DISCUSSION:

Mr. McCallum asked if some of the materials that were provided could be obtained by the opposition so that they could review the petition? Mr. Corbitt said that his office would possibly have 4-5 extra copies if they would like to come by and get them. In addition to this he said that his office staff could send out additional meeting notices if needed.

#### **5 Minute Break – 8:30 p.m.**

#### Other Discussion – Planning Department

Mrs. Winburn, at the request of the Planning Commission, provided a copy of the School Interlocal Agreement for their review.

Mrs. Winburn said that an inquiry had been made for an alternate planning commission member by Mr. Bill Hammond, who sent a letter to the Board of County Commissioners. This topic will be heard before the BOCC at their next regular meeting for a vote. Mrs. Winburn said that the Board can either appoint Mr. Hammond, or authorize staff to do an advertising process to let the public know that there are two alternate member positions available. Mrs. Haines asked if Mr. Hammond was a member of the Chiefland Planning Commission. Mrs. Winburn said that she

had already checked into that issue and he is just an employee and is not a board member. Therefore, there would be no conflict of interest.

Mr. Pollock asked about the Planning Commission and where they were at with the Parks and Recreation? Mrs. Haines said that she had not heard anything but she would check with County Administrator, Mr. Freddie Moody.

Mrs. Winburn told the Board that she would have two Small Scale Plan Amendments for the meeting in June.

There being no further business for the Levy County Planning Commission, Mr. McCallum motioned to adjourn. Mrs. Haines seconded the motion; motion carried.

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Chairman

**Planning Commission Recommended Conditions For:  
Robin Ullivarri  
Special Exception No. SE 1-03**

1. The special exception use of the property is for the development of a kennel, inclusive of grooming and boarding;
2. The capacity for the boarding of household pets shall be limited to a maximum of eight (8) animals (i.e. dogs or cats) simultaneously (i.e. boarded on premise at any one-time);
3. All required dog runs and sanitary facilities shall be in place at the time of the opening of the business;
4. No business shall be permitted until a certificate of occupancy is issued for the missed use structure;
5. The requirements for commercial developments including potable water, waster water disposable, solid waste, parking and accessibility shall be met prior to the issuance of a certificate of occupancy.
6. The special exception use shall be initiated within one year form approval or becomes null and void.

**Planning Commission Recommended Conditions for:  
Dean Eberly  
Special Exception No. SE 2-03**

1. The special exception use of the property is for the development of a private airstrip, to be accessory and subordinate to the subdivision to surrounding the airstrip.
2. The use of the airstrip shall **not** commence before the approval and recording of the final plat of the subdivision **and** the issuance of a certificate of occupancy for the dwelling unit constructed within the subdivision for the property owner intending to use the airstrip.
3. The hours of operation shall be limited to **daylight hours only**. In no case (other than an emergency shall aircraft take-off or land, to or from the airstrip between sunset and sunrise. The time of sunrise and sunset as published by the news media shall be used.
4. There shall be **no commercial use of the airstrip**. Commercial uses, such as but not limited to: flight training or pilot lessons, engine or plane repairs, any maintenance of aircraft other than that of the aircraft owned by the property owner, renting, leasing or selling hangar space shall not be permitted.

**Note:** Any use of the airstrip by a governmental agency or emergency response unit shall not be considered commercial.

5. No more than two (2) aircraft shall be permitted as accessory for each dwelling unit, **and** no more than two aircraft shall be permitted to be stored on any lot, tract or parcel of land, regardless of number of lots owned.