

MINUTES

Levy County Planning Commission

September 3, 2002

The Levy County Planning Commission was called to order by Chairman Duncan McCallum. Board members Mrs. Susan Haines was unable to attend. Other members present were:

Vaughn Lee
Gene Pollock
Tommy Thompson

Both Mr. Rob Corbitt, Building and Zoning Director and Mrs. Kathy Winburn, County Planner was present.

Chairman McCallum called for a motion to dispose of the minutes from July 1, 2002 as submitted. Mr. Thompson motioned to approve the minutes as submitted. Mr. Lee seconded the motion; motion carried.

PETITION NO. PP-00259 Steve McMillen representing Wade Bullock, petitioning the Board for a Preliminary Plat of "Camellia Plantation," a subdivision located in the E ½ of the NW ¼ of the NE ¼, lying and situated South of State Road No. 500 and the SW ¼ of the NE ¼ less and except the W ½ of the NW ¼ of the SW ¼ of the NE ¼ of Section 1, Township 13S, Range 18E, in Levy County. Said parcel contains 41.14 acre less right-of-way. This parcel has a land use designation of Medium Density Residential "MDR".

Plat Review Committee and Staff recommends approval with the following requirements:

1. Additional Right-of-Way
2. Stormwater Retention
3. Access to NE 35th Street
4. Setbacks

Chairman McCallum asked if there was anyone else in favor of this plat and Mrs. Marguerite Dailey stated that she was in favor but was more interested in what will be done with the remaining 32 acres. She then wanted to know what was the maximum amount of dwellings that could be placed on the 32 acres ? Mr. Corbitt stated that if the developer could obtain central water and sewer services from the City of Williston, then the allowable amount would be five (5) dwelling units per acre.

Mr. Corbitt asked Mr. McMillen if he would state for the record what the developer plans to do.

Mr. McMillen stated that it would be hard to tell what might be done and that by allowing five (5) dwelling units per acre would not be feasible. The intent of the developer is to have deed restrictions for a nice community. He also stated that what they are calling Phase II or Lot 9, will be just a Lot 9, but at worst case scenario it would be proposed as one (1) acre tracts or if the developer could sell Lot 9 as a whole he'd rather do that. At this point there is no plan to subdivide this lot nor is there any plans for annexation from the City of Williston.

Support

Henry Taylor - approval for any plans that the developer may have.

After all discussion Chairman McCallum called for a motion. Mr. Pollock motioned to recommend approval of this plat as submitted along with the requirements of the Plat Review Committee. Mr. Thompson seconded the motion; motion carried. No Discussion. All "I's".

PETITION NO. PP-00260 Steve McMillen, representing Aledia Socarras, petitioning the Board for a Preliminary Plat of "Woodland Farms," a subdivision located in a Tract in the E ½ of the E ½, AKA Foxwood Farms, Lot 10, in Section 15, Township 13S, Range 18E, in Levy County. Said parcel contains 30 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone.

Plat Review Committee and Staff recommends approval with the following requirements:

1. Section Line Dedication

Chairman McCallum called for any support or opposition. None was present.

After all discussion Chairman McCallum called for a motion. Mr. Pollock motioned to recommend approval of this plat as submitted along with the requirements of the Plat Review Committee. Mr.

Lee seconded the motion; motion carried. No discussion. All "I's".

PETITION NO. PP-00261 Steve McMillen representing Ted Glass, petitioning the Board for a Preliminary Plat of "Wilson Estates Unit II," a subdivision lying in the S ½ of Section 24, Township 12S, Range 18E, in Levy County. Said parcel contains 10 acres more or less and has a land use designation of Low Density Residential "LDR".

Mr. Ted Glass was present to discuss his petition.

Plat Review Committee recommends approval with the following requirements:

1. Street Alignment
2. Stormwater Retention

Mr. Corbitt stated that the surveyor, Mr. McMillen has made all corrections as per the Plat Review Committee and that he as staff, recommends approval.

Jenny Busjon spoke on behalf of her mother Phyllis Sheay. Access issue. Access will be given to back lot by way of the cul-de-sac.

Utility easement minimum 10' front and side as required by code, not delineated on plat and was missed by staff and plat review committee. Provide new copies of the plat indicating the 10' utility easement.

After all discussion Chairman McCallum called for a motion. Mr. Thompson motioned to recommend approval of this plat as submitted along with the requirements of the Plat Review Committee. Mr. Pollock seconded the motion; motion carried. No discussion. All "I's".

Mr. McMillen was present to discuss his three petitions.

5 minute recess.

OTHER BUSINESS: Planning Department

PETITION NO. SSA-02-03 Ron Rathay (Applicant), for Leonard and Stella Casto (Property Owners), to amend the Future Land Use Map by changing the land use classification and zoning from: FLU -Low Density Residential (LDR), Z - Rural Residential (RR) To: FLU - Commercial, Z - (C-3) for property described as follows: 9460 NE SR 24, tax parcel number 03287-001-0A, in Levy County. Said parcel contains 6 acres more or less.

Mr. Corbitt read for the record the petition for the Small Scale Plan Amendment.

Mrs. Kathy Winburn, County Planner explained that the petitioner Mr. Ron Rathay, the applicant was present and informed her that he is now the property owner, as they just closed on the property.

Mrs. Winburn explained that the subject property is 10.29 acres and the petitioner is seeking to establish a commercial land use and zoning designation on a 6 acre portion fronting SR 24 with approximately 5.29 acres remaining in the LDR (low density residential) land use designation for the purpose of developing a mini-storage business. As a reference she stated that this parcel is located within the Bronson Municipal Service District. After giving her report, Mrs. Winburn stated that staff recommends approval as the proposed amendment complies as follows:

1. Granting the amendment and re-zoning is not adverse to the public interest.
2. Granting the amendment and re-zoning is consistent and furthers the objectives in the Levy County Comprehensive Plan.
3. Granting the amendment and re-zoning is consistent and furthers the objectives of Chapter 163, F.S. and 9J-5, F.A.C.

Chairman McCallum called for any Board discussion regarding this petition. Mr. Pollock stated that he felt that proposed application is compatible with the surrounding area. All other members agreed.

Chairman McCallum called for a motion for the Change of Land Use. Mr. Pollock motioned to recommend approval amend the land use from LDR (Low Density Residential) to C (Commercial) as presented. Mr. Lee seconded the motion; motion carried. Chairman McCallum then called for a motion for the Change of Zoning. Mr. Pollock motioned to recommend approval for the Change of Zoning from RR (Rural Residential) to C-3 (Intensive Commercial) for approximately 6 acres of the 10.29 acre parcel. Mr. Lee seconded the motion; motion carried.

There being no further discussion for the Levy County Planning Commission, Mr. Thompson motioned to adjourn. Mr. Pollock seconded the motion; motion carried.

Chairman