

# Minutes

## Levy County Planning Commission

October 7, 2002

The Levy County Planning Commission was called to order by Chairman Duncan McCallum. Board member Mr. Tommy Thompson was unable to attend. Other Members present were:

Susan Haines  
Vaughn Lee  
Gene Pollock

Chairman McCallum called for a motion to dispose of the minutes from September 3, 2002 as presented. Mr. Pollock motioned to approve the minutes as submitted. Mr. Lee seconded the motion; motion carried.

Chairman McCallum called on Development Department Director Mr. Rob Corbitt to read into the record the first item of business.

**PETITION NO. PP-00262** Mike Pardue representing David Cox, petitioning the Board for a Preliminary Plat of "Bahia Acres," a subdivision located in 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".

Mr. Pardue was present to discuss this petition. He explained that the developer plans on implementing deed restrictions so that it would be an upscale neighborhood.

After a short discussion Mr. McCallum called for any support or opposition to this petition. No one was present in support of this petition, but there was opposition.

### OPPOSITION:

Ed Rich – Mr. Rich stated that he borders the proposed subdivision and has approximately ten (10) acres. He feels that by allowing this to be approved would be spot zoning, subdivision would not be rural in nature (density), decrease property values (deed restrictions), concerned about water run-off, possibility that an existing sinkhole would pollute aquifer and is also concerned about the septic tanks and what effect that they may have on the water quality.

After all Board discussion Mr. Corbitt stated that he would in fact look into the issue of the well field for the City of Chiefland and would advise the Road Department of the potential run-off onto 70<sup>th</sup> Avenue.

After all discussion Chairman McCallum called for a motion for this petition. Mr. Pollock motioned to recommend approval to the Board of County Commissioners. Mrs. Haines seconded the motion; motion carried. All board members voted "aye".

**OTHER BUSINESS: Upcoming Large Scale Amendments**

Mr. Corbitt explained to the Board that at the request of County Planner, Mrs. Kathy Winburn, there would possibly be two (2) Large Scale Plan Amendments for them to review at their next regular meeting in November. Mr. Pollock asked if it would be possible to separate the two meetings if they were going to be controversial. Mr. Corbitt stated that he would check with the Planner and see if it would be possible.

**OTHER BUSINESS: Proposed Preliminary Plat of "Camellia Plantation"**

Mr. Corbitt explained that this plat was scheduled to go before the Board of County Commissioners and the developer had inquired the possibility of changing the proposed preliminary plat by dividing Lot 9 into two (2) lots and making a Lot 10 which would then separate the residential portion from the commercial that fronts Highway 27 and Lot 9 would still remain as the drainage area.

After a short discussion, the Board agreed that this would be adequate, as the plat was only in the preliminary stage and at the time of the final plat all changes would be noted.

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

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Chairman