

# MINUTES

## Levy County Planning Commission

November 4, 2002

The Levy County Planning Commission was called to order by Vice-Chairman Gene Pollock. Board Chairman Duncan McCallum was unable to attend. Other members present were:

Susan Haines  
Vaughn Lee  
Tommy Thompson

Vice-Chairman Pollock called for a motion to approve the minutes from October 7, 2002 as presented. Mrs. Haines motioned to approve the minutes as submitted. Mr. Lee seconded the motion; motion carried.

Vice-Chairman Pollock called on Development Director Mr. Rob Corbitt to read into the record the first item of business.

**PETITION NO. FP-00500** Steve McMillen, representing Aledia Socarras, petitioning the Board for a Final 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. **Parent Parcel No. 04447-010-00.**

Mr. McMillen was present to discuss this petition. He presented the original plat.

After a short discussion Mr. Pollock called for any support or opposition to this petition. No one was present in support or in opposition of this petition. Mr. Pollock closed public discussion and opened the floor for Board discussion. Mrs. Haines said she was concerned about the number of plats in the area without required roads being paved and was concerned that future requests would be made to have the roads paved and it’s going to be at the County’s expense instead of the developers.

After all Board discussion Mr. Corbitt stated the LDR’s require surface treatment for any subdivision which includes a lot less than 10 acres. Currently 10 acres or more do not require surface treatment. Mr. Corbitt stated he would forward to the BOCC to amend the Land Development Code. After all discussion Vice-Chairman Pollock called for a motion for this petition. Mrs. Haines motioned to approve the Final Plat of Woodland Farms as submitted. Mr. Thompson seconded the motion; motion carried. Vice-Chairman Pollock questioned the procedure of signing the Final Plat. Board will not sign plat until Justin Watson at the Road Department and Don May at the Health Department signs first.

Mr. Corbitt presented the next petition.

**PETITION NO. PP-00263** Steve McMillen (McMillen Surveying) representing Jody Knight, petitioning the Board for a Preliminary Plat of “**Good Knight Farms,**” a subdivision located in Foxwood Farms, Lot 9, in Section 15, Township 13S, Range 18E, in Levy County. Said parcel contains 30 acres more or less and is located within an Agricultural/Rural Residential “A/RR” zone. **Parent Parcel No. 04447-009-00.**

Plat Review Committee and Staff recommend approval of this petition. Mr. McMillen was present to discuss this petition. He had no comment. No one spoke in support or opposition of the plat.

Vice-Chairman Pollock closed the floor to the public and opened it the Board. Mrs. Haines had a comment about the gas transmission line. Vice-Chairman Pollock questioned the setbacks. Vice-Chairman Pollock called for a motion for the petition. Mrs. Haines motioned to approve the Preliminary Plat of Good Knight Farms as presented. Mr. Thompson seconded the motion; motion carried. Both petitions will be sent to the BOCC November 19, 2002 at 10:00 a.m.

Vice-Chairman Pollock called on Planning Director Mrs. Kathy Winburn to read into the record the first Large Scale Amendment.

**PETITION NO. LSA-02-04** Michelle McElroy representing Luther and Juanita White. Amend the Levy County Future Land Use Map from A/RR (Rural Low Density Agriculture Residential, one dwelling unit per 10 acres) to RR ( Rural Low Density Residential, one dwelling unit per 3 acres), and change the zoning district classification from A/RR (Agriculture/Rural Residential District) to RR (Rural Residential Single-Family District), on approximately 152 acres. Located approximately 3.2 miles west of U. S. 19 on S. R. 320, on the north side of S. R. 320. Tax parcel number 00752-000-00.

Mrs. Winburn read description and location around the property. Staff finds that the proposed designation would be compatible with the residential pattern of the area.

Vice-Chairman Pollock stated conflict of interest because he works for Luther White and removed himself from discussion.

Mrs. McElroy was present to discuss this petition. She explained that they are trying to make a subdivision that will be similar to the golf and country club. There will be highly restricted community and homes on 3 acre tracts.

Vice-Chairman Pollock then opened the floor for questions or comments.

Burton Marston-Homeowner- asked how restricted and what restricted meant. Mrs. McElroy explained it would be homes not mobile homes and they will have the minimum square footage.

Vice-Chairman Pollock closed the floor to the public and opened it up to the Board for discussion. Mrs. Haines wanted to know if the Manatee Utilities can be used by this place. She had no objections to the amendment. Mr. Lee thought it was a perfect fit. Vice-Chairman Pollock called for a motion for the amendment. Mrs. Haines motioned to recommend approval for LSA-02-04 from A/RR to RR. Mr. Thompson seconded the motion; motion carried.

**PETITION NO. LSA-02-05** A request by Levy County and the Suwannee River Water Management District to amend the Levy County Future Land Use Map from Forestry/Rural Residential (F/RR) to Natural Reservation (NR) on approximately 7,665 acres located in portions of Sections 9, 10, 15, 16, 17, 20, 21, 28, 29 (all), 30, 31, 32 (all) & 33 of Township 12S, Range 16E (known as Devil's Hammock, Blue Springs and Little Blue Springs).

Mrs. Winburn explained and described what the land is being used for. Staff recommends approval for land use change. Change will not adversely affect level of service standards.

After a short discussion Mr. Pollock called for any support or opposition to this amendment. No one was present in support of this amendment. Mr. Robert Law questioned what kind of control or protection would the public (surrounding property owners) have. Mrs. Winburn explained that as a Wildlife Management Area the Florida Fish & Game will patrol and help protect area.

Mr. Pollock closed the floor to the public and opened it to the Board. Mrs. Haines said that she was for the idea. Mr. Thompson said that a lot of planning went into this project and he had no objections. Vice-Chairman Pollock called for a motion for the amendment. Mrs. Haines motioned to recommend approval for LSA-02-05 from F/RR to NR as presented. Mr. Lee seconded the motion; motion carried. Mr. Pollock then asked for questions from the audience. Mrs. Sandy Fink commended the Board for there efforts.

**OTHER BUSINESS:**

Mrs. Haines motioned that they change the meeting time to 6:30. Mr. Thompson seconded the motion; motion carried.

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

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Chairman