

## MINUTES

### Levy County Planning Commission Levy County Parks and Recreation Advisory Committee

January 2, 2001

The Levy County Planning Commission - Parks and Recreation Advisory Committee was called to order by Chairperson Susan Haines. Members present were as follows:

C.R. Lowman  
Duncan McCallum  
Eugene Pollock  
Tommy Thompson

Chairperson Haines called the meeting to order and asked for a motion on the minutes from the December 4, 2000 meeting. Mr. McCallum motioned to approve the minutes as submitted. Mr. Lowman seconded the motion; motion carried. Chairperson Haines then explained the procedure in which the meetings are ran.

The following items were on the agenda to be discussed:

PETITION NO. SE 00-11 Larry Rogers representing Larry Watson/Freebee Landholdings, Ltd., for a Special Exception Amendment to allow for an equipment maintenance facility, including shop building, to park, store, service, fuel, repair trucks and heavy equipment in conjunction with the operation of the adjacent sand mining operation by Freebee Landholdings, Ltd., on a parcel of land located in the SE 1/4 of Section 24, Township 11S, Range 17E, lying South of State Road No. 24. Said parcel contains 12.45 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone.

Present to represent Mr. Rogers was Attorney Patrice Boyces along with Engineer Mr. Ralph Eng who gave an overview on the site plan for the project.

After all discussion regarding this project Mr. Pollock motioned to recommend this application for approval to the Board of Adjustment with the following conditions:

1. Only the trucks and heavy equipment belonging to the owner/operator of the sand pit, and used for the 220 acre site currently owned by Larry Watson/Freebee Landholdings Ltd., are maintained at the facility. (i.e. the 60 acre and 160 acre parcels).

2. No signs are permitted to advertise (in any way) that service are available at the maintenance facility. Only one directory sign may be placed at the entrance to identify the project site.
3. The maintenance facility shall cease and desist repairs and maintenance at such time the operations of the borrow pit ceases. The maintenance facility shall be accessory to the principal use and exclusively for the trucks and equipment of the owner/operator of the sand pit.
4. Require the application for the building permit to be accompanied with a letter, signed and notarized by the property owner, acknowledging that the use of the structure shall be for accessory use to the sand pits now owned and operated by Larry Watson/Freebee Land Holdings Ltd., and will be utilized for maintaining only the equipment used at this site, and will cease use of the structure when the sand pit operations on the two parcels cease.

Mr. Thompson seconded the motion; motion carried.

Findings of Fact: Comply with the Comprehensive Plan and Land Development Regulations.

PETITION NO. SE 00-12 Valerie Sharp, petitioned the Board for a Special Exception to allow a 2 COP License (on premise consumption for beer and wine) on a parcel of land located on a tract in the NW 1/4 of the NW 1/4 in a V shape on West side of Hwy, in Section 3, Township 11S, Range 14E, in Levy County. Said parcel contains 2.27 acres more or less and is located within a Commercial "C-2" zone.

Mr. and Mrs. Sharp were present to discuss their petition. Mrs. Sharp explained that their restaurant the "Black Diamond Italian Grill House" is located along highway 19 and currently allows for the parking to be in the front but if need be she would be glad to arrange it so that the parking could be relocated and that they could block off the front in some way.

SUPPORT:

1. Patricia Lynn Tolbert Davis - the land in question is a historical site, the restaurant is nice and as far as traffic being an issue, accidents that would be caused by traffic could happen in any area.
2. Dale Sharp - there is adequate parking area, but they would be willing to relocate if necessary.

BOARD DISCUSSION:

Duncan McCallum - feels that the state right-of-way cannot be used for parking and that the parking should be in the rear (require survey).

C.R. Lowman - agrees with Mr. McCallum.

Eugene Pollock - should relocate parking to the side away from the right-of-way (require survey).

Tommy Thompson - agrees that the parking should be relocated.

Susan Haines - agrees that the parking should be relocated and that a new survey be required.

After all Board discussion Mr. Lowman motioned to table this petition for thirty (30) days (sixty [60] days if needed) so that a boundary survey/site plan can be provided showing the location of all existing structures and the proposed parking area. Mr. McCallum seconded the motion; motion carried.

PETITION NO. CU 00-4 Judy Amadeo representing Edward Paradiso (Blue Grotto), petitioned the Board for a Conditional Use Permit to allow a Bulk water facility for consumptive use of spring water, on a parcel of land located in Williston Highlands Unit 9, Block F, Lots 5 and 6, Block G, Lots 1 through 6 and a 4 tract 631.50 feet x 273.15 feet in the NW 1/4 of the NW 1/4 in Section 2, Township 13S, Range 18E, in Levy County. Said parcel contains 13.8 acres more or less, with a land use designation of Low Density Residential "LDR".

Both Mr. Paradiso and Mrs. Amadeo were present to discuss their petition.

Mrs. Amadeo asked the Board if it was possible to request a continuance so that they could confer with legal counsel and obtain additional information as they were not aware of the policies regarding their application. County Planner, Krista Kelly commented that there had been two (2) pre-submittal conferences between Mrs. Amadeo, Mr. Corbitt and herself regarding the policies that would affect their request.

Mr. Pollock suggested that a spokesperson be allowed to speak on behalf of the opposition due to the turn out. All Board members agreed.

Mr. Robert Lowyns acted as the spokes person for the opposition to the Blue Grotto Application. Mr. Lowyns explained that the majority of the opposition felt that the increase in traffic on the roads could cause the walls of the neighboring homes to possibly crack, not to mention the fact that it could cause an increase of dust, health hazards and could decrease the property values.

For the record Mr. Lowyns also presented to the Board some letters of opposition.

After hearing Mr. Lowyns presentation the Board agreed amongst themselves that all correspondence regarding this petition must be post marked no later than January 22, 2001 in order to become part of the record.

After all discussion Chairperson Haines called for a motion to dispose of this item. Mr. Thompson motioned to table this petition for thirty (30) days so that Mr. Paradiso and Mrs. Amadeo could obtain the necessary information needed and to obtain legal counsel. Mr. Pollock second the motion; motion carried. All members voted "I" to this decision with the exception of Mr. McCallum, who voted "No".

Other Business: Chairman/Vice-Chairman

Mr. Pollock nominated Mr. Thompson for Chairman and Mr. McCallum as Vice-Chairman. All members agreed.

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

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Chairman