

MINUTES

Levy County Planning Commission

August 6, 2001

The Levy County Planning Commission was called to order by Chairman Tommy Thompson. Other members present were as follows:

Susan Haines
C.R. Lowman
Duncan McCallum
Eugene Pollock

Also present were Development Department Director Mr. Rob Corbitt and County Planner Mrs. Krista Kelly.

Chairman Thompson called for a motion on the minutes from the July 2, 2001 meeting as presented. Mrs. Haines motioned to approve the minutes as submitted. Mr. McCallum seconded the motion; motion carried.

For the record Mr. Thompson explained that White Construction had withdrawn their application for the "Manatee Pit".

Chairman Thompson asked Mr. Corbitt to begin with the first item of business.

NEW BUSINESS:

PETITION NO. PP-00249 Pardue Land Surveying representing Luther Drummond Investments, Ltd., petitioning the Board for a Preliminary Plat of "The Highlands Phase I and II," a subdivision (gated community) commencing at the NE corner of the W ½ of Section 34, T Township 11S, Range 14E, in Levy County. Said parcel contains 215.69 acres more or less and located within a Rural Residential "RR" zone.

Mr. Corbitt explained to the Board the requirements of a Gated Community, as this was to be the first of its kind.

Mr. Pardue was present to discuss this petition. Mr. Pardue explained that this will be the first submittal for a Gated Community. Mr. Pardue also stated that the deed restrictions would be excessive.

After all discussion Chairman Thompson called for a motion. Mrs. Haines motioned to recommend approval to the Board of County Commissioners with the stipulation that the language of note "5" be replaced with notice that "The roads within the subdivision are to be owned and maintained by the Home Owner's Association". With this change Mr. Pollock seconded the motion; motion carried.

Findings of fact were that the Plat has met the requirements of the Land Development Regulations.

All members voted "I".

PETITION NO. PP-00251 Danny Croft of Emerald Coast and Associates, Inc., representing Alan Caplin, petitioning the Board for a Preliminary Plat of "Sienna Cove," a subdivision located in the SW 1/4 of the NW 1/4 of Section 26, Township 11S, Range 14E, in Levy County. Said parcel contains 8.91 acres more or less and has a land use of Low Density Residential "LDR".

Both Mr. Croft and Mr. Caplin were present to discuss this petition.

After a short discussion Chairman Thompson called for a motion. Mrs. Haines motioned to recommend approval of this plat to the Board of County Commissioners as it meets all of the requirements of the Plat Review Committee and the Land Development Regulations. Mr. McCallum seconded the motion; motion carried. All members voted 'I'.

Other Business:

Mr. C.W. Gilbert was present and discussed briefly how Gulf Hammock area became designated as "A/RR" under the Comprehensive Plan.

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

Chairman