

MINUTES

Levy County Planning Commission

February 1, 2010

6:30 p.m.

The Levy County Planning Commission was called to order by Chair Vaughn Lee. Other members present were:

Toni Collins, Vice-Chair
Ron Grant
Thad Barber
Thomas Harper

Also present was Development Director, Mr. Rob Corbitt, County Planner, Shenley Neely and County Attorney, Mrs. Anne Brown.

Attorney Brown explained the process for this board as being quasi judicial.

Chair Lee called for a motion to approve or deny the minutes from August 4, 2008, May 4, 2009, September 14, 2009 and November 2, 2009 as presented. After a short discussion Mrs. Collins motioned to table the minutes until the next meeting for text corrections. Mr. Grant seconded the motion. All members voted "aye." MOTION CARRIED.

Chair Lee then called for anyone giving testimony for the preliminary plats listed on the agenda to be sworn in by the county attorney. Attorney Brown officially swore in anyone that wished to speak or present themselves as an expert witness.

Chair Lee called for the board to disclose any ex-parte communications related to the petitions being presented. Mrs. Collins noted that she had done a site visit for SE 1-10 and received an email from Debra Jones for the same.

Chair Lee asked Development Director, Rob Corbitt to begin with the first item of business.

PETITION NO. PP 1-10 Croft Land Surveying representing Gerald Vaughn and Laura Castanos, petitioning the board for a Preliminary Plat of "Vaughn's Acres," a subdivision located in the NE 1/4 of Section 13, Township 12S, Range 18E, being a portion of that property described in Official Records Book 723, page 928 in Levy County. Said parcel contains 20.95 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. This subdivision will consist of one 10.5 acre residential lot.

Mr. Corbitt stated this plat was given a recommendation of approval from the Plat Review Committee.

Mr. Jason Murphy of Croft Land Surveying was present to discuss this petition.

Chair Lee asked for anyone in support of or in opposition to the petition. There were none.

Chair Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Mr. Grant motioned to recommend approval of Preliminary Plat PP 1-10 "Vaughn's Acres" to the Board of County Commissioners as presented. Mrs. Collins seconded the motion. All members voted "aye." MOTION CARRIED.

PETITION NO. PP 2-10 Croft Land Surveying representing Jorge Alfonso and Renan Garcia, petitioning the board for a Preliminary Plat of "Rejoli Acres," a subdivision located in NW 1/4 of Section 13, Township 14S, Range 18E, in Levy County. Said parcel contains 20 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone. This subdivision will consist of two 10 acre residential lots.

Mr. Corbitt stated this plat was given a recommendation of approval from the Plat Review Committee.

Mr. Jason Murphy of Croft Land Surveying was present to discuss this petition.

Chair Lee closed the floor to discussion.

After a short discussion Chairman Lee called for a motion to this item. Mr. Barber motioned to recommend approval of the Preliminary Plat PP 2-10 "Rejoli Acres" to the Board of County Commissioners as presented. Mr. Grant seconded the motion. All members voted "aye." MOTION CARRIED.

PETITION NO. SE 1-10 Suzanne T. Billiar, DVM (applicant) representing Brian R. Davis (property owner), for a Special Exception, Section 50-738, Reptile farms, zoos, keeping exotic animals or dangerous native animals, to allow for a non-profit sanctuary for a few endangered animals, on a parcel of land located in Small Farms Unit 2, Tract 27, in Section 30, Township 14S, Range 19E, in Levy County. Said parcel contains 3.5 acres more or less and is located within an "A/RR" Agriculture/Rural Residential zone.

Mr. Corbitt presented his staff report. Mrs. Neely also gave a brief presentation of her staff report.

Attorney representing (name not audible) Mrs. Suzanne T. Billiar and Brian R. Davis was present.

Attorney Brown explained that the decision made by the Planning Commission was a recommendation only. The final decision will be made by the Board of County Commissioners. Mrs. Brown also said that the applicant would have the initial burden of proof for their application.

Mr. Grant asked that anyone speaking either for or against the petition, not to be repetitive.

Mrs. Billiar gave a presentation via a DVD and provided a copy of the same. The presentation included the wildlife that she has and what she does. She also provided a DVD of the Surrounding Properties, but this was not shown to the board.

Chair Lee asked for anyone in support of or in opposition to the petition.

Speaking in support of SE 1-10 was Sylvia Gerber, Jerry M. Johnson, Lisa Welch, Debbie Sandlin, Emmet Davidson, Ken Kirchner, Shirley Kirchner, Robert Manley, Jean Patterson and Tammy Jones.

Speaking in opposition of SE 1-10 was Robert Jordan (Atty), Mikka Vuto, Mark Schable, Beth Gordon, Jim Dyal, Craig Fugate, Cindy Mascarelli, Debra Jones and Ed Dyal. Their concerns were noise, property value, liability insurance, proper permitting, smell, safety and liability of the animals.

Chair Lee closed the floor to discussion.

Areas of Concern by the Board: Parcel size, safety, health, residential area (wrong location)

After discussion Chairman Lee called for a motion to this item. Mr. Harper motioned to recommend denial of SE 1-10 to the Board of County Commissioners as presented. Mrs. Collins seconded the motion. All members voted "aye." MOTION CARRIED

There being no further business for the Levy County Planning Commission, the meeting was adjourned.

Chairman