

MINUTES

Levy County Planning Commission

November 5, 2012

6:30 p.m.

The Levy County Planning Commission was called to order by Chair Harper. Board members present:

Vaughn Lee
Thad Barber
Ron Grant
Phil E. Parker

Present were Mr. Rob Corbitt, Development Department Director, Mrs. Anne Brown County Attorney and Ms. Shenley Neely Planning Director.

Chair Harper called for a motion to approve or deny the minutes from March 5, 2012 as presented. Mr. Grant motioned to approve the minutes as presented. Mr. Barber seconded the motion. All members voted "aye." Motion carried. Chair Harper called for a motion to approve or deny the minutes from June 4, 2012 as presented. Mr. Barber motioned to approve the minutes as presented. Mr. Parker seconded the motion. All members voted "aye." Motion carried.

Chair Harper called for the board to disclose any ex-parte communications relating to the Preliminary Plat PP 1-12 "Nishia Village" being presented. There were none.

Chair Harper then called for anyone giving testimony for the item 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 Harper asked Mr. Corbitt to begin with his item of business.

PETITION NO. PP 1-12 Croft Land Surveying representing Venetta Anderson, petitioning the board for a Preliminary Plat of "Nishia Village" a residential subdivision located in the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 4, Township 13S, Range 19E, in Levy County. Said parcel contains 8.02 acres more or less and will consist of five 1-acre lots. The zoning designation is "RR-2" Rural Residential and the land use is "LDR" Low Density Residential.

Mr. Corbitt read into the record petition item for Preliminary Plat PP 1-12.

Mr. Jason Murphy of Croft Land Surveying was present to discuss the petition on behalf of Ms. Anderson.

Chair Harper called for any support or opposition to this item.

OPPOSITION:

Mr. Emilio Palomino Perez voiced his concerns of the higher density of the lots. Mr. Perez said he was concerned that there may be issues with children getting hurt by his animals if they were to confront them at the fence. He also stated that allowing additional residential lots would increase the traffic in the area. Ms. Edna Stokes was concerned about the debris that could get over into her hayfield. She said she has had similar issues in the past.

After all discussion, Chair Harper asked the board for a motion to this item. Mr. Grant motioned to recommend approval to the Board of County Commissioners. Mr. Barber seconded the motion. All members voted "aye." Motion carried.

LEGAL DEPARTMENT: County Attorney, Mrs. Anne Bast Brown

ORDINANCE 2012-04

AN ORDINANCE OF LEVY COUNTY, FLORIDA, PROVIDING THAT THE LEVY COUNTY CODE BE AMENDED BY AMENDING CHAPTER 50, THE LAND DEVELOPMENT CODE OF SUCH LEVY COUNTY CODE; PROVIDING FOR AMENDMENTS RELATED TO FLOOD DAMAGE PREVENTION REGULATIONS AND ADMINISTRATIVE AMENDMENTS TO BUILDING CODE REGULATIONS AND OTHER CODE PROVISIONS NECESSITATED THEREBY; AMENDING CERTAIN DEFINITIONS IN SECTION 50-1 OF THE LAND DEVELOPMENT CODE; AMENDING THE BUILDING AND OTHER TECHNICAL CODES AND STANDARDS IN ARTICLE IV OF THE LAND DEVELOPMENT CODE; REPEALING ARTICLE VI OF THE LAND DEVELOPMENT CODE AND ADOPTING A NEW ARTICLE VI REGULATING FLOOD DAMAGE PREVENTION, INCLUDING ADOPTING FLOOD HAZARD MAPS, DESIGNATING A FLOODPLAIN ADMINISTRATOR, ADOPTING PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS AND OTHER RELATED PROVISIONS; ADOPTING OTHER AMENDMENTS TO THE LAND DEVELOPMENT CODE NECESSITATED BY AMENDMENT OF THE FLOOD DAMAGE PREVENTION AND BUILDING CODE REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALING CLAUSE; PROVIDING FOR NOTICE; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Brown provided a brief overview of the ordinance as presented. Mrs. Brown stated that due to the time constraint, the ordinance has already been reviewed and approved by the Board of County Commissioners. She said the request to the Planning Commission is to ratify the board's prior approval.

After a short discussion, Chair Harper called for a motion to Ordinance No. 2012-04 as presented. Mr. Lee motioned to ratify the approval of the Board of County Commissioners and finds the ordinance consistent with the Comprehensive Plan. Mr. Barber seconded the motion. All members voted "aye." Motion carried.

PLANNING DEPARTMENT: Ms. Shenley Neely, Planning Director

ORDINANCE 2012-05

AN ORDINANCE OF LEVY COUNTY, FLORIDA, ADOPTING AMENDMENTS TO THE SCHEDULE OF CAPITAL IMPROVEMENTS FOR LEVY COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTION TO NOT INCLUDE IN LEVY COUNTY CODE; PROVIDING AN EFFECTIVE DATE.

Ms. Neely provided a brief overview of the proposed ordinance as presented. Ms. Neely said she was requesting the board to make a recommendation of approval to accept the change in the table as addressed in the ordinance.

After a short discussion, Chair Harper called for a motion to Ordinance 2012-04 as presented. Mr. Lee motioned to recommend approval to the Board of County Commissioners Ordinance 2012-05 by accepting the changes made in the table. Mr. Barber seconded the motion. All members voted "aye." Motion carried.

OTHER BUSINESS:

Planning for Coastal Change in Levy County: A presentation from the University of Florida Department of Urban and Regional Planning.

Ms. Neely introduced the team from the University of Florida that was present to give a presentation regarding the potential issues of sea levels rising. They were: Ms. Gail Easley, Dr. Kathryn Franks, Mr. Kevin Szatmary and Mr. Alex Ahrenholz (students).

Mr. Szatmary and Mr. Ahrenholz provided a slide show presentation of the potential sea level rising issues in Florida. The Universities goal was to get insights on how to incorporate the sea level rising issues into planning.

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

Chairman