

MINUTES
Levy County Planning Commission
March 4, 2013
6:30 p.m.

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

Thad Barber
Ron Grant

Neither Mr. Parker nor Mr. Harper was present.

Also present were County Attorney Mrs. Anne Brown and Development Director Mr. Rob Corbitt.

Vice-Chair Lee called for a motion to approve or deny the minutes from December 3, 2012 as presented. Mr. Barber motioned to approve the minutes as presented. Mr. Grant seconded the motion. All members voted "aye." Motion carried.

Vice-Chair Lee called for the board to disclose any ex-parte communications related to the petition being presented. There was none.

Vice-Chair Lee 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.

The board agreed to postpone the voting of a new Chairman and Vice-Chairman due to the absence of two of the members.

Vice-Chair Lee asked Mr. Corbitt to begin with the items of business.

TABLED BUSINESS:

PETITION NO. CZ 2-12 Darryl Diamond, petitioning the board for a Change of Zoning from "C" Commercial land use to "C-2" Neighborhood Commercial to allow for Professional Offices and Mini Storage Units, on a parcel of land located in Nineteen Subdivision, Lots 5, 6, 7 & 8, in Section 26, Township 16S, Range 16E, in Levy County. Said parcel contains 4 acres more or less

Mr. Corbitt said that he would go over his staff report again if needed, but it was provided at the prior meeting. Mr. Corbitt stated that Mr. Diamond was given the opportunity at the prior meeting to bring to the board expert witnesses regarding property values.

Mr. Darryl Diamond said he brought with him Mr. Perry Padgett who was a character witness and Mr. Greg Younger as an expert witness on property values.

Mr. Padgett stated that he did not feel the proposed change of zoning would directly affect the property values. Mr. Padgett presented himself as a character witness.

Mr. Younger said he was part of Royal Palm Realty Group. He also said he belonged to the Board of Realtors in Citrus County, Florida Realtors Board of Directors and Citrus County Advisory Group.

Mr. Younger stated the lots to be currently valued from \$16,000 to \$20,000 and would be increased to \$100,000 upon the approval of the change of zoning to C-2 commercial. Mr. Younger used the Dollar General store as a reference point.

Vice-Chair Lee called for any opposition or support for this item.

OPPOSITION:

Claudia Keiser re-capped on her email which covered residential market value, documenting the need for commercial, labor-new jobs and aesthetics. Her other concerns were the potential re-sale of the property and what it could be used for; the property is environmentally sensitive.

Steve Anderson spoke in regards to the dumping associated with mini-storage, possible bottle club and property being used as a land fill.

Vice-Chair Lee closed the floor to discussion.

BOARD DISCUSSION:

After discussion Vice-Chair Lee called for a motion to this item. Mr. Barber motioned to recommend denial of Change of Zoning CZ 2-12. Mr. Grant seconded the motion. Mr. Grant, Mr. Barber and Mr. Lee voted "aye" to the motion. Motion carried 3-0.

NEW BUSINESS:

PETITION NO. FP 1-13 Croft Land Surveying representing Venetta Anderson, for a Final 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 stated that this plat comes with a recommendation of approval from the Plat Review Committee.

Mr. Jason Murphy, Croft Land Surveying was present representing Ms. Venetta Anderson.

Mr. Murphy stated the plat actually has four 1 acre lots and one 3.6 acre lot. Mr. Corbitt requested the correction to be made prior to going to the Board of County Commissioners.

Vice-Chairman Lee called for any opposition or support to this petition. There were none.

After all discussion, Vice-Chairman Lee called for a motion to this item. Mr. Barber motioned to recommend approval of the Final Plat "Nishia Village" as presented. Mr. Grant seconded the motion. All members voted "aye." Motion carried.

PETITION NO. FP 2-13 Croft Land Surveying representing Michael and Suzanne Tobin, petitioning the board for a Final Plat of “Dragon’s Lair” a residential subdivision located in the NE 1/4 of Section 21, Township 12S, Range 18E, in Levy County. Said parcel contains 20.01 acres more or less and will consist of two 10 acre lots. The zoning designation is “A/RR” Agriculture/Rural Residential.

Mr. Corbitt stated that this plat comes with a recommendation of approval from the Plat Review Committee.

Mr. Jason Murphy, Croft Land Surveying was present representing Michael and Suzanne Tobin

Mrs. Brown said she had not yet signed this plat as it still had issues with form and legal and that the corrections would need to be made prior to being scheduled for a public hearing with the Board of County Commissioners.

Vice-Chairman Lee called for any opposition or support to this petition. There were none.

After all discussion, Vice-Chairman Lee called for a motion to this item. Mr. Grant motioned to recommend approval of Final Plat “Dragon’s Lair” to the Board of County Commissioners once approval has been received from the County Attorney, Mrs. Brown. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

Ordinance No. 2013- 02

AN ORDINANCE OF LEVY COUNTY, FLORIDA, PROVIDING THAT THE LEVY COUNTY CODE BE AMENDED BY AMENDING SECTION 50-134 OF SUCH CODE; PROVIDING FOR NEW LEVY COUNTY WIND SPEED MAPS AND ESTABLISHING THE EXACT LOCATIONS OF THE APPLICABLE WIND SPEED LINES FOR EACH RISK CATEGORY; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR NOTICE; PROVIDING FOR REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Corbitt provided a brief overview of the proposed Ordinance and corresponding maps.

After a short discussion, Vice-Chairman Lee called for a motion to this item. Mr. Barber motioned to recommend approval to the Board of County Commissioners to adopt three (3) Wind Speed Maps and finds that the Ordinance is consistent with the Comprehensive Plan. Mr. Grant seconded the motion. All members voted “aye.” Motion carried.

There being no further business for the Levy County Planning Commission, Mr. Lee motioned to adjourn. Mr. Barber seconded the motion. All members voted “aye.” Motion carried. The meeting was adjourned.

Chairman