

MINUTES
Levy County Planning Commission
March 3, 2014
6:30 p.m.

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

Thad Barber
Phil Parker
Ron Grant
Thomas Harper

Also present was County Attorney, Mrs. Anne Brown, Development Director, Mr. Bill Hammond and Planning Director, Ms. Shenley Neely.

Chair Lee called for a motion to approve or deny the minutes from January 6, 2014 as presented. Mr. Grant made a motion to approve the minutes as presented. Mr. Barber seconded the motion. All members voted "aye." Motion carried.

Chair Lee then called for anyone giving testimony for the Special Exception Amendment only 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 petition being presented. There was none.

Chair Lee asked Mr. Hammond to begin with his item of business.

SEA 1-14 Paul and Natalie Westling, petitioning the board for a Special Exception Amendment to SE-00019, to allow the construction of an inground swimming pool and screen enclosure within an existing RV campground known as "Angler's Campground," formerly known as "Rainbow Campground," located in the E 1/2 of the NW 1/4 of the SW 1/4 of Section 36, Township 14S, Range 13E, in Levy County. Said parcel contains 10.17 acres more or less and is located within a commercial "C-2 zoning. Situs Address: 11951 SW Shiloh Road.

Mr. Hammond read into the record the proposed item of business for the Special Exception Amendment. He said this was a current on going campground that has been established for many years. Mr. Hammond said the applicants are wanting to install a swimming pool which is required by amending the special exception.

Mr. Hammond told the board the applicants had a complete application and had done a good job getting it all surveyed out.

Mr. Hammond said the only thing from staff was some minor conditions of approval. Mr. Hammond said if the Planning Commission were to find the application complete and chose to recommend approval, the following conditions are recommended:

1. The Special Exception Amendment Use Permit is granted for the use of the property for the construction of an inground swimming pool with screen enclosure.
2. The conditions set forth herein for the approval of the Special Exception Amendment Use Permit shall apply to the applicant(s), owner(s) or their assigns.
3. Any deviation from the submitted mapping will require an amendment to the application by the Planning Commission and Board of County Commissioners.
4. The applicant shall provide to the Development Department: all necessary state permits, approvals or documented exemptions from all affected state agencies at the time of the submittal of an application for a construction and development permit.

No one was present to represent the application for the Special Exception Amendment.

Chair Lee called for any opposition or support for this item. There were none.

Chair Lee closed the floor to discussion.

After a short discussion, Chair Lee called for a motion to the application for a Special Exception Amendment to allow the installation of an inground swimming pool and screen enclosure. Mr. Parker motioned to recommend approval to include the recommended conditions. Mr. Harper seconded the motion. All members voted “aye.” Motion carried.

ORDINANCES:

ORDINANCE NUMBER 2014-02

AN ORDINANCE OF LEVY COUNTY, FLORIDA, THAT THE LEVY COUNTY CODE BE AMENDED BY AMENDING CHAPTER 50 OF SUCH LEVY COUNTY CODE TO PROVIDE CLARITY AND CONSISTENCY TO USES ALLOWED AND ZONING DISTRICTS REGULATED BY SUCH CHAPTER 50; PROVIDING FOR AMENDMENTS TO SECTIONS 50-1, 50-644, 50-676, AND 50-763, OF SUCH CHAPTER 50; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Chair Lee closed the floor to discussion.

After a brief discussion, Chair Lee called for a motion. Mr. Grant made a motion finding the Ordinance consistent with the Comprehensive Plan. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

ORDINANCE NUMBER 2014-03

AN ORDINANCE OF LEVY COUNTY, FLORIDA, PROVIDING THAT THE LEVY COUNTY CODE BE AMENDED BY AMENDING CHAPTER 50 OF SUCH CODE; PROVIDING FOR REVISIONS TO REQUIREMENTS FOR PERMITS FOR ELECTRICAL SERVICE, PROVIDING FOR REVISIONS TO AND DEFINITIONS AND REGULATIONS RELATED TO CAMPS AND HUNT CLUBS, AND PRIMITIVE CAMPING (ROUGH CAMPING); PROVIDING FOR REVISIONS TO SCHEDULE OF DISTRICT USES RELATED TO CAMPS, PRIMITIVE CAMPING (ROUGH CAMPING), AND OUTDOOR PASSIVE RECREATION, PROVIDING FOR SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Chair Lee closed the floor to discussion.

After a brief discussion, Chair Lee called for a motion. Mr. Barber made a motion finding the Ordinance consistent with the Comprehensive Plan. Mr. Grant seconded the motion. All members voted “aye.” Motion carried.

PLANNING DEPARTMENT - Ms. Shenley Neely, Planning Director

Old Business:

Final Presentation on Planning for Coastal Change in Levy County Project

Kathryn Frank, Assistant Professor in the Department of Urban and Regional Planning at UF was present to provide an update on the Planning for Coastal Change in Levy County Project.

Ms. Frank said they have been very busy working on this project. Some of the things they were doing are: Technical Analysis using GIS, taking into consideration on what was found, community outreach, and gathering input from the public.

Ms. Frank said they were putting together final recommendations at the local community levels, Cedar Key, Rosewood area, Yankeetown and Inglis. Currently they are making recommendations for the county. She said to do this, they would need feedback so their report would reflect what would be the most significant findings to go to the next step in the project. She said the project will end in August and they don't have any grants in place to continue the effort. Ms. Frank said her hopes were that there will be a continued interest in keeping the issues under consideration and how they relate to County Planning and other issues.

Ms. Frank provided a power point presentation for a quick reminder of the issues that were being looked at.

New Business:

Discussion of Evaluation and Appraisal Report Process

Ms. Neely discussed briefly with the board the process for the Evaluation and Appraisal Report.

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

Chairman