

MINUTES
Levy County Planning Commission
May 4, 2015
6:30 p.m.

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

Thad Barber
Ron Grant
Thomas Harper

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

Vice-Chair Parker called for a motion to approve or deny the minutes from March 2, 2015 as presented. Mr. Barber motioned to approve the minutes as presented. Mr. Harper seconded the motion. All members voted “aye.” Motion carried.

Vice-Chair Parker then called for anyone giving testimony 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.

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

Vice-Chair Parker called for nominations for both Chair and Vice-Chair. Mr. Harper motioned to nominate Mr. Parker as Chair. All members voted “aye.” Motion carried. Mr. Barber motioned to nominate Mr. Grant as Vice-Chair. All members voted “aye.” Motion carried.

Chair Parker asked Ms. Neely to begin with her item of business.

PETITION NO. SSA 15-01, application by EDA Engineers-Surveyors-Planner, Inc., agent for Drummond National Bank, property owner, to amend the Levy County Future Land Use Map from Urban Low Density Residential (LDR) to Commercial (C) on approximately .75acres. Located on tax parcel 091080090A in Section 27, Township 11S, Range 14. Located within the City of Chiefland Municipal Service District, on State Road 320 (Manatee Highway), 2 miles west of U.S. 19.

Ms. Neely provided a brief overview of her staff report.

Clay Sweger, a land planner with EDA Engineers-Surveyors-Planners, Inc., representing the current property owner, Drummond Community Bank, spoke to the Board stating there was interest by a business wishing to buy the property for the purpose of establishing a business which creates high-tech safety devices for fuel pipelines. This would be a light industrial type of activity done inside the building. Mr. Sweger also mentioned there has been several businesses over the past years that have taken place on the subject parcel and that his client is applying for the land use and zoning change due to lapse in the uses located at the property.

Chair Parker called for any opposition or support for this item. There was none.

Chair Parker closed the floor to discussion.

After discussion, Chair Parker called for a motion to recommend approval or denial of petition SSA 15-01. Mr. Harper motioned to recommend approval to the Board of County Commissioners as presented. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

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

PETITION NO. CZ 15-01 Drummond Community Bank petitioning the board for a Change of Zoning from Forestry/Rural Residential (FRR) to Moderately Intensive Commercial (C-3), on a parcel of land located in Drummond Estates, Block B, N178’ of the E 185’ of Lot 1, in Section 27, Township 11S, Range 14E, in Levy County. Said parcel containing .75 acres more or less. This parcel is located within the Chiefland Municipal Service District.

Mr. Hammond said that he had no staff report for this petition request. Mr. Hammond said that he felt it would be a good use of the existing building.

Mr. Clay Sweger of EDA Engineers-Surveyors-Planners, Inc., representing the current property owner, Drummond Community Bank was present. Mr. Ben Lott of Drummond Community Bank was also present.

Chair Parker called for any opposition or support for this item. There was none.

Chair Parker closed the floor to discussion.

After discussion, Chair Parker called for a motion to recommend approval or denial of petition CZ 15-01. Mr. Harper motioned to recommend approval to the Board of County Commissioners as presented. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

PETITION NO. SE 15-01 Drummond Community Bank petitioning the board for a Special Exception to allow the assembly and distribution of proprietary safety gauges (for installation within fuel pipes) for the petroleum industry, on a parcel of land located in Drummond Estates, Block B, N178’ of the E 185’ of Lot 1, in Section 27, Township 11S, Range 14E, in Levy County. Said parcel containing .75 acres more or less. This parcel is located within the Chiefland Municipal Service District.

Mr. Hammond provided a brief overview of the staff report.

Mr. Clay Sweger of EDA Engineers-Surveyors-Planners, Inc., representing the current property owner, Drummond Community Bank was present. Mr. Ben Lott of Drummond Community Bank was also present.

Chair Parker called for any opposition or support for this item. There was none.

Chair Parker closed the floor to discussion.

After discussion, Chair Parker called for a motion to recommend approval or denial of petition SE 15-01. Mr. Harper motioned to recommend approval to the Board of County Commissioners as

presented to include conditions. Mr. Barber seconded the motion. All members voted “aye.” Motion carried.

PETITION NO. CZ 15-02 Croft Land Surveying representing Carol Kearns for a Change of Zoning from Forestry/Rural Residential (F/RR) to Rural Residential (RR), on a parcel of land located in the NW ¼ of the NW ¼ of Section 26, Township 11S, Range 14E, in Levy County. Said parcel contains 7.54 acres more or less. This parcel is located within the Chiefland Municipal Service District.

Mr. Hammond provided a brief overview of the proposed change of zoning. Mr. Hammond said he had received one letter of opposition and no response from the City of Williston.

Mr. Danny Croft of Croft Land Surveying was present to discuss this petition on behalf of Mrs. Carol Kearns.

Chair Parker called for any opposition or support for this item. There was none.

Chair Parker closed the floor to discussion.

After discussion, Chair Parker called for a motion to recommend approval or denial of petition CZ 15-02. Mr. Barber motioned to recommend approval to the Board of County Commissioners as presented. Mr. Harper seconded the motion. All members voted “aye.” Motion carried.

PETITION NO. PPV 15-01 S & S Farms and Leland and Vicki Ritter, petitioning the board as joint applicants for a Partial Plat Vacation of Fugate’s Addition No. 2 to Williston as described below:

Property 1 (S & S):

Parcel No. 06316-004-00 A parcel of land in the W ½ of Section 18, Township 13S, Range 19E, Levy County, Florida, being a portion of Blocks 16, 17, 18 and 19, of Fugate’s Addition No. 2 to Williston. Said parcel contains 12.44 acres more or less.

Property 2 (Ritter):

Parcel No. 06316-000-00 (portion of) Parcel ‘A’ - A portion of land lying in the W ½ of Section 18, Township 13S, Range 19E, Levy County, Florida, being a portion of Fugate’s Addition No. 2 to Williston. Said parcel contains 13.59 acres more or less.

Parcel No. 06315-000-00 (portion of) Parcel ‘B’ – A parcel of land in the SW /14 of Section 18, Township 13S, Range 19E, Levy County, Florida being a portion of Fugate’s Addition No. 2 to Williston.

Property 3 (Ritter):

Parcel No. 06315-000-00 (portion of) That part of Fugate’s Addition No. 2 to Williston, Levy County, Florida, being a portion of Blocks 10, 11, 12, 13, 14, and 15, Section 18, Township 13S, Range 19E.

Mr. Hammond provided a brief overview of the proposed partial plat vacation.

Atty. Norm Fugate, representing the Petitioners spoke to the Board of PPV 15-01 and of the next item, PV 15-01.

Chair Parker called for any opposition or support for this item. There was none.

Chair Parker closed the floor to discussion.

After discussion, Chair Parker called for a motion to recommend approval or denial of petition PPV 15-01. Mr. Barber motioned to recommend approval to the Board of County Commissioners as presented. Mr. Harper seconded the motion. All members voted "aye." Motion carried.

PETITION NO. PV 15-01 Connie Scanlon, petitioning the board for a Plat Vacation of "Hipp's Addition No. 1", (Plat Book 3, Page 2), in Section 18, Township 13S, Range 19E, in Levy County. Said parcel contains 31 acres more or less and is located within a Forestry/Rural Residential "FRR" zoning

Mr. Hammond provided a brief overview of the proposed plat vacation.

Chair Parker called for any opposition or support for this item. There was none.

Chair Parker closed the floor to discussion.

After discussion, Chair Parker called for a motion to recommend approval or denial of petition PV 15-01. Mr. Harper motioned to recommend approval to the Board of County Commissioners as presented. Mr. Barber 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