

MINUTES
Levy County Planning Commission
August 3, 2015
6:30 p.m.

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

Thad Barber
Ron Grant
Thomas Harper
Vaughn Lee

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

Chair Parker called for a motion to approve or deny the minutes. There were none prepared at this time.

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 on behalf of the Plat Vacation and Special Exception.

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

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

ORDINANCE NO. 2015-08 Update the County 5-Year Schedule of Capital Improvement.

Ms. Neely explained there had been an extra project added to the County's 5-Year Schedule of Capital Improvement since the last review by the Planning Commission. Ms. Neely said because of the added project, she is bringing it back for review. The added project is for: CR 40 Sidewalk- City limit to Yankeetown General Store.

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

Chair Parker closed the floor to discussion.

Chair Parker called for a motion to recommend approval or denial of Ordinance 2015-08. 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. PV 15-02

Ronald and Linda Gillman, petitioning the board for a Plat Vacation of "U.S. 19 No. 10 Addition" (Plat Book 2, Page 70A), in Section 10, Township 15S, Range 16E, in Levy County. Said parcel contains 30 acres more or less and is located within a Forestry/Rural Residential "FRR" zone.

Mr. Hammond read into the record the petition for PV 15-02. Mr. Hammond stated this plat was

very old and if it were to be developed, the current roads, easements, etc. would not meet standards.

Both Mr. Ronnie and Mrs. Linda Gillman was present to discuss their petition. Mr. Gillman they had owned the subject property since 1980. He said the property as it is would only be good for hunting purposes since the lots are very small.

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

Chair Parker closed the floor to discussion.

Chair Parker called for a motion to recommend approval or denial of PV 15-02 as presented. Mr. Barber motioned to recommend approval to the Board of County Commissioners as presented. Mr. Grant seconded the motion. All members voted "aye." Motion carried.

PETITION NO. SE 15-03 Frank A. Marino Jr. petitioning the board for a Special Exception to allow On-Premise Sales and Consumption of Alcohol in a Chartered or Incorporated Private Country Club or Lodge (AKA Scooter Haven Country Club, Inc.), on a parcel of land located in the SW 1/4 of the NW 1/4 of Section 34, Township 16S, Range 16E, in Levy County. Said parcel contains 45.04 acres more or less. Said parcel is located within an "RR-2" Rural Residential - 2 zone. Situs Address: 19350 SE Butler Road, Inglis, FL. 34449.

Mr. Hammond briefly went over the staff report and explained to the board there were no real deficiencies in the application. He said the application has not changed since their prior submission approximately a year ago.

Mr. Hammond also read into the record the conditions of approval.

Conditions for Approval SE 15-03

1. The Special Exception Use Permit is granted for the use of the property for on-premises consumption of alcoholic beverages within a chartered or incorporated private club only.
2. The hours for sale of alcoholic beverages within the private club shall be consistent with the Levy County Code of Ordinances, more specifically, *Chapter 6. Alcoholic Beverages*, Section 6-2. Should the ordinance be amended, the special exception use shall be subject to provisions of the amended ordinance.

Sec. 6-2. Hours of sale; adoption of state law.

No alcoholic beverages may be sold, consumed, served or permitted to be served or consumed in any place holding a license under the division of alcoholic beverages and tobacco between the hours of midnight and 7:00 a.m. of the following day.

3. There shall be no consumption of alcoholic beverages outside the structure.

Exception: To enable outdoor passive recreation and "fund raisers" commonly associated with private clubs, such as, but not limited to horse shoes, barbeques and fish fries, alcoholic beverages may be consumed outside the structure within the confines of an area surrounded by a 6 foot high privacy fence, an unbroken screen of landscape vegetation of at least 6 feet in height, or a decorative

masonry wall of 6 feet in height when done consistent with the Division of Alcoholic Beverages and Tobacco rules and regulations (i.e., one, two and three day permits, which may only be issued three times per calendar year to bona fide non-profit civic organizations).

4. The conditions set forth herein for the approval of the Special Exception Use Permit shall apply to the applicant(s), owner(s) or their assigns.

Chair Parker called for any opposition or support for this item.

SUPPORT

Louis Falco, Lee Shaver Chanley, Tina Marie Wilson, James Chapman, Ray Molott, Tracy Burnsott, Mitch Giradi, and Mary Jo Giradi.

OPPOSITION

Juanita Roof and Gwen Roof

Chair Parker closed the floor to discussion.

BOARD DISCUSSION

Mr. Harper asked about the property being used as commercial now. Mr. Hammond said not necessarily commercial where they would be selling any products, no. Mr. Harper asked if there is a restaurant there? Mr. Hammond said he is not aware of one, that would be addressed by the property owner. Mr. Parker asked how long have they been in existence? Mr. Falco said 31 years. Mr. Parker asked how can they operate a club in a rural residential zone? Mr. Hammond said in Rural Residential as part of the zoning has an allocation for lodges, clubs and non-profit organizations.

After all discussion, Chair Parker called for a motion to this item. Mr. Grant made a motion to recommend approval to include the conditions as presented. Mr. Lee seconded the motion. Mr. Grant, Mr. Lee and Mr. Parker voted "aye." Mr. Harper and Mr. Barber voted "ney." Motion carried with a 3-2 vote.

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

Chairman