

## MINUTES

### Levy County Planning Commission

July 10, 2000

The Levy County Planning Commission was called to order by Chairperson Susan Haines. Other members present were as follows:

C.R. Lowman  
Eugene Pollock  
Duncan McCallum  
Tommy Thompson

Also present was Robert Corbitt Development Department Director and Krista Kelly County Planner.

Chairperson Susan Haines called for approval of the May 3, 2000 minutes as presented. Mr. Pollock motioned to approve the minutes. Mr. McCallum seconded the motion; motion carried.

#### NEW BUSINESS:

PETITION NO. SE 00-6 Mr. Dude Phelan of Bond, Arnett and Phelan P.A. representing White Construction, petitioned the Board for a Special Exception, Schedule 1 - Use Regulations, No. 3, to allow for a Borrow Pit (extraction of soil for the use as fill material in conjunction with the US 27 road widening project) located in the NE 1/4 of the NW 1/4, and the NW 1/4 of the NE 1/4 together with a 60' ingress and egress easement across that portion of the West 60' of the SE 1/4 of the NW 1/4 lying North of the centerline of the maintained right of way for SE 62<sup>nd</sup> Place (Levy County Road 542) all lying and being in Section 29, Township 14S, Range 19E, in Levy County. Said parcel contains 80 acres more or less and is located within an Agriculture/Rural Residential "A/RR" zone.

Mr. Phelan was present to represent and discuss this petition. Mr. Phelan stated that all his client was interested in was operating a borrow pit (excavation), not mining limerock, dumping or blasting and not operating a C & D landfill. Their plans are to first harvest trees, then to excavate and grade and finishing by planting pine trees.

In regards to the staff review Mr. Phelan's clients were particularly interested in the following items:

1. Paving of SE 62<sup>nd</sup> Place to County Specifications and improve the railroad crossing prior to any excavation.
3. Limit the days and times of operation to 7:30 am to 6:00 pm.

6. Limit the duration of the Special Exception to the State Road widening project, more explicitly, only White Construction participation in the US 27, 27A (SR 500) widening project, with no commercial sales of sand permitted.

OPPOSITION:

1. Marlene Etheze - concerns on the early hours of operation.
2. Frances Joyce - Feels that White Construction will not follow through with what their asking to be approved for, wants area to stay rural, traffic hazard and water contamination.
3. Sue Carlton - water contamination, health hazards and what type of materials will be placed in the pit.
4. James Perry - what materials will be placed in the pit, wear on the roads and hours of operation?
5. Charles Etheze - wanted to know why Marion County would not permit this use, so why should it be permitted here and water contamination.
6. Dennis Spellman - water contamination, traffic hazard and if the road is paved then a speed sign should be required indicating "children at play".
7. Ronald Perry - water contamination.
8. Clyde Joyce - dust and noise.

Mr. Phelan addressed the concerns by stating that his clients would obtain a permit from the Southwest Water Management District, the pit would meet all requirements regarding the depth and that the days would be limited to six (6) days a week.

For the record before beginning Board discussion, Mr. Pollock stated that he would need to abstain from any voting process because it would be a conflict of interest.

After all Board discussion Chairperson called for a motion. Mr. Thompson motioned to recommend approval to the Board of Adjustment. Mr. McCallum seconded the motion; motion carried. (See attached findings and conditions that will be forwarded to the Board of Adjustment)

Break 8:15 pm to 8:20 pm

Other Business: Update on Large Scale Plan Amendments

County Planner Krista Kelly explained that the LSPA for the Future Transportation Map was forwarded to the Board of County Commissioners and has received approval for it to be transmitted to the Department of Community Affairs (DCA) and that the DCA should respond approximately by the end of August.

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As for the LSPA for Charlon Roberts the Board of County Commissioners voted to deny the petition based on the finding that the proposed land use incompatible with the existing land uses of mining and agriculture.

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

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Chairperson