

MINUTES

Levy County Planning Commission

April 4, 2011

6:30 p.m.

The Levy County Planning Commission was called to order by Chair Thad Barber. Other members present were:

Vaughn Lee
Thomas Harper
Toni Collins
Ron Grant

Also present was County Attorney, Mrs. Anne Brown, Development Director, Mr. Rob Corbitt, Planning Director Ms. Shenley Neely and County Engineer Mr. Lee Mills.

Chair Barber called for a motion to approve or deny the minutes. No minutes were prepared at that time.

Chair Barber then called for anyone giving testimony for the items 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.

Chair Barber called for the board to disclose any ex-parte communications related to the petitions being presented. There was no ex-parte for FP 4-10.

Attorney Mrs. Brown provided to the Planning Commission members ex-parte for SE 3-10 that she had documented for their use. Chair Barber, Mrs. Collins, Mr. Lee and Mr. Harper reviewed the documents and concurred to the forms accordingly.

Chair Barber asked Mr. Corbitt to begin with the items of business.

PETITION NO. FP 4-10 McMillen Surveying representing Cheryl Crane and Joy Smith, petitioning the board for a Final Plat of "Crane Acres," a subdivision located N ½ of the NW 1/4 of the NW 1/4, in Section 12, Township 13S, Range 18E, less right of way for NE SR 121 and CR-502, being 17.9 acres more or less.

Mr. Corbitt said that this petition was reviewed by the Plat Review Committee with a recommendation of approval.

Mr. Steve McMillen of McMillen Surveying was present to discuss this petition.

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

Chair Barber closed the floor to discussion.

After discussion Chair Barber called for a motion to this item. Mr. Grant motioned to recommend approval of the Final Plat FP 4-10 Crane Acres to the Board of County Commissioners as presented. Mrs. Collins seconded the motion. All members voted "aye." Motion carried.

PETITION NO. SE 3-10 TARMAC America, LLC, (applicant), Plum Creek Timberlands, LP (property owner), petitioning the board for a Special Exception for a Major Mining Operation to mine approximately 2757 acres of land within the project area. The purpose of the mining operation is for the production of FDOT approved construction grade aggregate to be used in building and road construction. Said parcel is located in all or portions of Sections 2, 3, 8, 9, 10, 11, 14, 15, 16, 17, 22 & 23; All lying in Township 16S, Range 16E, Levy County, Florida. Total project area: 4751 acres more or less. Said parcel is located within an "F/RR" Forestry/Rural Residential zone.

For the record, Attorney Brown presented an overview of the recommended protocol and public participation for the quasi-judicial petition "SE 3-10, Tarmac America, LLC."

Mr. Corbitt read into the record his staff report for petition no. SE 3-10, Tarmac America, LLC.

Mr. Frank E. Matthews, Esq. Senior V.P. with Hopping, Green & Sams, P.A. representing Tarmac America, LLC, began with a power point presentation and provided a document titled "Supplemental Documents for the Administrative Record." Mr. Matthews stated the necessary permits needed for this project was the FDOT, U.S. Army Corps of Engineers and of course, an approved Special Exception and Excavation and Fill Permit from Levy County. Mr. Matthews then introduced the experts in various fields working with the applicant, Tarmac America, LLC.

Mr. Matthews then asked for the boards recommendation of approval of the petition.

Below were the expert speakers on behalf of the Tarmac America, LLC petition.

* Jeff Harris, the Project Manager for the King Road Mine Project with Tarmac explained the mining operations.

* John E. Garlanger, Ph.D., P.E. with Ardaman and Associates, Inc. explained studies that were done with regard to Hydrology & Hydrogeology.

* Brent Meyer, M.S. with GeoHydros, LLC discussed Field Verification of Thermal Anomalies and Feasibility of Dye Tests in the Waccasassa Bay Area.

* Doug Durbin, Ph.D. with Cardno ENTRIX discussed the Environmental Analysis of the site.

* Steve Henry, with Lincks & Associates, Inc. presented the Traffic Analysis.

* Mike McElveen, with Urban Economics presented the Economic Analysis.

* Ethel Hammer, with Hammer & Associates presented the Comprehensive Plan Overview.

The meeting recessed at 8:25 p.m.

The meeting reconvened at 8:35 p.m.

Chair Barber called for any opposition.

The following members of the audience spoke against the petition:

Jim Farley, Crystal River Representative; Ralf Brookes, Attorney for the Town of Yankeetown; Kevin Vought, Engineer; Mark Rains; Dr. Richard Streiter, Town of Inglis; Dan Hilliard, Withlacoochee

Area Residents (WAR); Helen Spivey, Co-Chair, Save the Manatee Club; Betty Berger, Larry Cohen, Dave Leach; Brack Barker; Darryl Diamond; Noel Desmond; Darlene Barnhill; Anthony Stirven; Theodora Rusnak, Citrus County Council; Emily Casey, Environment and Natural Resources Committee; Michael Peters, Roger Tate; Lynne Tate; Edward Candella; Edward Michaels; Jill Michaels; Douglas Dame; Jack Schofield; Ana Sayward; Ellen Klee; Richard Henson; Diane Steiden and Renata Cannon.

The following members of the audience spoke in favor of the petition.

Levaughn Robinson; Eddie Clemmons; Kendall Fountain; Greg Galpin; Darlene Barnhill and Darlene Slattery

The meeting recessed at 11:10 p.m.

The meeting reconvened at 11:20 p.m.

Chair Barber closed the floor to public comments.

Mr. Matthews gave closing statements and answered questions by members of the audience and the Planning Commission members.

After each of the board members gave their comments on SE 3-10, Chair Barber called for a motion to this item. Mr. Lee motioned to recommend approval with the staff conditions as presented to the Board of County Commissioners. Mr. Harper seconded the motion. Mr. Lee, Mr. Harper, Mr. Barber and Mrs. Collins voted "aye." Mr. Grant voted "ney." Motion carried 4 to 1.

There being no further business for the Levy County Planning Commission, Mrs. Collins motioned to adjourn. Mr. Grant seconded the motion. All members voted "aye." Motion carried. The meeting was adjourned.

Chairman