

LEVY COUNTY PLANNING COMMISSION
MEETING MINUTES
Levy County Planning Commission
320 Mongo Street
Bronson, FL 32621

Monday, April 1, 2024
Regular Meeting
5:45 P.M.

I. CALL TO ORDER

Members Present:

Thomas Harper
Co-Chair- J.D. Holmes III
Chair- Parks Wilson

Staff Present:

Andrew Carswell- County Engineer
Nicolle Shalley, County Attorney
Stacey Hectus- Planning & Zoning Director
Elizabeth Vigorito- Administrative Assistant II

Attendee(s):

Monica Sovacool, TetraTech- Project Manager

Public Attendee(s): Chris Mills, Charlie Kennedy,

II. ROLL CALL – Administrative Assistant, Elizabeth Vigorito

Planning Commission member, Kelly Bishop absent. Three (3) commissioners present.

III. APPROVAL OF MINUTES

March 5, 2024 meeting minutes approved

1st Motion to Approve, JD Holmes, III

2nd Motion to Approve, Thomas Harper

Motion Carries 3-0

V. New Business

- 1. Quasi-judicial PETITION NO. PP 24-02:** Applicant FL Solar 8, LLC and TetraTech as agent, on a parcel owned by Whitehurst Cattle Company, petitioning the Commission for a Preliminary Plat (Whistling Duck) to divide 10 acres MOL out of a 545 acre parcel for a utility substation. Said parcel is located in Section 17, Township 12, Range 19 in Levy County, Florida and has a land use and zoning of Agricultural/Rural Residential (A/RR), which has a 10 acre minimum.

Parcel Number(s): 0468700000

Recommend Approval ✓ *Recommend Denial* □

1st Motion to Approve, JD. Holmes

2nd Motion to Approve, Thomas Harper

Motion carries 3-0

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Hectus presented PP 24-02, “Whistling Duck” to the Planning Commission. There were no ex parte communications for said item. Hectus explained that the applicant (Orgis Energy) is going through preliminary platting processes pending approval of Ordinance 2024; utility plat division. The full plat process is the only option for utility substations at the moment. Ord. 2024-1; will allow for utilities to have a more efficient process for platting. Hectus confirmed that this is a Whitehurst parcel with A/RR zoning (10 acre minimum) with 10 acres being purchased by Duke Energy for an adjacent solar facility. TetraTech Project Manager, Monica Sovacool (applicant) spoke on behalf of Origis Energy. Hectus stated that setbacks and buffers requirements will be included more specifically in the landscaping code but so far all solar applicants have worked well with the county meeting and exceeding these requirements without any issues. Hectus further emphasized that the county has not received complaints from residents regarding existing solar facilities. All PC members agreed it would be good in the future to look at protocol for decommissioned solar facilities. Planning Commission members, Harper and Holmes asked about the possibility of Levy County joining an existing coalition advocating for counties working with solar facilities. Hectus stated she would look into the Coalition and have more information at the next meeting. Sovacool stated that they are looking at creating sustainable, multipurpose uses for the land they use for their solar facilities. For example other solar firms in Alachua and Marion counties are utilizing solar facilities on agricultural land sustainably by adding goats or implementing solar educational tools for students to visit. Chair, Parks Wilson stated that the application was straightforward and Planning Commission had no further questions for the applicant. Item was approved.

NO PUBLIC COMMENT ON SAID ITEM

VI. GENERAL PUBLIC COMMENT

VII. UPDATES

Hectus reminded Planning Commission members of Monday, July 22nd joint meeting with BOCC at 6 pm and asked for PC members to email her by mid to late May with proposed topics and questions for the BOCC to be able to create an agenda. Hectus will be collaborating with our PIO, Mary-Ellen Harper to create a survey and collect data this summer to assist in rewriting the Levy County Comprehensive Plan. An analysis of the 2017 survey results will be conducted in order to create and implement the new survey. The survey is expected to be distributed this summer. Hectus discussed the various logistics involved and informed PC members that she will collaborate with our PIO to ensure the survey is distributed efficiently for the most accurate results.

ADJOURN

1st Motion to Adjourn—Thomas Harper

2nd Motion to Adjourn- JD Holmes

Motion Carried 3-0

Meeting ended 6:17 pm

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Should any agency or person decide to appeal any decision made by the Board with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, person needing a special accommodation or an interpreter to participate in the proceeding should contact the County Clerk's Office at (352) 486-5266, or the Office of the Board of County Commissioners at (352) 486-5217, at least two (2) days prior to the date of the meeting. Hearing-impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

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