

LEVY COUNTY PLANNING COMMISSION  
MEETING MINUTES  
Levy County Planning Commission  
310 School Street  
Bronson, FL 32621

Monday, May 18, 2026  
Regular Meeting  
5:45 P.M.

**I. CALL TO ORDER**

**Members Present:**

Thomas Harper  
Kelly Bishop  
Parks Wilson  
Tim Haines  
Devyn Charvot

**Staff Present:**

Bernard Cox- Planning & Zoning Director  
Melissa Lopez – County Planner  
Kelli Caudill - County Planner  
Byron Flagg-County Attorney

**II. ROLL CALL – Melissa Lopez, Levy County Planner**

**Five (5) Commissioners Present: Haines, Chorvat, Wilson, Harper, and Bishop**

**III. APPROVAL OF MINUTES**

1. Minutes from 10/27/25 and 11/17/25  
Motion made by Thomas Harper 2<sup>nd</sup> by Kelly Bishop, approved unanimous consent.
2. Minutes from 4/27/26  
Motion made by Kelly Bishop, 2<sup>nd</sup> by Devyn Chorvat, approved unanimous consent.

**IV. NEW BUSINESS**

**1) PETITION NO. TA 26-03:** A request by Lorenzo's Paradise Marketing LLC for a Text Amendment to Sec.500-700 Generally; Use Table to add "Self Storage RV/Boat storage facility" to the zoning district use table as a permitted use in the Rural Mixed Use (RMU) zoning district.

**IV. PLANNING COMMISSION DISCUSSION**

1. Discussion was made that the proposed use is not compatible with the intention of the Residential Mixed Use zoning district.

*Recommend Approval* ☐ *Recommend Denial* ☒

1<sup>st</sup> Motion to Deny, Tim Haines

2<sup>nd</sup> Motion to Deny, Devyn Chorvat

Motion carries 5-0

**PUBLIC COMMENT: 2 Public comments not in favor**

**2) PETITION NO. TA 26-04:** A request by Levy County for a Text Amendment to the Land Development Code to Sec.50-382 Off-street parking and loading spaces modification of the number of parking spaces require and parking schedule. Also an amendment to Sec.50-706 Accessory dwelling unit (ADU) with a minimum square footage requirement, no maximum square footage limitation and be detached from the principal dwelling. Also an amendment to Sec.50-601 Types of lot splits to include Boundary.

**IV. PLANNING COMMISSION DISCUSSION**

1. Discussion was made to address each section separately to allow for public input on each proposed text amendment.
2. Discussion was made in reference to the Accessory Dwelling Units to reduce the minimum size requirement with a suggestion of 500 square feet.

Recommend Approval ☐ Recommend Denial ☐ Recommend Approval with conditions ✓

1<sup>st</sup> Motion to Approve Parking changes, Kelly Bishop

2<sup>nd</sup> Motion to Approve, Devyn Charvot

Motion carries 5-0

1<sup>st</sup> Motion to Approve ADU changes with conditions, requesting to reduce minimum size requirement to 500 square feet and remove all other proposed changes, Tim Haines

2<sup>nd</sup> Motion to Approve, Kelly Bishop

Motion carries 5-0

1<sup>st</sup> Motion to Approve Boundary Line Adjustment with condition to add commercially platted or unplatted lots to eligible properties, Tim Haines

2<sup>nd</sup> Motion to Approve, Kelly Bishop

Motion carries 5-0

**PUBLIC COMMENT: 1 not in favor**

**MOTION TO CONTINUE UNTIL 5/20/2026**  
**310 School Street**  
**Bronson, FL 32621, 5:45 PM**

1<sup>st</sup> Motion to Continue— Tim Haines

2<sup>nd</sup> Motion to Continue - Kelly Bishop

Motion Carried 5-0

**WEDNESDAY 5/20/26 5:45 pm**

**CALL TO ORDER**

**PETITION NO. CZ 26-01** QUASI-JUDICIAL PETITION NO CZ 26- 01: Laura Jones, agent, on behalf of the property owner, City of Williston, for an Amendment to the Zoning Map Atlas (Rezoning), petitioning the Levy County Board of County Commissioners to amend the zoning map atlas for an approximate 24.53-acre parcel, from Industrial to Public Facilities, according to Levy County Land Development Code. Parcel Number(s) 0503700000.

*Recommend Approval* ✓      *Recommend Denial* □

1<sup>st</sup> Motion to Approve, Tim Haines

2<sup>nd</sup> Motion to Approve, Kelly Bishop

Motion carries 5-0

**PUBLIC COMMENT: 2 in favor**