

LEVY COUNTY PLANNING COMMISSION
MEETING MINUTES

Levy County Planning Commission
320 Mongo Street
Bronson, FL 32621

Monday, February 3, 2025
Regular Meeting
5:45 P.M.

I. CALL TO ORDER

Members Present:

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

Staff Present:

Tara Howell- Planning & Zoning Director
Andrew Carswell- County Engineer
Avèa Martinez - Administrative Assistant II
Nicolle Shalley – County Attorney

Attendee(s):

Public Attendee(s): William Menadier; James & Rhoda Ashbury

II. ROLL CALL – Administrative Assistant, Avèa Martinez

Three (3) commissioners present: Harper, Wilson and Holmes, III

Kelly Bishop absent.

III. APPROVAL OF MINUTES

October 7, 2024 –minutes approved

Recommend Approval ✓ *Recommend Denial* □

1st Motion to Approve, Thomas Harper

2nd Motion to Approve, Parks Wilson

Motion carries 3-0

IV. New Business

Petition No SE-24-02: William Menadier of Menadier Engineering, LLC, representing Landmark Apostolic Church Of Williston Inc. Requesting a Special Exception for an Educational Facility pursuant to Sec. 50-757; Educational Facilities of the Levy County Land Development Code to allow an addition to an existing Educational Facility known as Next Generation Christian Academy. Located on approximately 12.39 acres of land located at 5651 NE 167th Ct. Williston, Florida 32696 in Section 27, Township 12S, Range 18E, Levy County Florida.

Recommend Approval ✓ *Recommend Denial* □

1st Motion to Approve, Thomas Harper

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E-Mail: planning@levycounty.org Website: www.Levycounty.org

2nd Motion to Approve, Parks Wilson

Motion carries 3-0

Menadier presented Petition NO SE 24-02, requesting Special Exception for an educational facility pursuant Sec. 50-757. Questions/concerns from Harper, Wilson and Holmes that there be no impervious materials used or added on the grass parking lot to prevent water runoff. Menadier advised that there will be no grading or adding any additional materials, such as millings, to the grass parking lot as there is already a natural depression allowing water run off on the property that he does not wish to disturb. All parties agreed that the only impervious surface will be the building placed on the property; also that if a structure was added in the future, there would be another meeting for controlled drainage or updates to parking. Approval for SE as defined in their application.

Applicant presented questions about operating hours. Harper expressed to applicant to send a revision to Planning and Zoning regarding the use of the School and functionality of both buildings as well as operating hours to present to the board at the next meeting.

NO PUBLIC COMMENT ON SAID ITEM

V. GENERAL PUBLIC COMMENT-

VI. UPDATES

Tara Howell mentioned that Planning/Zoning was unaware of the applicant requesting night time use, as not specified in their application since the School is in a residential area. Tara advised the applicant to send a specific updated/revised statement including proposed operating hours to P/Z department. JD Holmes inquired about joint meeting for Public workshop with Commissioners to which Tara advised once P/Z department is fully staffed, she will facilitate a meeting.

ADJOURN

1st Motion to Adjourn—JD Holmes

2nd Motion to Adjourn- Thomas Harper

Motion Carried 3-0 **Meeting ended 6:40 pm**

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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