

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

Monday, July 22, 2024
Regular Meeting
5:45 P.M.

I. CALL TO ORDER

Members Present:

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

Staff Present:

Nicole Bailey- Planning & Zoning Planner
Andrew Carswell- County Engineer
Nicolle Shalley, County Attorney
Elizabeth Vigorito- Administrative Assistant II

Attendee(s):

Steve McMillen, McMillen Surveying, Inc.

Public Attendee(s): Jill Westbrook

II. ROLL CALL – Administrative Assistant, Elizabeth Vigorito

All Four (4) commissioners present. Planning Commission Board was informed that District 3, PC member formally resigned as of 7-9-2024.

III. APPROVAL OF MINUTES

May 6, 2024 – amended meeting minutes were presented, all Planning Commission members agreed to accept original version of 5-6-24 minutes presented during the last PC Meeting on June 3rd.

June 3, 2024—accepted pending revisions to correct the number of votes for FP 24-02 (Jenkins Farm) and the motion to adjourn the meeting. Mr. Holmes was not present and votes were 4-0 on both these items.

V. New Business

1. Legislative ORDINANCE NUMBER 2024-4 : AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING CHAPTER 50 (LAND DEVELOPMENT CODE) OF THE COUNTY CODE OF ORDINANCES RELATED TO THE DIVISION OF LAND; BY REVISING SEC. 50-600 TITLED “GENERAL REQUIREMENTS” FOR LOT SPLITS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING DIRECTIONS TO THE CLERK AND AN EFFECTIVE DATE.

Recommend Approval ✓ *Recommend Denial* ☐

1st Motion to Approve, JD Holmes, III

2nd Motion to Approve, Kelly Bishop

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

Motion carries 4-0

Shalley presented ORD No. 24-04, "Revisions to Lot Splits" to the Planning Commission. Shalley reviewed each section that was being amended. An additional suggestion was made by the PC to strike "occupancy" and "certificate of completion" on page 2, Line 38 of ORD No. 2024-4 and replace with "building permits". Ordinance revisions were approved.

NO PUBLIC COMMENT ON SAID ITEM

VI. GENERAL PUBLIC COMMENT

Public attendee, Jill Westbrook asked for clarification on the types of composting that are permitted in the county. Shalley reviewed Chapter 22, Article V regarding unpermitted manure composting with Ms. Westbrook and informed her that only bona fide agricultural properties are allowed to process composting for their own use, not commercial. Ms. Westbrook also asked if this could be permitted as a Special Exception and was informed only certain uses are permitted via the Special Exception process, as listed in the Uses table in Sec. 50-700 of our Land Development Code. Composting is not a use permitted by Special Exception. Ms. Westbrook expressed a concern about unlawful composting in the county. She was referred to Levy County Code Enforcement and advised to make a report of any unlawful activity so that it may be investigated accordingly.

VII. UPDATES

Bailey updated the PC on the status of the recently released Comprehensive Staff Survey. The survey went live as of Friday, July 19th and had 187 recorded responses by Monday, July 22nd already exceeding previous years' survey responses. PC members agreed to promote the survey out in the community via social media and at other local organizations. PC members also wanted to recognize, former Planning and Zoning Director, Stacey Hectus' years of exemplary service. PC tasked Planning and Zoning staff to create a certificate of recognition that they could sign and present to Hectus. PC members also discussed reappointment of Chair and Vice-Chair positions. Shalley will be reviewing the Planning Commission Rules and Procedures and facilitating the reappointment of both these positions at the next scheduled PC meeting.

ADJOURN

1st Motion to Adjourn—Bishop

2nd Motion to Adjourn- Harper

Motion Carried 4-0

Meeting ended 7:15 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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