

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

Monday, January 08, 2024  
Regular Meeting  
5:45 P.M.

**I. CALL TO ORDER**

Members Present:

Kelly Bishop

Thomas Harper

Co-Chair- J.D. Holmes III

Chair- Parks Wilson

Staff Present:

Nicolle Shalley, County Attorney

Andrew Carswell- County Engineer

Stacey Hectus- Planning & Zoning Director

Elizabeth Vigorito- Administrative Assistant II

Alice LaLonde, Administrative Coordinator, Levy County Roads Dept.

**Attendee(s):**

Stephen McMillen, Jr. – Project Manager, McMillen Surveying, Inc.

**II. ROLL CALL – Administrative Assistant, Elizabeth Vigorito**

**III. APPROVAL OF MINUTES**

**November 6, 2023**

1<sup>st</sup> Motion to Approve, Thomas Harper

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

Motion Carries 4-0

**V. New Business**

- 1. Quasi-judicial PETITION NO. FP 23-06:** McMillen Surveying, representing Joshua Ryan Morrison & Lindsay Morrison, Robert Norwood Terrell Jr. & Michelle Marie Terrell, and Robert C. Morrison & Georgia Morrison, petitioning the Commission for a Final Plat with road construction, to subdivide 40 acres MOL in to three parcels containing 10 ac MOL. Parcel is located in Section 13, Township 11S, Range 17E in Levy County, Florida, near the Alachua County Line. Said parcel has a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum).

**Parcel Number(s):** 0314702800

✓ *Recommend Approval*      *Recommend Denial*  

1<sup>st</sup> Motion to Approve, J.D. Holmes III

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

Motion carries 4-0

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1. **Quasi-judicial PETITION NO. FP 23-06:** Item was presented by Stacey Hectus and applicant representative, Stephen McMillen, Jr. to the Planning Commission (PC). Chair, P. Wilson inquired about a letter of opposition submitted by a surrounding home owner (Thomas Rice, Jr.). Issues in the letter were addressed including easement access and maintenance. Commission asked McMillen, Jr. if parcel 0314702800 is accessible to 3 lots and he confirmed it was and that they are family. K. Bishop asked if it had been improved, S. Hectus and McMillen confirmed it is now a paved, lime rock road. Alice LaLonde with the Road Department informed the PC that it had not been improved and the easement is private but that the paved road is county maintained. A. LaLonde stated that the easement does not meet the requirements to make it a public road and that they would have to deed it to the county for it to be publically maintained. T. Harper stated that maintenance of easements is a property owner issue. Bishop stated that she understands how this presents an encroachment to Rice's land and again it was confirmed that these 3 lots are family. J.D. Holmes inquired if Rice's property was homesteaded. Hectus confirmed that Rice's property is not homesteaded. The PC reviewed that the petition meets the requirements for approval and did not see further issue. Other than the applicant's representative, no members of the public were physically present to discuss above item.
2. **THIS ITEM HAS BEEN REQUESTED TO BE WITHDRAWN BY THE APPLICANT'S REPRESENTATIVE. PETITION NO. PP 23-08.** McMillen Surveying, representing Alex and Pamela Cochrane and Larry Zalesky and Rachel Spry, petitioning the Commission for a Preliminary Plat to correct an unlawful split and requires a variance for lot width to depth ratio to subdivide 47.45 acres MOL into two parcels containing 35.001 acres and 12.449 acres each MOL. Parcel is located in Section 20, Township 13, Range 18 in Levy County, Florida. Said parcel has a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum).

## VI. PUBLIC COMMENT

None.

## VII. UPDATES

Planning & Zoning Director updated the Planning Commission regarding recent changes and upcoming developments including Composting Ordinance which passed in October and follow up Uses Ordinance in December. She informed the PC about upcoming revisions to homestead density and subdivision regulations sections of the Ordinance. PC was reminded of upcoming 3RT Sand Mine public hearing on February 6<sup>th</sup> at 5 pm. PC was informed regarding Uses section updates to the ordinance made by the BOCC following public hearing in December; namely removing restrictions regarding minimum acreage for animals and number of animals per acre for concentrated commercial farming. The distinction between animals for pet use and commercial use was emphasized in the discussion, including the distinction between agricultural classification which the Property Appraiser's office adheres to and that which the Planning and Zoning department adheres to. Harper reiterated previous concerns regarding water management and well contamination without animal restrictions. Wilson stated that there should be a consensus among county offices handling ordinance issues and land uses. The PC was additionally informed that the BOCC decided not to move forward with the Farmland Preservation ordinance from 2022. Final update was to inform PC of upcoming items for the PC meeting to be held February 5<sup>th</sup> at 5:45 PM- two final plats, G&G Alliance and Garboski Acres.

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## **ADJOURN**

1<sup>st</sup> Motion to Adjourn- Thomas Harper

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

Motion Carried 4-0

**Meeting ended 6:35 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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