

1 **WHEREAS**, after review and comment by DEO and other state reviewing
2 agencies, in accordance with Section 163.3184(11), Florida Statutes, the Board held the
3 second and final reading of this Ordinance.

4
5 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners
6 of Levy County, Florida that:

7
8 **SECTION 1.** The **Capital Improvements Element** of the Comprehensive Plan is
9 amended to read as set forth in Exhibit “A” attached to this Ordinance.

10
11 **SECTION 2.** The **Coastal Management Element** of the Comprehensive Plan is
12 amended to read as set forth in Exhibit “B” attached to this Ordinance.

13
14 **SECTION 3.** The **Economic Element** of the Comprehensive Plan is amended to
15 read as set forth in Exhibit “C” attached to this Ordinance.

16
17 **SECTION 4.** The **Future Land Use Element** of the Comprehensive Plan is
18 amended to read as set forth in Exhibit “D” attached to this Ordinance.

19
20 **SECTION 5.** The **“2026 Future Land Use Map” within the Future Land Use**
21 **Element Map Series** is amended (to correct mapping errors and remove annexed
22 parcels) as set forth in Exhibit “E” attached to this Ordinance.

23
24 **SECTION 6.** The **Housing Element** of the Comprehensive Plan is amended to
25 read as set forth in Exhibit “F” attached to this Ordinance.

26
27 **SECTION 7.** The **Infrastructure Element** of the Comprehensive Plan is amended
28 to read as set forth in Exhibit “G” attached to this Ordinance.

29
30 **SECTION 8.** The **Transportation Circulation Element** of the Comprehensive
31 Plan is amended to read as set forth in Exhibit “H” attached to this Ordinance.

32
33 **SECTION 9. Data and Analysis.** In accordance with Section 163.3177(1)(f),
34 Florida Statutes, these Comprehensive Plan amendments are based upon relevant and
35 appropriate data and an analysis by the County. Such data and analysis is not deemed
36 a part of the Comprehensive Plan. The “Levy County Data and Analysis Report for 2024
37 Comprehensive Plan Evaluation and Appraisal Report” is available for public inspection
38 and copy at the Levy County Planning and Zoning Department, 320 Mongo Street,
39 Bronson, Florida or by email request to planning@levycounty.org.

Note: In the Exhibits to this Ordinance, deletions are shown ~~stricken~~, additions are shown underlined.

1 **SECTION 10. Direction to Staff.** In accordance with Section 163.3184(4)(b),
2 Florida Statutes, within 10 working days after the first public hearing (at which this
3 Ordinance was approved on first reading) the Planning and Zoning Director, or designee,
4 shall transmit the Comprehensive Plan amendments attached as Exhibits to this
5 Ordinance, along with the supporting data and analysis, to DEO and any other reviewing
6 agencies, to the North Central Florida Regional Planning Council and to any other unit of
7 local government or government agency that has filed a written request for same.
8

9 In accordance with Section 163.3184(4)(e)(2), Florida Statutes, within 10 working
10 days after the second public hearing (at which this Ordinance was adopted on second
11 reading), the Planning and Zoning Director, or designee, is directed to transmit this
12 Ordinance with complete Exhibits, along with the supporting data and analysis, to DEO
13 and any other agency or local government that provided timely comments and to the
14 North Central Florida Regional Planning Council.
15

16 **SECTION 11. Exclusion from the Code; Incorporation into the**
17 **Comprehensive Plan; Direction to Staff.** This Ordinance shall not be included in the
18 Code of Ordinances of Levy County, Florida. However, the Planning and Zoning Director,
19 or designee, shall incorporate the Comprehensive Plan amendments adopted in Sections
20 1 through 8 of this Ordinance into the official County Comprehensive Plan that is on file
21 with the County Planning and Zoning Department.
22

23 **SECTION 12. Severability Clause.** It is declared to be the intent of the Board
24 that if any section, subsection, sentence, clause, phrase, portion or provision of this
25 Ordinance is for any reason declared or held invalid or unconstitutional by any court of
26 competent jurisdiction, such section, subsection, sentence, clause, phrase, portion or
27 provision shall be deemed a separate, distinct and independent provision, and the
28 remainder of this Ordinance shall be not affected by such declaration or holding.
29

30 **SECTION 13. Repealing Clause.** All ordinances or parts of ordinances and all
31 resolutions or parts of resolutions of Levy County in conflict herewith are hereby repealed
32 to the extent of such conflict.
33

34 **SECTION 14. Direction to the Clerk; Effective Dates.** In accordance with
35 Section 125.66, Florida Statutes, the Clerk to the Board of County Commissioners is
36 directed to file this Ordinance with the Florida Department of State within 10 days after
37 adoption on second reading and upon such filing, this Ordinance shall become effective.
38 However, in accordance with Section 163.3184(4)(e)5, Florida Statutes, the
39 Comprehensive Plan amendments will become effective in accordance with the Notice of

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1 Intent to find the Comprehensive Plan amendments in compliance issued by the State
2 Land Planning Agency. If the adopted Comprehensive Plan amendments are timely
3 challenged pursuant to Section 163.3184(5), Florida Statutes, then the effective date of
4 the Comprehensive Plan Amendment will be the date the State Land Planning Agency or
5 the Administration Commission issues a final order determining the adopted
6 Comprehensive Plan amendments to be in compliance, or ninety-one (91) days after a
7 recommended order of compliance is issued by an administrative law judge and the State
8 Land Planning Agency fails to act on such order within ninety (90) days after issuance.

9
10 No development orders, development permits, or land uses dependent on the
11 Comprehensive Plan amendments adopted by this Ordinance may be issued or
12 commenced before the Plan amendments become effective.

13
14 **APPROVED ON FIRST READING** on October 17, 2023.

15 **APPROVED AND ADOPTED ON SECOND READING** on _____, _____.

16
17 **BOARD OF COUNTY COMMISSIONERS OF**
18 **LEVY COUNTY, FLORIDA**

19
20
21 _____
22 Matt Brooks, Chair

23 ATTEST: Danny J. Shipp, Clerk of the
24 Circuit Court and Ex Officio Clerk to
25 the Board of County Commissioners

26
27 _____
28 Danny J. Shipp

29
30
31 Approved as to form and legal sufficiency

32
33 _____
34 Nicolle M. Shalley, County Attorney

35
36
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CAPITAL IMPROVEMENTS ELEMENT**GOALS, OBJECTIVES AND POLICIES****Element Guide:**

Objective 1	Capital Improvement Guidelines Capital Improvement Guidelines Capital Improvements Priorities Annual Budget Process and Update to the CIE
Goal 1	Capital Facilities Planning For School Concurrency
Objective 1.1	Public School Facilities
Objective 2	Coastal High Hazard Area Capital Improvement Guidelines for the Coastal High Hazard Area
Objective 3	Land Development Management Correct Deficiencies Management of Growth Funding Improvements
Objective 4	Capital Improvements for Future Development
Objective 5	Concurrency Management Program
Objective 6	Long-range Concurrency Management System (10 years)

Goal

Ensure that capital improvements are efficiently provided to maintain the adopted level of service standards in the other elements in the Plan, and are concurrent with development activities to maintain existing infrastructure and meet future needs of the County.

Objective 1 Capital Improvement Guidelines

Use Capital Improvements Element guidelines to assist in the preparation of the annual budget by identifying and prioritizing the construction of capital facilities necessary to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities, and incorporate projects into the Five Year Schedule of Capital Improvements.

Capital Improvement Guidelines

Policy 1.1 The County will identify capital improvements needs by using adopted level of service standards and guidelines in the Transportation, Recreation and Open Space, Infrastructure and Public School Facilities Elements. Level of Service (LOS) standards are:

Source	Type of Facility	Level of Service Standard
Transportation Element	County Roads	FDOT Standard “C”
Potable Water (Infrastructure sub-element)	Residential Non-Residential	150 gallons per capita per day Equivalent to a residential unit. If service is provided by a municipal entity, the LOS established by the municipality applies.
Potable Water Supply (Infrastructure sub-element)	Residential	150 gallons per capita per day
Sanitary Sewer (Infrastructure Sub-Element)	Residential Non-Residential	100 gallons per capita per day Equivalent to a residential unit. If service is provided by a municipal entity, the LOS established by the municipality applies.
Solid Waste (Infrastructure Sub-Element)	Residential Non-Residential	2.8 pounds per capita per day Equivalent to a residential unit
Drainage (Infrastructure Sub-Element)	Quantity	Consistent with applicable Water Management District standards contained in the F.A.C.
	Quality	Consistent with applicable water management district standards contained in the F.A.C.
Flood Protection	Standard	100 Year Flood Elevation and/or consistent with the National Flood Insurance Program requirements
Recreation and Open Space Element	Pubic Parks and Recreation	Two [2] acres per one thousand [1,000] persons
	Open Space	One hundred [100] acres of dedicated open space per one thousand [1,000] persons
Public Schools Facilities Element	School Capacity	Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate for all school types

Policy 1.2 The Capital Improvements Element shall include public facility improvements that are equal to or greater than \$25,000 and/or have a useful life greater than five years.

Policy 1.3 Non-LOS related projects may be included within the Five Year Schedule of Capital Improvements for the following reasons: planning purposes; to improve the condition and maintenance of facilities; to identify proposed grant projects; and to assist with obtaining grants.

Capital Improvement Priorities

Policy 1.4 Capital improvement needs will be evaluated and prioritized based on the following criteria for each element of the plan. The criteria are as follows:

- a. Elimination of public hazards;
- b. Compliance with all legal mandates to provide facilities and services;
- c. Elimination of existing Level of Service deficiencies;
- d. Funding in the Levy County budget;
- e. Reduction of operation costs or future improvement costs;
- f. Protects or increases the efficiency of prior infrastructure investments;
- g. Promotes compact development within the urban service area;
- h. Accommodates new development and redevelopment facility demands;
- i. Supports state agencies and water management districts plans;
- j. Responds to unseen opportunities, situations, and disasters.

Annual Budget Process and Update to the CIE

Policy 1.5 An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process. A 5-Year Schedule of Capital Improvements shall be incorporated into the annual budget in order to reserve funds for capital facilities projected to be needed in the future.

Policy 1.6 The County shall coordinate the annual update of the Capital Improvements Element and the 5-Year Schedule of Capital Improvements with the annual budgeting process. This process shall include an annual evaluation of facility needs, review of budget needs to meet adopted level of service standards in the Comprehensive Plan, the finalization of a budget recommendation and modification of the Five-Year Schedule of Capital Improvements.

Policy 1.7 The Capital Improvements Element and Five-Year Schedule of Capital Improvements shall be reviewed annually. Modifications to update the Five-Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Levy County Comprehensive Plan.

GOAL 1: CAPTIAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY

Objective 1.1 Public School Facilities

Levy County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 1.1.1 Consistent with the Inter local Agreement, the uniform, district wide level of service standard is initially set as follows, and shall be adopted in Levy County’s Public Schools Facilities and Capital Improvement Elements. The Level of Service Standard shall be the Permanent Florida Inventory of School Houses (FISH) Capacity based on 100% utilization rate for all school types.

Policy 1.1.2 Levy County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of services standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 1.1.3 Levy County hereby incorporates by reference the Levy County School District’s “5Year District Facilities Work Program” as updated annually by October 1 of each year per the requirements of Florida Statutes. The Levy County School District’s “Five-Year District Facilities Work Program” is Posted and annually updated on the website of the Florida Department of Education.

Policy 1.1.4 The Levy County School District, in coordination with Levy County, shall annually update the School District’s “5-Year District Facilities Work Program,” to ensure maintenance of a capital improvements program and to ensure adopted level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 1.1.5 Levy County and the School District will coordinate, during updates or amendments to Levy County’s Comprehensive Plan, updates or amendments for long-range plans for School District facilities.

Objective 2 Coastal High Hazard Area

Limit public expenditures that subsidize development in Coastal High Hazard areas.

Policy 2.1 The Coastal High Hazard Area (CHHA) is defined as the area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Capital Improvement Guidelines for the Coastal High Hazard Area

Policy 2.2 The County will make appropriations for infrastructure and improvement projects in the CHHA that are based on the following guidelines and criteria:

- a. Essential to the public health, safety and welfare or to support the coastal economy;
- b. For water dependent public facilities or services; and
- c. For public beach shoreline access, resources restoration or similar projects.

Policy 2.3 Public expenditures for the replacement of infrastructure within a high hazard area for essential public needs shall be directed to:

- a. Essential facilities that have existing or anticipated deficiencies;
- b. Improvements that would protect or increase the efficiency of evacuation routes;
- c. Mitigation of storm damage; and
- d. Enhancements to shoreline access for public recreational facilities.

Objective 3 Land Development Management

Manage the land development process to ensure that capital improvements needs for existing developments, new developments, and planned growth areas do not exceed the ability of the local government to fund, provide or require infrastructure necessary to maintain adopted facility level of service.

Correct Deficiencies

Policy 3.1 Planned capital improvements to correct public facility deficiencies will be prioritized and scheduled to:

- a. Provide adequate public services for previously approved developments;
- b. Serve permitted redevelopment projects; and
- c. Support growth areas within Municipal Service Districts, based on population and development projections.

Policy 3.2 The County will continue to use methods, such as Municipal Service Taxing Units (MSTU), Municipal Service Benefit Units (MSBU), and Municipal Service Taxing Districts (MSTD) to correct facility deficiencies for previously approved developments and investigate other measures including, but not limited to, the development of an impact fee program, that would assist in financing capital improvements.

Management of Growth

Policy 3.3 Land use decisions will be made based on the planned availability of infrastructure to maintain adopted levels of service.

Policy 3.4 Phasing of new development may be required to assure that public services and facilities are provided concurrent with the impacts of development and meet adopted County level of service standards.

Funding Improvements

Policy 3.5 The County will develop guidelines for the management of debt, which may include, but not be limited to:

- a. Revenue Bond: Total Debt Ratio;
- b. Total Debt Service: Total Revenue Ratio;
- c. Outstanding capital indebtedness: Ad Valorem tax base.

Policy 3.6 The Five-Year Schedule of Capital Improvements shall be balanced so that total expenditures do not exceed total revenues. Projects necessary to ensure that any adopted level-of-service standards are maintained for the five-year period shall be identified as either funded or unfunded and given a level of priority for funding.

Policy 3.7 The County will continue to pursue state and federal grant funds for capital improvement projects. Grants that have not been awarded to the County at the time of the annual update of the Five-Year Schedule of Capital Improvements shall be considered “planned funds”.

Policy 3.8 The County shall rely upon private contributions as a funding source within the Five-year Schedule of Capital Improvements only when the obligation to fund a specific capital improvement is

addressed in an enforceable development agreement or development order. The County shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the Five-Year Schedule of Capital Improvements, a modification to delete the capital improvement from the Schedule shall be required.

Objective 4 Capital Improvements for Future Development

Ensure that future developments bear the pro-rata share of cost of providing improvements and infrastructure necessary to maintain the adopted levels of service.

Policy 4.1 All proposed developments shall provide infrastructure and meet the level of service standards and guidelines identified in Policy 1.1 of this Element and all other applicable elements of the Comprehensive Plan concurrent with development. New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County’s proportionate share ordinance, impact fees, site-related developer dedications, and developer contributions or other allowable means.

Policy 4.2 Every development order shall document:

- a. The current County level of service standards;
- b. Conditions to be met by the applicant to assure the levels of service are not reduced below adopted level of service standards.

Policy 4.3 New developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements. Development impacts shall be identified and assessed during the development review process to ensure that adopted level of service standards are met and maintained.

**TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS
FISCAL YEARS 2022-2023 THROUGH 2026-2027**

	Project Description	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
TRANSPORTATION						
1	C Street Bridge Replacement	<u>2,291(D)</u>				
2	C347 US 19 to SR 500 SCRAP	<u>2,250,000(C)</u>				
3	CR 341 SR 345 to US 19 Resurface	<u>1,719,250(C)</u>				
4	CR 345 SR 500 to US 129 Widen/Resurface	<u>1,500,000(A)</u>				
5	CR 330 C347 to C336 Widen/Resurface	<u>3,500,000(A)</u>				
6	C337 SR 121 to C336 Resurface					<u>1,968,963(C)</u>
7	C326 US 19 to CR 337 Resurface					<u>3,933,027(C)</u>
8	C347 SR 24 to CR 330 Widen/Resurface					<u>18,260,755(A)</u>
6	George T Lewis APT Resource Study		<u>50,000(D)</u>			

7	<i>George T Lewis Design & Const New Hanger</i>						700,000(D)
8	<i>George T Lewis New restroom/kiosk</i>		450,000(D)				
9	<i>George T Lewis Shoreline Restoration</i>			180,000(D)			
10	<i>George T Lewis Generator for vault & vault upgrades</i>			200,000(D)			
11	<i>George T Lewis New lighting on runway</i>				300,000(D)		
12	<i>LCR 114 Rowdy Lowman RD- Resurface</i>	170,000(G)					
13	<i>CR 241- Alt 27 to CO. Line Resurface</i>		1,250,000(K)				
14	<i>CR 40 Sidewalk Mastadon LAP</i>		122,298(F)	98,529(F)			
15	<i>MT 205 Long Pond Landing Resurface</i>			250,000(G)			
	Total	\$22,713,541	\$1,872,298	\$728,529	\$300,000		\$24,862,745
PARKS AND RECREATION							
Parks and Rec	Project Description	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026		FY 2026-2027
1	<i>Boat Ramp At Shell Mound 3 phases Eng. Dredge, Boat Ramp replace& Electric</i>	102,945(H)	1,200,000(H)				
2	<i>Handicap & Blue & Henry Beck</i>						30,000(I)
3	<i>C40 Bird Creek Park water to bathrooms</i>						400,000(I)
4	<i>Bird Creek Boat Ramp Observation Decks</i>	464,080(I)					
5	<i>Levy County Square Park</i>	24,500	1,369,600				
	Total	\$591,525	\$2,569,600				\$430,000
NON-LOS PROJECTS							
Non-LOS Projects	Project Description	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026		FY 2026-2027
1	<i>Government Center Landscaping</i>	23,600	96,900				
2	<i>Government Center Improvements</i>	79,945	250,000	250,000	250,000		250,000
3	<i>Courthouse Renovations</i>	145,950					
	Total	249,495	346,900	250,000	250,000		250,000
Five-Year Schedule of Capital Improvements: Summary by Revenue Source							
Funding Source	Description	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-27	Total
FDOT SCOP (A)	Florida Small County Outreach Program	5,000,000	0	0	0	18,260,755	23,260,755
CIGP(B)	County Incentive Grant Program	0	0	0	0	0	0
SCRAP(C)	Florida Small County Road Assistance Program	3,969,250	0	0	0	5,901,990	9,871,240
FDOT Program(D)	Florida Department of Transportation 5-Year Work Plan	2,291	500,000	380,000	300,000	700,000	1,882,291

T.A. (E)	Transportation Alternatives		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
LAP(F)	Local Agency Program		<u>0</u>	<u>122,298</u>	<u>98,529</u>	<u>0</u>	<u>0</u>	<u>220,827</u>
LOGT (G)	Local Option Gas Tax		<u>170,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>170,000</u>
FBIP (H)	Florida Boating Improvement Program		<u>102,945</u>	<u>1,200,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,302,945</u>
Impact Fees (I)	Parks and Rec Impact Fees		<u>464,080</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>430,000</u>	<u>894,080</u>
Impact Fees (K)	Road Department Fees		<u>0</u>	<u>1,250,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,250,000</u>
	Total		<u>\$9,878,566</u>	<u>3,072,298</u>	<u>\$478,529</u>	<u>300,000</u>	<u>25,292,745</u>	<u>39,022,138</u>

Objective 5 Concurrency Management Program

Levy County’s Concurrency Management Program shall ensure the necessary public facilities and services are available and have sufficient capacity to accommodate new development within the County. The program will enable decision makers to manage the County’s public facilities and services by directing development toward those areas where adequate levels of service for public facilities are currently in place, or proposed to be in place, thus discouraging urban sprawl.

Levy County has adopted level of service standards for each of the public facilities and services. Public facilities and services within the County include sanitary sewer, solid waste, drainage, potable water, water supply, parks and recreation and open space, public school facilities and transportation. Level of service standards for these public facilities and services are established in the Comprehensive Plan and implemented through specific procedures within the Levy County Land Development Code.

The Concurrency Management Program provides a means for the County to: track and manage development as it occurs throughout the County; track the condition and capacity of existing facilities; provide a method for reviewing and assessing the impacts of proposed development; and to allow for scheduling of required improvements to correct existing or future facilities deficiencies.

Policy 5.1 General: Levy County’s Concurrency Management Program and regulations shall meet the following minimum standards:

(1) Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supply and potable water facilities shall be in place and available to serve new development no later than the issuance by Levy County of a certificate of occupancy, or its functional equivalent. Prior to approval of a building permit or its functional equivalent, Levy County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by Levy County of a certificate of occupancy or its functional equivalent. If applicable, the County shall consult with the relevant wastewater service provider to ensure that adequate wastewater facilities are available to serve the development.

(2) Consistent with the public welfare, parks and recreation and open space facilities to serve new development shall be in place or under actual construction at the time the development permit, or its functional equivalent, is issued. However, if the necessary facilities or services are the subject of a binding, executed contract for the construction or provision of services at the time the development permit is issued, or if the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, the development permit or its functional equivalent may be issued.

(3) Transportation facilities necessary to meet the level of service standards adopted by the County shall be in place and available to serve new development at the time a development permit, or its functional equivalent, is issued. However, a permit may be issued if either the necessary facilities or services are the subject of a binding, executed contract for the construction of the proportionate share of required improvements consistent with the requirements in Policy 5.5(3).

(4) Public school facilities necessary to meet the level of service standards adopted by the County shall be in place or under actual construction within three years after the issuance of a final subdivision or site plan approval, or the functional equivalent; or, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities to be created by actual development of the property. Options for appropriate proportionate-share mitigation are listed in Public Schools Facilities Element Policy 2.4.3.

(5) Levy County shall integrate its Concurrency Management Program, land use planning, and decisions with its Comprehensive Plan for public facility capital improvements by using its annual Capital Improvements Program. The Capital Improvement Element shall maintain adopted level of service standards for all development consistent with the Future Land Use Element and any subsequent development permits issued.

Policy 5.2 Concurrency Review Process: All proposed projects shall provide an evaluation of their impacts on the County's adopted level-of-service standards as identified in this element. Concurrency assessment for all projects shall begin with the submittal of an Application for Concurrency Review along with the parent application. This application must be submitted during the preliminary development order process and the final development order process. Once the application is found to be sufficient, the impact of the project on adopted level of service for the public facilities is determined. If deemed not to be concurrent, the applicant has five options listed below:

- (1) Withdraw the application and wait for the required capacity to become available;
- (2) Reduce the proposed density/intensity such that the project is found to be concurrent;
- (3) Request that the Capital Improvement Element be amended to move forward the required improvements needed to provide the required capacity to service the project;
- (4) Request that the Capital Improvement Element be amended to add improvement programs which will provide sufficient capacity to service the project; or
- (5) Fund 100% of the needed potable water, wastewater, solid waste, drainage and/or water supply improvements to service the project at the adopted level of service by signing a binding agreement, or enter into a binding agreement to pay for or construct proportionate-share mitigation for transportation improvements or public school facilities, as applicable.

Policy 5.3 Preliminary Development Orders: Submittal for approval of a preliminary development order which does not establish binding densities and intensities of development may be reviewed for concurrency as one criteria in the evaluation of the preliminary development permit submittal.

- (1) The County shall determine the available capacity of public facilities prior to approving final development approval; and
- (2) No rights to obtain a final development approval, nor any other rights to develop the subject property, will have been granted or implied by the County's approval of the preliminary

development permit, or its functional equivalent, without determining the capacity of public facilities and services.

(3) Preliminary Development Permits – these shall be re-zonings, Comprehensive Plan amendments and similar development orders that do not necessarily reflect a specific intensity and density development proposal. They shall be orders for which a preliminary concurrency evaluation may be utilized in evaluating whether or not to approve the order and for which long term planning implications may be considered, but for which no concurrency is granted and for which the lack of concurrency shall not be the sole reason for denial of the preliminary development order.

Policy 5.4 Intermediate and Final Development Orders: Prior to issuance of a final development order, which establishes binding densities and intensities of development, the County shall require the availability of sufficient capacity of public facilities to maintain adopted LOS standards for the existing population, for reservations of approved development orders, and for the needs of the new development proposed, concurrent with the timing of the new development proposed.

(1) Intermediate Development Orders – These shall be site plans (development plans and special use permits), preliminary plats, construction plan approvals (notice to proceed), and similar development orders that reflect a specific development proposal, that does not yet include vertical construction or the final division of property. These shall be orders for which specific concurrency evaluation is required in evaluating whether or not to approve the order and for which capacity is reserved and may be held through the final development order process if the project proceeds according to the timeliness of such approvals. The lack of concurrency may be the sole reason for denial of an intermediate development order.

(2) Final Development Orders - These shall be variances, building permits, and final plats and similar development orders that reflect a specific development proposal that includes vertical construction or the final division of property. These shall be orders for which a specific concurrency evaluation is required in evaluating whether or not to approve the order and for which capacity is reserved, unless such evaluation was done as an ~~Intermediate~~ Final Development Order and has not yet expired according to the timeliness for such approvals. The lack of concurrency may be the sole reason for denial of an ~~intermediate~~ final development order.

Policy 5.5 Final Development Order Determination: A final development order (final concurrency determination), which establishes specific density and intensity of development, shall not be approved, unless the following conditions for the provision of facilities are met (excluding approved intermediate development orders that have proceeded according to the timeliness of such approvals):

- (1) Are concurrently in place when the final development order is issued;
- (2) The development order is issued with the condition that the necessary facilities and services will be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.
- (3) For meeting transportation concurrency requirements, the applicant agrees to enter into a binding agreement to pay for or construct its proportionate share of the required improvements. The proportionate-share contribution or construction must be sufficient to accomplish one or

more mobility improvements that will benefit a regionally significant transportation facility. The applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. Levy County will not require payment or construction of transportation facilities whose costs would be greater than a development's proportionate share of the improvements necessary to mitigate the development's impacts. The proportionate-share contribution shall be calculated based on the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service. In using the proportionate-share formula, the applicant, in its traffic analysis, shall identify those roads or facilities that have a ~~transportation deficiency~~ method in accordance with the transportation deficiency as defined above. The proportionate-share formula shall be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.

- (4) Are guaranteed by an enforceable agreement to be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.
- (5) For public school facilities concurrency requirements, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities to be created by actual development of the property.

Policy 5.6 Concurrency Management Program Database: ~~Implementation~~ Creation of a Concurrency Management Program will make it necessary for the County to construct a database to monitor all variables which will determine whether adopted level of service standards are being maintained, i.e., whether available capacity exceeds demand.

Policy 5.7 Facilities Inventory and Concurrency Report: The Board will prepare a concurrency report annually. The report will act as a monitoring tool for transportation, potable water, sanitary sewer, solid waste, storm water management and park facilities, and will delineate the existing capacity, planned expansions, committed capacity, and available capacity for future development. The Levy County School Board shall have the responsibility for reports on public school capacity.

Additional demand will be factored into the system facilities inventory as new development is approved. Needed capacity will be reserved for that new development to ensure that the development may proceed to occupancy. At the time of occupancy, the reserved capacity will be re-categorized as existing. Reserved capacity is valid for a two-year period from the date of Development Order (DO) approval. When the DO expires, capacity reservation expires or if a project is abandoned, the reserved capacity will be re-categorized as existing capacity.

Simultaneous to the continuous monitoring of existing and required capacity will be the monitoring of available capacity. As capacity is added to the infrastructure system in terms of facility construction and/or improvements, the facilities inventory database will be modified to reflect the addition. Capacity analyses will be updated annually for all adopted level of service standards. Additionally, the County's transportation system will be monitored at more frequent intervals for additional assurance that the LOS standards for roads are not compromised. This additional information will also forewarn the County and applicants which locations may shortly experience capacity problems.

Objective 6 Long-range Concurrency Management System (10 years)

The transportation analysis supporting this amendment indicates, based upon anticipated growth that no roadway segments within the County will fall below their adopted level of service by ~~2022~~26. The County does not anticipate a backlog of transportation facilities within the long range planning timeframe.

COASTAL MANAGEMENT ELEMENT**GOALS, OBJECTIVES AND POLICIES****Element Guide:**

- Objective 1** **Coastal Resource Protection**
 Coastal Resource Protection
 Endangered and/or Pristine Coastal Marsh Habitats
- Objective 2** **Barrier Islands**
- Objective 3** **Beach and Dune Protection**
- Objective 4** **Historic and Archaeological Site Protection in the Coastal Zone**
- Objective 5** **Coastal Resources Protection/ Development Impacts**
 Water Withdrawals
 Dredge and Fill
 Roads, Pipelines and Utilities
 Sewage Treatment
 Insect Control
- Objective 6** **Estuarine Water Quality**
- Objective 7** **Shoreline Protection**
- Objective 8** **Water Dependent Uses**
- Objective 9** **Public Access to Beach and Shorelines**
 ~~Marina, Commercial and Sport Fishery Location~~
 ~~Marina Plan Requirements~~
 ~~New Marinas Siting Criteria~~
 ~~Manatee Protection~~
- Objective 10** **Infrastructure in the Coastal Zone**
- Objective 11** **Solid Waste Disposal**
- Objective 12** **Hazard Mitigation**
- Objective 13** **Hurricane Evacuation**
- Objective 14** **Redevelopment**

Goals:

Properly manage growth and development in coastal areas to: protect, maintain and enhance the natural function and environmental quality of existing coastal and estuarine resources; mitigate hazards and reduce the potential loss of life and property from natural disaster; and ensure adequate public access to the shoreline to provide economic, recreational and natural benefits from the County's coastal resources.

Objective 1 Coastal Resource Protection

Recognize and conserve the unique environmental characteristics of the Levy County Coastal Zone through land use planning and the implementation of land development regulations that protect marine life and coastal habitats from the adverse impacts of growth and development.

Coastal Resource Protection

Policy 1.1 The Levy Coastal Zone encompasses areas within the Coastal High Hazard Area (CHHA). The County shall discourage incompatible future growth in the Coastal Zone and limit development of environmentally sensitive lands including, but not limited to, coastal marshes, wetlands, mangroves, and marine grass beds, as set forth in Conservation, Future Land Use and Capital Improvements Elements of the Plan.

Policy 1.2 Recreational activities within the Coastal Zone shall be limited to access purposes.

Policy 1.3 Coastal marshes and wetlands disturbed by development shall be restored to an area and condition equal or greater than the original state.

Policy 1.4 Levy County land development regulations shall require that endangered and/or pristine coastal marsh habitats are buffered from development impacts through coastal setback standards and open space requirements.

Policy 1.5 The scenic beauty of the Coastal Zone shall be conserved, protected and enhanced through the implementation and enforcement of land development regulations. Clustered and Planned Unit Development shall be encouraged in coastal areas to conserve natural landscape, preserve open space and to provide for the dedication of recreational land along shorelines.

Policy 1.6 Underground utilities shall be encouraged to maintain and enhance the aesthetic quality of the Coastal Zone.

Endangered and/or Pristine Coastal Marsh Habitats

Policy 1.7 Endangered and/or pristine coastal marsh habitats shall be preserved in a natural state.

Policy 1.8 Endangered and/or pristine coastal marsh habitats shall be identified and protected from development activities. Levy County shall coordinate the review of proposed development with appropriate State and Federal agencies to assist in the identification and management of coastal resources.

Policy 1.9 Endangered species that frequent the existing grass beds and adjacent waters, such as the Manatee, shall be protected and their habitats maintained to provide an ecological sanctuary for these forms of wildlife.

Policy 1.10 Levy County endorses federal and state programs to protect, restore and establish ecological sanctuaries in coastal areas to protect endangered species and habitats including the Manatee,

where the establishment of those areas does not conflict with County interests and do not require local funds.

Policy 1.11 Levy County recognizes the environmental value of mangroves, grass beds and adjacent aquatic water as nesting and feeding grounds for American Bald Eagles in the region and endorses actions by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission and Florida Department of Environmental Protection to protect and enhance significant wildlife habitats.

Objective 2 Barrier Islands

Ensure that all future development on barrier islands does not alter or adversely impact the natural functions and environmental quality of coastal resources.

Policy 2.1 Adequate public facilities and support services shall be available or provided at the adopted level of service standards prior to allowing development on offshore islands.

Policy 2.2 The County shall prepare and consider for adoption a barrier island hazard mitigation plan to address the special needs and consideration for these areas.

Policy 2.3 As part of an ongoing coastal management program, the feasibility of designating selected offshore islands as "geographic areas of particular concern" shall be explored.

Policy 2.4 Development of Coastal High Hazard Areas, including barrier islands, will not be encouraged or supported by publicly funded construction of infrastructure.

Policy 2.5 To be consistent with the need to direct population concentrations away from coastal high-hazard areas, privately-owned islands with no land area above the 100-year flood elevation shall be limited to one (1) dwelling unit per island.

Objective 3 Beach and Dune Protection

Adopt land development regulations that protect beaches or dunes, establish construction standards which minimize the impacts of man-made structures on beach or dune systems and restore altered beaches or dunes.

Policy 3.1 The Levy County Land Development Code will provide coastal construction setback guidelines and standards for construction near or on the shoreline.

Policy 3.2 Development plans shall show the exact locations of beaches or dunes and the coastal construction setback. The developer will document proposed measures to protect these resources.

Policy 3.3 Recreational facilities and infrastructure shall be constructed to minimize impacts to beaches and dunes. To the maximum extent possible, structures, signage and parking areas will be away from the environmentally sensitive portions of the site.

Policy 3.4 Beaches and dunes will be preserved and/or protected from development through the provision in the land development regulations for open space and recreation lands.

Objective 4 Historic and Archaeological Site Protection in the Coastal Zone

Provide for protection, preservation, or sensitive reuse of historic resources by requiring all proposed development to address historic and archaeological preservation.

Policy 4.1 Preserve, protect and allow public access and display of sites important to Florida's and the Levy Coastal Zone's history and archaeology, by identifying one hundred percent (100%) of such sites and preserving, protecting and providing access to one hundred percent (100%) of such sites.

Policy 4.2 Threshold criteria and performance standards for proposed development within the vicinity of historic and archaeological sites will be prepared and considered for adoption, as a means of assuring that such sites and artifacts are not destroyed. As considered appropriate and necessary by the County, development approval will be conditioned upon performance of at least some degree of archaeological salvage excavation of historical resources, or will even require historic preservation of major sites.

Policy 4.3 Known archaeological and historic sites, as shown on the Florida Master Site File, located within proposed development must be incorporated into "greenbelt", open space, or other low intensity activity areas that will protect the physical and informational integrity of these resources.

Objective 5 Coastal Resources Protection/ Development Impacts

Land development regulations will be adopted and utilized to limit both specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, springs and springsheds, karst features, wildlife habitat, living marine resources and beach and dune systems.

Policy 5.1 Zoning and subdivision regulations shall incorporate provisions to ensure the protection of water quality by limiting or eliminating activities that may cause saltwater intrusion, soil erosion or serve as point and non-point pollution sources.

Water Withdrawals

Policy 5.2 Formally request each Water Management District to restrict or prohibit inter-county water transfers, via a vote by the Commissioners on a resolution to that effect. This was accomplished via Resolutions 95-23 and 97-20.

Policy 5.3 Prohibit activities that are known to cause saltwater intrusion into the Levy County freshwater aquifer.

Policy 5.4 The County will, through the land use plan and Future Land Use map, provide for relatively low density throughout most of the Coastal Zone as a means of minimizing the consumptive use of water.

Policy 5.5 The Commission will oppose inter-county water transfers which might cause saltwater intrusion.

Policy 5.6 The County will support, through the Standard Plumbing Code, efforts by the Water Management Districts to implement water conservation through reductions in per capita use.

Dredge and Fill

Policy 5.7 Dredge and fill activities in the Coastal Zone shall be limited primarily to maintenance dredging. Additional activities may be considered by the County and if supported by the U.S. Army Corps of Engineers. Prior permitting by the appropriate regulatory agencies and the County shall be required as a part of adopted land development regulations.

Policy 5.8 Dredge and fill activities within the coastal area shall be regulated to ensure that necessary activities pose the least possible adverse environmental, social and economic impacts. As defined here, "necessary" means dredging existing navigation channels or filling to reconstruct eroded uplands where such erosion threatens public infrastructure.

Policy 5.9 Development which requires dredging, filling and/or artificial waterways will be permitted based on the following criteria:

- a. It is necessary or beneficial to the management of coastal submerged lands and aquaculture industry;
- b. It is required maintenance to protect the public health, safety and welfare.

The County shall coordinate the review of proposed dredge and fill activities with the Florida Department of Environmental Protection to ensure that the public benefits derived from the development will outweigh the adverse environmental impacts.

Roads, Pipelines and Utilities

Policy 5.10 Provide appropriate services to applicable areas of the coastal zone that ultimately reduce undesirable second and third order consequences such as pollution and excessive run-off from roadways, high maintenance costs for local governments and long-term destruction of natural resources.

Policy 5.11 The County will meet needs for pipelines, transportation and utilities while minimizing adverse social and environmental impacts associated with providing these services, e.g. avoiding wetlands where possible, elevating roadways, or mitigating loss of ecosystems, as examples.

Policy 5.12 Public access to coastal areas will be improved to enhance the use and provide more recreational opportunities while upholding the rural character of the area. Actions to implement this policy may include, but not be limited to, the identification of existing or potential access points, the types of improvements needed and costs thereof, and priorities.

Policy 5.13 Utility and transportation service corridor analyses in undeveloped areas shall consider suitability of adjacent lands for urbanization where possible, with routing being designed to influence growth into favorable areas and away from ecologically sensitive areas.

Policy 5.14 Energy-related facilities such as power plants, solar collectors, or nuclear power source shall not disrupt environmental areas existing in the Coastal Zone, and further, should minimize the installation of transmission or reception lines that may impact existing aquatic systems.

Sewage Treatment

Policy 5.15 Insure that water quality and marine resources are not degraded through improper sewage treatment.

Policy 5.16 Septic tanks shall be planned for use only in low density areas where central collection and treatment facilities are not feasible and soils are suitable for such use.

Policy 5.17 For urban subdivisions and high density use areas, septic tanks shall not be considered as a long-range answer to sewage disposal and should be replaced with a central system as soon as possible.

Policy 5.18 The County will request that the appropriate Water Management District, ~~Levy County Health Department~~ or Florida Department of Environmental Protection in Levy County Environmental Health recommend increased minimum setbacks from surface waters, or elevations above the water table, that can be adopted by the County for use within the 100-year floodplain.

Policy 5.19 Florida Department of Environmental Protection in Levy County Environmental Health ~~Development Department~~ will distribute septic tank operating and maintenance instructions to owners of such systems as the instruction become available from the local health department or the state.

Policy 5.20 All non-residential development within the Spring Protection Zone (SPZ), and all residential development with a density greater than one dwelling unit per three (3) acres proposed for location within the SPZ, shall be required to provide a high level of wastewater treatment in accordance with Objective 6 and policies 6.1, 6.2, and 6.3 of the Springs Protection Element.

Insect Control

Policy 5.21 Minimize conflicts between mosquito/arthropod control projects and resource management while providing necessary control of target species.

Policy 5.22 All projects requiring water management and/or habitat modification, or pesticide usage shall be referred to, reviewed by, approved by, and regulated by the appropriate state, federal or regional agency.

Objective 6 Estuarine Water Quality

Maintain or improve estuarine environmental quality.

Policy 6.1 The County will support state and federal regulatory agencies as they implement programs to improve estuarine environmental quality, through land use regulations, ordinances or resolutions, and local funding if available.

Policy 6.2 Land development regulations within the watersheds which feed the estuaries will incorporate provisions to protect water quality and quantity. Examples may include regulating stormwater run-off, vegetation removal, septic tanks and road construction.

Policy 6.3 One Commissioner shall be appointed by the Chairman to serve as liaison to Dixie and Citrus Counties, for the purpose of estuarine protection.

Objective 7 Shoreline Protection

Minimize adverse impacts of shoreline modification structures on existing shorelines.

Policy 7.1 Shoreline modification shall be set at or landward of the mean high water line except where provided by state law and/or the adopted coastal construction setback line.

Policy 7.2 Shoreline modification and construction will be regulated through appropriate County ordinances and regulations to protect water quality, natural habitats or adjacent shore areas. These regulations may include, but not be limited to, such examples as subdivision drainage, stormwater run-off, and retention standards; limitations on shoreline modifications.

Policy 7.3 The County shall, where appropriate, consult federal and state agencies in developing and implementing comprehensive plans for stabilization, modification or restoration of coastal shorelines.

Policy 7.4 All proposed shoreline uses shall meet the following criteria:

- a. The proposed land use must be compatible with all adjoining land uses.
- b. Upland support services shall be available and adequate to serve the proposed use at or above minimum acceptable service levels.
- c. A hurricane contingency plan shall be provided by any non-residential use.
- d. Ownership shall be documented.
- e. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of water quality, water depth, marshes and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
- f. Availability for public use and access shall be documented.
- g. A market analysis shall document both the economic need and economic feasibility.

Objective 8 Water Dependent Uses

Provide criteria or standards for prioritizing shoreline uses, giving priority to water dependent uses adopted as part of the land development regulations.

Policy 8.1 The land development regulations shall establish performance standards to prioritize shoreline uses based on the following standards:

- a. Water dependent uses that conserve or enhance natural resource management and/or provide facilities or services that are in the public interest (i.e., economically valuable, recreation, infrastructure).
- b. Water related uses that are accessory or enhance water dependent uses stated in Policy 8.1(a).
- c. All other water dependent and water related uses.

Policy 8.2 Subdivision regulations and controls on projected growth shall be reviewed and improved to assist in maintaining the natural quality and coastal character in the Coastal Zone.

Policy 8.3 The County will support the preservation, continued maintenance and additional acquisition of park and recreational lands.

Policy 8.4 The Planning and Zoning Department in conjunction with the ~~Building and Development Department~~ Engineering Department will monitor and evaluate existing and potential development trends through the drafting and compiling of composite suitability maps. These maps will be updated and made readily available for land use decisions and forecasts.

Policy 8.5 Water dependent industrial and/or commercial uses shall be developed in a manner that minimizes conflict with natural areas and is consistent with applicable local, state and federal regulations.

Policy 8.6 A minimum construction setback line of seventy-five (75) feet will be maintained on any land adjoining surface water including rivers and the Gulf of Mexico. Water dependent structures such as boats, wharfs, marinas, etc., will be exempt from this setback requirement.

Objective 9 Public Access to Beach and Shorelines

Increase the amount of public access to the beach or shorelines consistent with estimated public need and with the character and capacity of the land.

Policy 9.1 The County will seek to increase public access opportunities at locations owned or controlled by Levy County by providing paved roads, off-street parking, and through additional land acquisition.

Policy 9.2 Maintain, and improve recreational facilities (included but not limited to parking, roadways, etc.) to provide adequate public access to beaches and shoreline based on adopted level of service standards.

Policy 9.3 Private development along the shoreline shall provide for public access to that shoreline.

Policy 9.4 The County will seek to build new or expanded user-oriented facilities on lands owned or managed by other political jurisdictions where such lands offer the potential for increased public access, and will see that they are constructed and operated in ways that avoid interference with the area's natural functions and promote awareness of them.

~~Marina, Commercial and Sport Fishery Location.~~

~~Policy 9.5 Private and public marinas and commercial and sport fishing facilities shall be located and designed to ensure accessibility, use and expansion are adequate and do not serve to degrade the surrounding coastal ecosystems.~~

~~Policy 9.6 Local ordinances will designate the appropriate locations and performance standards for water related commercial and recreational facilities, to include but not be limited to, building setbacks and lot coverage.~~

Policy 9.7 Public and private marina facilities shall be located in areas where maximum physical advantage exist and where least dredging and filling will be required. All applicants for new or expanded marinas and commercial or sport fishery facilities shall document provisions for manatee protection as

~~specified by the Florida Fish and Wildlife Conservation Commission, in Regional Policies 10.2.1.1 and 10.2.2.2.1.~~

~~Policy 9.8~~ Extended facility construction shall avoid destruction of marsh areas, shellfish beds and submerged grasses.

~~Policy 9.9~~ New marinas shall not be allowed in or immediately adjacent to the following sensitive areas:

- ~~* Aquatic Preserves.~~
- ~~* Class II Waters approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting.~~
- ~~* Outstanding Florida Waters.~~
- ~~* Marine Sanctuaries.~~
- ~~* Estuarine Sanctuaries.~~
- ~~* Areas of essential manatee habitat, as determined by FDEP.~~

~~Policy 9.10~~ Marinas must have sufficient upland area for all non-water dependent uses, such as, but not limited to, parking areas, signage, outbuildings and other accessory structures. Dredging and filling of wetlands or open water in order to accommodate uses which are not water dependent shall not be allowed. Exceptions may be granted in cases shown to be overwhelmingly in the public interest, such as the presence of sensitive upland natural systems.

~~Policy 9.11~~ Marina facilities shall be located where maximum physical advantage for flushing and circulation exists, where the least dredging and maintenance are required, and where marine and estuarine resources will not be significantly affected by dredging, filling, or secondary impacts of the project.

~~Policy 9.12~~ Cumulative effects of several marinas and/or boat ramps in one area shall be considered in the review of proposed marina projects.

Marina Plan Requirements

~~Policy 9.13~~ New and expanded marina plans shall address and document consistency with the following standard and guidelines:

~~a. Sewage Facilities~~ Marinas must provide adequate capacity to handle sewage, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Applicants shall document the availability and capacity of the above sewage facilities to handle the anticipated volume of wastes and meet the following criteria, as applicable:

- ~~1. Marinas with fueling facilities shall provide pump-out facilities of each fuel dock.~~
- ~~2. Marinas which serve live-aboards or overnight transient traffic shall provide direct connections to municipal sewage collection systems at every live-aboard and transient slip.~~

~~b. Spill Contingency Plan~~ All applicants shall provide documentation of their capability to respond as rapidly and effectively as possible to contain any spills of petroleum or

~~other hazardous materials. Documentation shall be in the form of a spill contingency plan which includes:~~

- ~~1. A list of clean up equipment and where it will be stored; fuel pump operation and emergency shutdown procedures;~~
 - ~~2. Spill containment and removal procedures; and, a description of the training which will be provided to marina personnel who will operate the pumps and deploy clean up equipment.~~
- ~~c. **Water Quality Monitoring Program** — Applicants shall demonstrate compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by the Florida Department of Environmental Protection (FDEP).~~
- ~~d. **Environmental Assessment** — Grassbeds and other submerged habitat deemed valuable by FDEP will be subject to protection regardless of their size.~~
- ~~e. **Mitigation and/or Restoration Plan** — In reviewing applications for new or expanded docking facilities, ways to improve, mitigate or restore adverse environmental impacts caused by previous activities shall be explored. This may include shallowing dredge areas, restoring wetland or submerged vegetation, or marring navigational channels. Such mitigation or restoration may be required as a condition of approval for new, renewed or expanded facilities.~~
- ~~f. **Access** — Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits, manatee area warnings and other applicable regulations.~~
- ~~g. **Stormwater Run-off/ Water Quality Protection** — All new and expanded marinas must provide treatment of stormwater run off from upland areas to the extent necessary to ensure that State Water Quality Standards are met at the point of discharge to waters of the state. In addition, all requirements of the Water Management Districts and Florida Department of Environmental Protection shall be met.~~
- ~~**Marina Design**~~
- ~~h. **Erosion Control** — Marina design shall incorporate natural wetland vegetative buffers whenever possible near the docking area and in ingress/egress areas for erosion and sediment control, run off purification and habitat purposes.~~
- ~~i. **Water Circulation and Quality** — Marina facilities shall be designed to maximize the water quality benefits of existing water circulation and shall not adversely affect existing circulation patterns. Improvement of circulation shall be a preferred consideration when expanding or upgrading existing facilities. However, any buffer zone established by FDEP's Shellfish Environmental Assessment Section shall be maintained.~~

~~New Marinas Siting Criteria~~

~~**Policy 9.14** New marinas shall only be located in areas having:~~

- ~~a. Adequate depths of ingress and egress with no dredging of productive submerged (vegetated or unvegetated) areas.~~

- ~~b. A minimum water depth of four (4) feet mean low water shall be required. Greater depth shall be required for those facilities designated for or capable of accommodating boats having greater than a three foot draft. These depth requirements shall apply to the area between the proposed facility and any natural or other navigation channel, inlet, or deep water. Where necessary, marking of navigational channels may be required.~~

~~**Policy 9.15** Boat maintenance activities in new or expanded marina sites shall be located as far as possible from open water bodies in order to reduce contamination of water bodies by toxic substances common to boat maintenance. Run-off from boat maintenance activities must be collected and treated prior to discharge.~~

~~**Policy 9.16** Open wet slips shall be preferred to covered wet slips in marina design to reduce shading of water bodies which results in lowered biological productivity.~~

Manatee Protection

~~**Policy 9.17** Marinas shall not be permitted in areas which have been determined by FDEP and U.S.F.W. to be critical to the survival of the endangered manatee. These areas can include, but are not limited to, manatee sanctuaries, feeding areas or areas which have been identified in FDEP or U.S.F.W.S. manatee recovery plans.~~

~~**Policy 9.18** The West Indian manatee shall be afforded protection from boating activities which may have an adverse impact upon the species. The following criteria apply in the implementation of this policy:~~

- ~~* Marina operators shall undertake the following manatee protection measures in areas where manatees are known to occur:~~
- ~~* Implement and maintain a manatee public awareness program (in consultation with FDEP and Florida Fish and Wildlife Conservation Commission) which will include the posting of signs to advise boat users that manatees are an endangered species which frequent the waters of the region's estuaries and lagoons and the provision of manatee literature at conspicuous location;~~
- ~~* Declare the waters in and around marinas as "idle speed" zones; and,~~
- ~~* Post telephone number(s) to report an injured manatee.~~

~~**Policy 9.19** A comprehensive study of the need for additional public and private marinas shall be conducted by the county by 2018.~~

~~**Policy 9.20** Commercial/residential marinas and commercial/industrial marinas within the coastal zone shall be inspected annually by the County Health Department and results of these inspections shall be coordinated with other agencies. Inspection of commercial marinas shall occur as part of the business license renewal procedure. Items to be inspected and reviewed shall include the following:~~

- ~~* Pump out facilities/marine sanitation devices;~~
- ~~* Compliance with power/sailboat mix, if required;~~

~~* Spill prevention, control, containment, and cleanup plans;~~

~~* Waste collection and disposal methods;~~

~~* Required fire fighting equipment; and,~~

~~* The inspection program shall include regular inspections of Marine Sanitation Devices [M.S.D.] in marinas with live aboards to ensure compliance with Federal Standards. Live aboards at marinas shall be inspected to ensure that the M.S.D. is present and operational.~~

Objective 10 Infrastructure in the Coastal Zone

Establish standards for levels of service, areas of service and phasing of infrastructure in the coastal area.

Policy 10.1 Levels of service for coastal infrastructure shall be provided consistent with guidelines set forth in the Capital Improvement Element.

Policy 10.2 Public service shall be generally limited to existing infrastructure locations, with the exception of relocating the George T. Lewis (Cedar Key) airport. Private sector locations are not limited to any particular area; however, incentives will be developed to encourage development outside the "V-Zone".

Policy 10.3 The County shall continue to pursue recreational acquisitions and improvements projects.

Objective 11 Solid Waste Disposal

Develop long range solid waste disposal programs that protect water quality, wildlife habitat, public health, safety welfare and the economic well-being of the County.

Policy 11.1 The County shall conduct periodic water tests on wells around landfills to determine if contamination of underlying water supplies has occurred.

Policy 11.2 The County will utilize the available assistance offered by the Solid Waste Management Section of the Florida Department of Environmental Protection in planning future solid waste treatment practices.

Policy 11.3 Selection, design, construction and operation, including recycling, of sanitary landfills shall be in accordance with a long-term plan development by state and local authorities and consistent with guidelines in the Conservation and Solid Waste sub-element of this plan.

Objective 12 Hazard Mitigation

Prepare and adopt a post-disaster redevelopment plans which reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 12.1 The County adopts, as a part of the Levy County Comprehensive Plan, the *Peacetime Civil Defense Plan*, by reference. The County shall prepare land development regulations to implement Coastal Hazard Mitigation Plans which address pre-disaster and recovery activities. The Levy County

Emergency Management Director shall develop and update mitigation plans and recommend mitigation actions to the County as necessary.

Policy 12.2 The County will provide existing developments along the Levy County coast with a disaster preparedness plan that would be implemented to ease the burden of hurricanes and other natural and man induced disaster(s) that may occur in this part of the state.

Objective 13 Hurricane Evacuation

Maintain or reduce hurricane evacuation times in the Coastal Zone.

Policy 13.1 Allow development in the hurricane flood zone to occur only if human welfare and the quality of life are not jeopardized, and natural floodplain functions are protected.

Policy 13.2 Limit development to low densities and intensities within the 100-year flood elevations and areas identified as Environmentally Sensitive Lands consistent with development standards and guidelines specified in Future Land Use Element Policy 1.1, 1.2, 2.2, 2.6 and the adopted Future Land Use Map series.

Policy 13.3 The County defines its Coastal High Hazard Area (CHHA) as the area that is identified and adopted as the area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Development shall be limited in these areas, and non-essential infrastructure will be relocated/replaced away from these areas, when it is feasible.

Policy 13.4 The County shall limit public expenditures that subsidize development in coastal high-hazard areas, except for restoration or enhancement of natural resources, or maintaining existing infrastructure, consistent with the guidelines in the Capital Improvement and Future Land Use Element and documented through the adopted capital improvements program.

Policy 13.5 Use Future Land Use Element guidelines and the adopted future land use map as a tool in managing growth and directing population concentrations away from Coastal High Hazard Areas.

Policy 13.6 In the Levy Coastal Zone, hurricane flood zones encompasses lands between the shoreline and the 100-year flood line. Development shall not be precluded in these areas, but shall require special consideration and standards, as provided in the land development regulations to ensure protection of public safety and interest.

Policy 13.7 The Standard Building Code, augmented by more restrictive standards which are necessary to mitigate the effects of wave wash and high winds, shall regulate all coastal construction.

Policy 13.8 The County will continue to update and enforce, a Floodplain Ordinance which restricts fill and which requires flood proofing or elevation for new construction.

Objective 14 Redevelopment

Restrict post-disaster redevelopment to activities that reduce or eliminate repetitive loss and future risk to human life and property from natural disaster.

Policy 14.1 The Levy County building official, the Division of Environmental Health and the Chairman of the Board of County Commissioners, acting as a Redevelopment Task Force, shall hear and decide all requests for immediate repair needed to protect public health and safety.

Policy 14.2 Levy County will create land development regulations that include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 14.3 Levy County shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood designations established by Federal Emergency Management Agency. For purposes of this policy, *real property* is defined as land and structures affixed to the land.

Policy 14.4 The County identifies the populated areas of Gulf Hammock, Fowler's Bluff, Rosewood and Sumner as most vulnerable to increased coastal flooding associated with sea level rise due to their elevation in low lying areas, location within the Coastal High Hazard Area (CHHA), and propensity to inundation/flooding.

Policy 14.5 Levy County shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the county that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.

Policy 14.6 Redevelopment of existing dwelling units located in the Coastal High Hazard Area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.

Policy 14.7 The County shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

Policy 14.8 Site development techniques and best practices that may be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 14.9 The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the most recent adopted edition ~~5th Edition~~ of the Florida Building Code and the County's Flood Damage Prevention Code, as amended from time to time.

Policy 14.10 The County shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preservation areas.

Policy 14.11 Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 14.12 Construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes, shall be consistent with chapter 161, Florida Statutes.

Policy 14.13 The County shall continue to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discount for its residents.

Policy 14.14 Only roads, electric utilities, water and sewer, and water-dependent public facilities are considered to be "essential" infrastructure, which as such, may be modified or repaired regardless of the degree of damage. Other, non-essential infrastructure shall be removed or relocated if located within the "V-Zone".

Policy 14.15 In areas of repeated damage, redevelopment shall conform to Federal Emergency Management Agency (F.E.M.A.), Coastal Construction Setback and other adopted County construction standards.

Policy 14.16 Any inter-agency or local peacetime hazard mitigation reports shall be incorporated into this plan element within one year of their receipt by the County.

Policy 14.17 A local floodplain management ordinance and various standard construction codes shall be utilized in hazard mitigation.

Policy 14.18 Development permits will not be issued except in accordance with the future land use plan and under conditions which assure that infrastructure is phased to coincide with the development.

Policy 14.19 The Levy County ~~Development Department~~ Planning and Zoning Department in conjunction with the Engineering Department shall be the agency responsible for reviewing and coordinating with regional, state and federal resource planning and management plans, and aquatic preserve management plans. ~~Specifically, the Director of the Levy County Development Department~~ The Levy County Planning and Zoning Department and the Engineering Department shall advise the County as to any actions needed relative to either coordinating with or implementing the:

- a. Big Bend Seagrasses Aquatic Preserve Management Plan.
- b. ~~Suwannee River Basin Resource Planning and Management Program.~~ Suwannee River Basin Management Action Plan (Lower Suwannee River, Middle Suwannee River, and Withlacoochee River Sub-basins)

Policy 14.20 Local ordinances will be adopted which require the retention of coastal vegetation as an integral part of all development proposals.

Policy 14.21 Local ordinances will be adopted which minimize soil erosion from construction sites.

ECONOMIC ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Objective 1	Economic Development Strategies Economic Development Agency Marketing program Incentives
Objective 2	Support Educational and Job Training Programs
Objective 3	Planning and Development Future Development Development Services
Objective 4	Protection of Rural and Environmental Quality Resource and Cultural Based Recreational Development and Activities Environmental Protection

Goal:

Promote the growth of a strong, stable and prosperous economy through public and private economic development initiatives that preserves and enhances a high quality of life for the residents while protecting the natural, recreational, historical and cultural resources of the County.

Objective 1 Economic Development Strategies

Develop strategies and support programs that promote a diversified economic base, create high paying jobs, enhance educational and vocational job training opportunities, support existing business and industry and encourage the relocation of new business and industry.

Economic Development Agency

Policy 1.1 The County ~~shall~~ designated the Nature Coast Business Development Council as the ~~agency an umbrella agency~~ to coordinate the economic development activities in the public and private sectors. The County ~~will~~ supports this economic development agency with adequate services and monies, subject to the availability of funds.

Marketing program

Policy 1.2 The County, through its designated economic development agency, shall develop a marketing program which shall include:

- a. A centralized database containing a profile of local and regional demographic and workforce characteristics, and an inventory of available commercial, industrial, agricultural lands, buildings, and infrastructure;

- b. County promotional packet including a labor market survey, statistics on the wage rates, available compensation packages, training and job skill of the County;
- c. A list of targeted industries, including the identification of local business and industry expansion opportunities;
- d. An inventory of funding sources to assist existing business and industry and to encourage the new business and industry to relocate in the County;
- e. Any other information that would be helpful to a business considering expansion or relocation.

Incentives

Policy 1.3 To attract desirable new business and industry, economic development incentives may include the following: industrial development revenue bond (IRB); tax incentive; tax increment financing (TIF) and; ad valorem tax relief inducement to new business during start-up, may be granted.

Policy 1.4 The County shall continue to develop and support programs to ensure that adequate infrastructure, efficient transportation networks, and a sufficient amount of land is available to meet the current and future need for existing businesses and industry.

Policy 1.5 The County shall encourage the expansion of the wholesale trade and manufacturing sectors in the County.

Objective 2 Support Educational and Job Training Programs

Broaden the range of job opportunities and the employment base through support of educational and workforce development programs and initiatives.

Policy 2.1 Levy County will support, through the Levy County School Board, plans to market vocational/technical education to elementary and secondary school children.

Policy 2.2 The County will encourage state officials to increase funding for all levels of education.

Objective 3 Planning and Development

Facilitate economic development through the provision of public facilities and development services, land use planning, intergovernmental coordination and cooperative efforts between the public and private sectors.

Future Development

Policy 3.1 Provide adequate amounts of land for future development and expansion in suitable locations for agricultural/aquacultural, commercial and industrial land uses.

Policy 3.2 Identify and pursue State and Federal funding sources to provide and improve infrastructure in areas of growth and/or are necessary to protect the natural resources.

Policy 3.3 Direct and encourage commercial and industrial development in locations that are highly accessible and have adequate infrastructure to serve existing and future needs.

Policy 3.4 All applications for large scale comprehensive plan amendments shall contain a fiscal impact analysis using a methodology approved by the Levy County Planning and Zoning Department.

Development Services

Policy 3.5 Develop methods to improve development services through the streamlining of planning, zoning and permitting issues and processes.

Policy 3.6 Coordinate plans review and permitting with appropriate agencies to improve the efficiency of the development review process and reduce the amount of time taken to achieve approval.

Policy 3.7 Develop and implement buffering and landscape standards through the Levy County land development regulations, to promote compatibility between Commercial/Industrial uses and other land uses.

Objective 4 Protection of Rural and Environmental Quality

Encourage the development of business and industry that enhances and preserves the rural quality of life, cultural, historical and environmental resources in Levy County.

Policy 4.1 Preserve the rural quality of life through the coordination of land use and development plans for areas adjacent to municipalities and other counties. Proposed land use and development plans will be reviewed to ensure consistency with other local Comprehensive Plans, promote the efficient use of public facilities and develop compatible land use patterns.

Policy 4.2 Levy County will provide multiple options for agricultural, aquacultural, industrial and recreation related development through the Land Development Regulations.

~~**Policy 4.3** Levy County will consider methods to increase the tax base and defray the cost of infrastructure to support growth including, but not limited to, a tourist development tax referendum.~~

~~**Policy 4.4** The County shall encourage the use of innovative methods of financing infrastructure and services wherever possible to minimize the current and future tax burden, while providing environmentally sound infrastructure.~~

Resource and Cultural Based Recreational Development and Activities

Policy 4.5 Develop a plan to market recreational, historical and cultural resources at a local, regional and national level.

Policy 4.6 Levy County, in coordination with municipalities and Chambers of Commerce, shall encourage promotion activities for civic festivals to attract tourists.

Environmental Protection

Policy 4.7 Growth and development plans will be coordinated with appropriate regulatory and non-regulatory agencies to protect the quality of natural resources.

Policy 4.8 Promote eco-tourism through the development and improvement of public recreational opportunities and recreational initiative including, but not limited to, the Tri-County Nature Coast Greenway.

~~**Policy 4.9:** Levy County will continue to work with local, state and federal agencies including, but not limited to, the United States Department of Agriculture to promote new or expanding agri tourism business ventures. Such projects could include farm tours and agricultural/aquacultural based attractions.~~

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1** **Guidelines for Future Land Use Categories**
Future Land Use Map Series Categories
Mixed Use Development/ Commercial Development Guidelines
Family Homestead Exemption
- Objective 2** **Future Growth Areas**
Concurrency
School Siting Guidelines
Development Standards
- Objective 3** **Innovative Land Development Regulations**
Open Space and Agricultural Land Protection
Complementary Mixed Land Use Development
~~Home Occupation~~
Development Controls
Accessory Dwelling Unit (ADU)
- Objective 4** **Coastal Area**
- Objective 5** **Redevelopment**
- Objective 6** **Non-Residential Uses in Rural Areas**
Rural Commercial Development
- Objective 7** **Natural and Historical Resources**
- Objective 8** **Intergovernmental Coordination**
- Objective 9** **Evaluation of the Comprehensive Plan**
- Objective 10** **Compatibility**
- Objective 11** **Amendments to the Future Land Use Map**
- Objective 12** **Compatibility of lands adjacent to an airport**

Goal:

To promote complementary development patterns that are efficiently served by public facilities and services to support growth, while providing for the protection and enhancement of the county's rural character and unique natural qualities.

Objective 1 Guidelines for Future Land Use Categories

Establish land use categories that allow sufficient acreage for residential, commercial, office, mixed-use, industrial, education, agricultural, recreation, conservation and public and institutional uses while establishing a clear separation between urban and rural land uses.

Policy 1.1 The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution or provision of services in a setting which typically includes higher densities and intensities of residential and non-residential development, not generally associated with agricultural areas. Rural Areas are characterized as low density areas supported by social, economic and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved or low density development. Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed use districts, the Springs Protection Zone (SPZ), and Environmentally Sensitive Lands, (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted land development and zoning regulations will provide specific boundary guidelines and standards, where appropriate.

Policy 1.2 Land use categories on the Future Land Use Map shall be defined as follows:

Municipal Service District (MSD): Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities are allowed and urban services, such as central water, central sewer, police protection, fire protection, solid waste collection, streets, drainage facilities, schools and recreational facilities and services are provided, or encouraged to support development. Within a Municipal Service District, only the following land uses categories shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, ~~Urban High Density Residential~~, Public and Institutional Facilities, Historic Resources, ~~Conservation~~, Natural Reservation-Conservation, Recreation, Commercial and Industrial. Public schools are allowed within any land use category that falls within the Municipal Services District.

Urban Low Density Residential (up to one unit per acre, maximum 2 with water and sewer)

This land use category shall allow for areas that are predominantly single family residential uses and accessory and supportive uses to residential development. The maximum residential density is one (1) dwelling unit per acre, or two (2) dwelling units

per acre with the provision of central water and sewer. ~~or parcel of record as of December 31, 1989. This land use is permitted within an MSD.~~

Urban Medium Density Residential (up to 5 units per acre)

This land use category provides for areas that are predominantly for residential uses consisting of single family, duplex and triplex ~~and multi-family~~ residential uses and accessory and supportive uses to residential development. The maximum density is five (5) dwelling units per acre ~~or parcel of record as of December 31, 1989~~. This land use is permitted within an MSD. This land use must have central water and sewer services.

~~Urban High Density Residential (up to 12 units per acre)~~

~~This land use category provides for areas that are predominantly for residential use consisting of single family and multi-family residential use and accessory and supportive uses to residential development. The maximum residential density is twelve (12) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.~~

Commercial

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a Municipal Service Districts and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

In addition to the above-described commercial uses, one (1) residential dwelling unit may be permitted on a parcel of land that is designated commercial land use, provided that all of the following requirements are satisfied:

- (1) The parcel was designated commercial land use on December 31, 1989; and
- (2) The parcel is located within either a recorded residential plat or the boundaries of such parcel are identical to the boundaries of the parcel as it existed on December 31, 1989; and
- (3) There are no non-residential structures on the parcel; and
- (4) All applicable requirements of the County's land development regulations are met.

Industrial

This land use category provides for industrial uses ranging from light manufacturing to intensive activities and supportive uses including accessory/subordinate commercial uses. Industrial land uses are described by levels of intensity of either Light Industry or Heavy Industry. This land use is permitted within an MSD. The minimum lot size is one (1) acre

and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

Rural Commercial Node

This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular trips for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series.

The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .35 for non-residential uses.

All Rural General Commercial classifications shall be characterized by the following criteria: located on SIS or SHS transportation facilities only, have a maximum node size of 100 acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .40 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

Within a node, the minimum lot size for commercial development is one-fourth (1/4) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within Rural Commercial Nodes shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of Rural Commercial Nodes shall be consistent with Policy 1.7.

Forestry/Rural Residential

This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses, and very low density rural development, spatially separated from forestry uses. The maximum residential density is one (1) unit per twenty (20) acres ~~except as otherwise provided by Policy 3.4.~~ The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989. ~~Public schools are permitted within this category.~~ New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Agricultural/Rural Residential

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/or non-spectator based recreational uses, conservation uses, and very low density rural development. The maximum residential density is one (1) unit per ten (10) acres, ~~except as otherwise provided by Policy 3.3.~~ The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989. ~~Public schools are permitted in this land use category.~~ New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Rural Residential

This category provides for rural low density single family residential use, accessory and supportive uses to rural residential development, and limited agricultural uses. The maximum residential density is one (1) dwelling unit per 3 acres. Minimum Parcel size is three (3) acres, or parcel of record as of December 31, 1989. ~~Public schools are permitted in this land use category.~~

Recreation

This category provides for publicly or privately owned recreational sites for active or passive recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses and spectator sport facilities. The minimum parcel size is five (5) acres. The maximum lot coverage is ten percent (10%). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

Natural Resources and Conservation

This category provides for the conservation of natural resources, and Environmentally Sensitive Lands (ESL) including, but not limited to areas designated for floodplain, streamside, river and coastal resource management purposes. This category also provides for areas designated for conservation purposes, and owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. Public and private ESL, specified in the Conservation Element, shall conform to densities standards for Conservation land uses. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. Park facilities and services, agricultural/ forestry uses and passive

recreational activities and facilities that are compatible and complement conservation purposes of the area and are consistent with jurisdictional management plans shall be allowed in this category. This may include, but not be limited to, walking trails and trailhead facilities, primitive camping sites and hunting/fishing activities. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis. For public lands, development and activities shall be limited to resource based recreation access purposes. New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Private lands within designated Conservation areas are not precluded from development. However, proposed plans for residential development, lying within a riverine flooding areas or coastal flooding areas shall be permitted consistent with the following density standards:

a. Riverine and Coastal Flooding Areas in Municipal Service Districts - The maximum Residential Density is as follows:

	10-Year Flood	100-Year Flood	No Flood
No Central Services	One (1) dwelling unit per twenty (20) acres *	One (1) dwelling unit per twenty (20) acres	One (1) dwelling unit per twenty (20) acres
Centralized Water and Septic	One (1) dwelling unit per twenty (20) acres **	One (1) dwelling unit per acres **	Two (2) dwelling units per acres
Centralized Water and Sewer	One (1) dwelling unit per twenty (20) acres	Two (2) dwelling units per acres	Six (6) dwelling units per acres

* Septic Tanks are prohibited

**Alternative sewage disposal system may be permitted as allowed by appropriate regulatory agencies

- Note:
1. Central sewer is not allowed by this Comprehensive Plan unless provided by a municipality, special districts or within municipal service districts or Rural Commercial Nodes, as provided in the Infrastructure Element.
 2. Gross acreage for all developments shall be calculated using usable uplands and wetlands, excluding jurisdictional wetlands, open water or submerged lands.

b. Riverine and Coastal Flood Areas in Rural Areas - The County has designated all riverine and coastal floodplains in the County as “Conservation Areas.” The

maximum density is one (1) unit per twenty (20) acres or parcel of record as of December 31, 1989. Tracts of record, as of December 31, 1989, may be deemed vested for density purposes, but are not vested for purposes of complying with "concurrency", as defined and required in Chapter 163, Florida Statutes.

Natural Reservation

~~This category provides for areas designated for conservation purposes, and owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. Park facilities and services, agricultural/ forestry uses and passive recreational activities and facilities that are compatible and complement conservation purposes of the area and are consistent with jurisdictional management plans shall be allowed in this category. This may include, but not be limited to, walking trails and trailhead facilities, primitive camping sites and hunting/fishing activities. This definition does not include privately owned land managed by a state agency on either a voluntary or short term contractual basis.~~

Public and Institutional Facilities

This category provides for public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, utilities (including gas, water, and electric, water power, well houses, electric utility poles, transmission towers and electric substations, power generating facilities, sewerage, landfills, telephone facilities, utility poles and street lighting, cable services, and other similar equipment necessary for the furnishing of adequate services), public potable water wells, County airport and maintenance yards, educational facilities (elementary, middle and high schools, whether public, parochial or private), and other institutional facilities (churches, public clubs, health centers, hospitals and facilities for the care of the aged and infirm, and cemeteries). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. The minimum lot size is one (1)-fourth ~~(1/4)~~ acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

At the approximately 3,100 acre site owned by Florida Power Corporation DBA Progress Energy Florida, Inc. c/o Duke Energy Center designated on the Future Land Use Map as Public and Institutional Facilities no more than two (2) nuclear generating units with a maximum capacity of 3,000 megawatts shall be allowed unless specifically authorized by a comprehensive plan amendment adopted by ordinance of the Board of County Commissioners. Maximum full-time employment operations shall not exceed 1,500 individuals without an additional comprehensive plan amendment.

The minimum tract size for electric generating facilities shall be 2,500 acres, and a comprehensive plan amendment will be required for any such facility in order to establish an intensity standard.

Historic Resources Land Use

This category provides for the designation of historic buildings and districts, archaeological, and prehistoric sites or other culturally significant sites that have been designated with special protective status by the County. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

Additional Guidelines for Residential Land Use Categories - Supportive non residential uses are those uses that are functionally related to the social, cultural, economic and institutional character of an established community and may be permitted in residential and rural residential land use categories to promote traditional neighborhood design development. The overriding intent of this policy is to allow uses that serve the immediate residential areas, reduce trip length and encourage non-automotive travel.

These uses are limited to low intensity land usage and land coverage so as to ensure that these uses maintain an appearance that readily blends with adjacent residential lands. The maximum floor area ratio is .35 for all non-residential uses in residential districts to ensure compatibility. For allocation purposes these uses will apply to the residential land use category.

Supportive residential uses include: neighborhood level recreational facilities such as parks and playgrounds and other uses that complement the County’s recreation and open space system (i.e., greenway trails and trailhead facilities); community facilities and services such as churches, schools, day care services, group homes, lodges/community centers. Allowable neighborhood commercial use shall be limited to professional offices and limited personal retail services utilizing existing residential structures. New construction for the purpose of neighborhood commercial use shall be permitted by means of the Special Exception process in order: to ensure compatibility with adjacent residential uses and; to regulate the number and location of the uses. All neighborhood commercial uses must be located along a paved collector road or minor arterial.

Land Use- Zoning Compatibility Table

<u>LAND USE - ZONING COMPATIBILITY TABLE</u>	
<u>Land Use Categories</u>	<u>Zoning Categories</u>
<u>Forestry/Rural Residential (F/RR)</u>	<u>FRR, NR-CON, PR, PF, PUD</u>
<u>Agriculture/Rural Residential (A/RR)</u>	<u>ARR, NR-CON, PR, PF, PUD</u>
<u>Rural Residential (RR)</u>	<u>RR, NR-CON, PR, PF, RR3-C, PUD</u>
<u>Urban Low Density Residential (ULDR)</u>	<u>R-1, NR-CON, PR, PF, PUD</u>
<u>Urban Medium Density Residential (UMDR)</u>	<u>R-2, NR-CON, PR, PF, PUD</u>
<u>Urban High Density Residential (UHDR)</u>	<u>R-3, NR-CON, PR, PF, PUD</u>
<u>Natural Resources eservation - Conservation (NR-CON)</u>	<u>All Zoning Categories</u>

<u>Parks and Recreation (PR)</u>	<u>All Zoning categories, limited in NR-CON</u>
<u>Rural Commercial Node (RCN)</u>	<u>F/RR, A/RR, RR, RMU, NR-CON, PR, PF, PUD</u>
<u>Commercial C</u>	<u>C-1, C-2, C-3, C-4, NR-CON, PR, PF, PUD</u>
<u>Industrial (I)</u>	<u>I, C-1, C-2, C-3, C-4, NR-CON, PR, PF, PUD</u>

Policy 1.3 The County encourages incremental development of MSD’s that radiate outward from the municipal limits. Future land use map amendments that propose higher densities and intensities of development at the edge of an MSD boundary, as opposed to radiating outward from the municipal limit, shall be discouraged by the County and will be subject to review for compatibility and the efficient provision of services.

Policy 1.4 Urban residential densities, defined herein as any development with a gross density of greater than two (2) dwelling units per acre, will be permitted only within the Municipal Services District.

Policy 1.5 Rural residential densities, defined herein as any development with a gross density of one (1) dwelling unit per three (3) acres, will be permitted only within the rural residential areas. Density bonuses may be allowed consistent with Planned Unit Development (PUD) guidelines in Policy 3.3 and 3.4 of this element.

Policy 1.6 Numerous unincorporated but locally-recognized and named established communities exist throughout the County. These communities are shall be recognized on the Future Land Use Map as: Fowler’s Bluff, Camp Azalea, Rosewood/Sumner, Gulf Hammock, Morriston, Montbrook and Raleigh. ~~Maps of the boundaries of these communities shall be provided within the zoning map series by December 2017. Each of these established communities contains extensive platted subdivisions, some of which by size may be smaller than generally allowed by this plan and its implementing land development regulations. These existing platted subdivisions are expressly exempt from the parcel sizes required for new subdivisions, but shall none the less be required to comply with all lot coverage and setback requirements applicable to the new subdivisions.~~ Within these established communities, the County will allow existing and new commercial development to serve the needs of the local community, and existing commercial use shall be deemed conforming. ~~With the exception of Fowler's Bluff, new development in these unincorporated communities shall conform to the land use categories and density standards adopted for the contiguous unincorporated area. Fowler's Bluff, which has a central water system, is designated as a "Rural Residential" community, with a maximum density of two dwelling units per acre.~~

Policy 1.7 Rural Commercial Nodes (RCN) shall be depicted on the Future Land Use map series and based on existing land use patterns and environmental suitability. The boundaries may extend a maximum of 1,320 feet in length or width, extending from the center of the intersection or extending along a roadway. The boundary length or width may be increased up to an additional 330 feet for the following purposes: to extend the boundaries to an existing lot line in order to accommodate an existing business or to prevent the creation of a lot that

would not be developable due to residential density limitations. The maximum acreage of a Rural Commercial Node shall not exceed that provided in Policy 1.2. Where a property fronts two roads of different functional classification, access from the site will be from the lower classified road, to the maximum extent possible and designed to ensure there is no interference with the operation of the intersection.

Nodes may be established at intersections of collector roadways or collector/minor arterial roadways; or frontage on a County or State maintained roadway and in locations that meet one or more of the following criteria:

- a. Where there are one or more existing active businesses;
- b. Within a 1/4 mile of a locally recognized communities;
- c. Within a three-mile service area, a minimum of 50% of the parcels are developed or there are one or more vested subdivisions.

Policy 1.8 The Commercial Future Land Use Map designation shall be limited to Municipal Service Districts, as well as the areas designated as historically rural commercial Gulf Hammock, Lebanon Station, US Hwy 19 Commercial area between Fanning Springs and Chiefland and Rosewood/Sumner on the Future Land Use Map Series.

Policy 1.9 The County shall promote industrial and commercial development, as provided within the Economic Element and the Future Land Use Element. This is accomplished by the Future Land Use Map Series and policies which provide for commercial and industrial development in appropriate locations and according to performance criteria which discourage urban sprawl, manage access and appropriately address water and wastewater. ~~require that facilities and services are available at the time development takes place.~~

Mixed Use Development/Commercial Development Guidelines

Policy 1.10 Along principal arterials, commercial development within Planned Unit Developments (P.U.D.s) may be permitted based on the following criteria:

- a. Commercial uses may be approved in residential P.U.D.'s provided that the amount of commercial land is limited to ten (10) acres per five hundred (500) approved dwellings in the P.U.D. (Dwelling units per acre shall not exceed the densities established for the land use category in which the P.U.D. is located.)
- b. For non-residential P.U.D.'s, such as industrial, recreational or agri-business, the amount of commercial land area is limited to the lesser of either:
 1. Ten (10) acres per one hundred (100) acres of principal use; or,
 2. Ten (10) square feet of floor area per one hundred (100) square feet of principal use floor area.

3. In addition, the principal uses in non-residential P.U.D.'s shall be consistent with the land use category in which the P.U.D. is located.
- c. Development permits for commercial land uses within P.U.D.'s shall be issued in direct proportion to and shall not exceed the percentage of building permits that have been issued for the principal uses; e.g., if ten percent (10%) of the principal use building permits have been issued, then building permits for up to ten percent (10%) of the commercial land use (computed from a. above) may be issued, etc.
 - d. Commercial uses within P.U.D.'s shall be located not less than one (1) mile from a commercial node which is shown on the Future Land Use Map, and shall be located not less than one (1) mile from other commercial land uses within P.U.D.'s, unless the other commercial uses are immediately adjacent. "Immediately adjacent" shall include commercial uses which would be adjacent except for an intervening right-of-way.
 - e. Commercial uses within P.U.D.'s shall be located on local roads within the interior of the P.U.D., or at the intersection of collector or arterial roads and a major access road to the P.U.D.
 - f. Commercial uses within P.U.D.'s shall not have direct access to arterial roads. All such access shall be from local or collector roads, and any direct access to collector roads shown on the Transportation Circulation Element map series shall be located to meet Florida Department of Transportation standards.
 - g. Regardless of the mix of land uses within the P.U.D., the commercial uses(s) shall be accessory uses to and shall be functionally related to the principal use(s), and shall not be dependent on the flow of traffic on the arterial system

Policy 1.11 Proposed Planned Unit Developments shall provide a clustered development design and shall document a high percentage of internal capture of vehicle trips through an appropriate mix of land uses. As used herein, "internal" specifically excludes access to non-highway oriented commercial development directly from or to any arterial road as functionally classified by this plan.

Policy 1.12 The expansion of industrial land uses will be encouraged. Mining operations will be permitted as special exceptions in manufacturing and agricultural and forestry areas.

Family Homestead Exemption

Policy 1.13 Pursuant to ~~the authority of~~ section 163.3179, Florida Statutes, a homestead of an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of a the person who conveyed a the parcel of land to the recipient said individual, may be used solely for a homestead residence by the recipient said individual, notwithstanding the density or intensity of use assigned to the parcel in this plan.

Such a provision shall apply only once to any recipient individual. The adopted Land Development Code will establish the performance standards to implement this policy.

Objective 2 Future Growth Areas

Coordinate future growth and encourage development in areas based upon the availability of public facilities and services and the topography, soil conditions through the implementation and enforcement of land development regulations.

Concurrency

Policy 2.1 Densities and intensities of use will be coordinated with the availability of public facilities and services. Higher density residential development will be encouraged in areas where the extensions of existing urban services (water and sewer) are available and meet established level of service standards.

Policy 2.2 Development orders and permits shall be contingent on the availability/capacity of facilities and services necessary to serve the proposed development. Public facilities and services shall be available and provided concurrent with the impact of development. Proposed development will be reviewed to ensure that level of service standards are met and consistent with standards adopted in the Capital Improvements, Infrastructure, Transportation Circulation, Public School Facilities and Recreation and Open Space Elements.

Policy 2.3 The land development, zoning and subdivision regulations shall require that a proposed development provides safe and convenient on-site traffic flow and off-street parking.

School Siting Guidelines

Policy 2.4 To be considered in designated commercial land use categories, a proposed school site must be functionally related to surrounding land uses and development, in close proximity to the municipal boundary (city limits), and not in environmentally sensitive areas or flood-prone areas.

Development Standards

Policy 2.5 The County will ensure the provision of adequate public facilities through zoning ordinances and subdivision regulations that will require that proposed developments provide suitable land area for utilities including, but not limited to, water, sewer, public schools, solid waste and drainage.

Policy 2.6 The County will regulate development within all areas subject to flooding. The adopted Floodplain Maintenance Ordinance shall limit and provide design criteria for land within the 100 year flood zone. Methods including: zoning and subdivision regulations, development clustering incentives and requirements for open space shall be used to minimize adverse development impacts.

Policy 2.7 Potable water wellfields will be protected by requiring contiguous development (located within 660 feet) to either be very low residential density or served by central sewer and consistent with Conservation Element Policy 6.8.

Objective 3 Innovative Land Development Regulations

Encourage the use of innovative land development regulations that promote complementary mixed land uses, compatible development and protect natural resources.

Planned Unit Development (PUD)

Policy 3.1 Innovative land use development patterns, including P.U.D.'s and cluster zoning development shall be permitted and encouraged. Land development regulations shall establish standards for cluster subdivisions.

Open Space and Agricultural Land Protection

Policy 3.2 Open space will be required to be provided within all residential and mixed use development through lot coverage requirements in the Levy County Land Development Code and the requirement for usable open space as contained within the subdivision regulations. Open space shall be defined as undeveloped land which is free of structures and equipment except that incidental to the land's open space uses. Open space can include, but may not be limited to, the use of land for flood protection, creating a sense of spatial separation for incompatible land uses, the provision of passive recreation, active recreation, or conservation uses, historical site preservation and areas for agricultural operations. All residential development within the Rural Residential (one dwelling unit per 3 acres) Future Land Use designation will be required to preserve open space according to the following criteria:

- a. Tracts over 100 acres must retain 40% open space;
- b. Tracts over 40 and up to 100 acres must retain 30% open space.

Policy 3.3 Agricultural areas will be protected from the encroachment of incompatible development. ~~Residential subdivisions will be discouraged in areas designated primarily for agricultural land use.~~ Development shall be limited to a minimum tract size of at least ten (10) acres. ~~As an incentive to conserve the use of land for agricultural purposes and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Code, shall receive a density bonus of one (1) dwelling unit per five (5) acres from the undeveloped portion of the same common ownership to be utilized for agriculture and/or open space use, excluding wetlands.~~

Policy 3.4 Commercial forestry areas will be protected from the encroachment of incompatible development. ~~Residential subdivisions will be discouraged in areas designated for primarily commercial forestry use.~~ Development shall be limited to a minimum tract size of twenty (20) acres. ~~As an incentive to conserve the use of land for silviculture and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Code, shall receive a density bonus of~~

~~one (1) dwelling unit per ten (10) acres from the undeveloped portion of the same common ownership to be utilized for silviculture and/or open space use, excluding wetlands.~~

Policy 3.5 Future Land Use Map amendments proposing a change in land use to the Rural Residential (RR-one dwelling unit per 3 acres) designation shall meet the following minimum criteria:

- a. The property must have direct access to a county paved roadway, or a state road;
- b. The property must be located within five (5) miles of a public school (or 2 miles of a school bus route);
- c. The property must be located within a five (5) mile radius of a municipality or Rural Commercial Node;
- d. The property must be located within one (1) mile of property with the Rural Residential land use designation or a pre-existing subdivision of 20 or more lots of the same or higher density;
- e. The density of one (1) dwelling unit per three (3) acres is compatible with the surrounding land uses.
- f. The minimum parcel size for consideration of densities up to one (1) dwelling unit per three (3) acres is 20 acres. Parcel sizes of less than 20 acres shall be considered only when located adjacent to property with an existing Rural Residential future land use map designation

Policy 3.6 Transfer of development rights or rural land stewardship methods shall be reviewed and evaluated in the future for feasibility in Levy County for the preservation of agricultural lands.

Complementary Mixed Land Use Development

Policy 3.7 Non-residential uses (i.e., commercial, industrial, recreational, community facilities and uses) that are “functionally related” to rural and/or agricultural land uses may be permitted in the rural areas of the County. “Functionally related” uses are those activities and development which are consistent with one of the following guidelines and development requirements:

- a. Occur in connection to farm/agricultural operations, and/or provide services related to the production or marketing of agricultural products. These uses may include, but not limited to, farm equipment repair, large animal veterinary services and farm related sales, packing, crating and shipping facilities. The following development requirements shall apply:
 1. Maximum lot size shall be three (3) acres; and
 2. Maximum Floor Area Ratio shall be .35.
- ~~b. Provide for community facilities related to the social and institutional character of the area. These uses include, but are not limited to, churches, community lodges/centers and daycare centers. The following development requirements shall apply:~~

1. ~~Maximum lot size shall be three (3) acres; and~~
 2. ~~Maximum Floor Area Ratio shall be .35.~~
- e. ~~Complement and support the recreation and open space system within rural areas of the county, the intent of which is that the proposed use is not the attraction or destination, rather, but a supporting use that complements the existing recreation and/or open space system within rural areas of Levy County. These uses include, but are not limited to, resource based recreational facilities and amenities such as trail head services and bed and breakfast establishments, excluding hotels and motels. Recreational vehicle parks and camp grounds may be considered by the special exception permit review process when consistent with the following minimum criteria:~~
- ~~The RV park and or campground is located in close proximity to the natural resource or openspace(s) it is intended to complement or support;~~
 - ~~Access to the RV park is required from a roadway classified as a major collector, collector, minor arterial or principal arterial;~~
 - ~~The parcel proposed for development is a minimum of five (5) acres in area;~~
 - ~~The ratio of RV spaces and/or camp sites does not exceed eight (8) spaces per acre;~~
 - ~~A minimum area equal to 25% of the total project area is provided as open space and may only be used for passive recreational use. This area shall consist of usable uplands;~~
 - ~~Adequate setbacks, screening and buffering are provided between the project area, adjacent non-recreational land uses and public roadways as required by the land development code or deemed appropriate during the special exception review process; and~~
-
- ~~Accessory uses associated with the RV park, as well as commercial or retail uses, are to be located internal to the park and be of a scale and location as to primarily serve the needs of the guests.~~

Proposed developments shall be reviewed to ensure such development is compatible with surrounding land uses, are not adverse to the public interest and are consistent with the other provisions and requirements in the Comprehensive Plan. ~~Activities that may generate potential nuisances such as noise, odor, dust, off site glare, substantial traffic, may be permitted by the Special Exception permit process.~~

Home Occupation

~~**Policy 3.8** Home occupations, as an accessory and subordinate use of a primary residence, may be permitted to provide for citizens, including handicapped and aged, and other conditions which would limit persons from the workplace. Home occupations may be permitted based on standards and criteria in the Levy County Land Development Code that protect the surrounding residential development from adverse impacts to the character of neighborhoods or from activities that would endanger the health and safety of the residents of the neighborhood.~~

~~In no case, may a home occupation exceed thirty percent (30%) of the living area, conduct on premise retail sales, retain outdoor storage, create objectionable noise, fumes, odors, dust, vibration, electrical interference detectable to the normal senses off the lot, generate traffic in excess of ten vehicles per day, and/or store or generate hazardous waste.~~

Development Controls

Policy 3.9 Regulations for buffering of incompatible land uses shall be set forth in the land development, zoning and subdivision regulations.

Policy 3.10 Levy County ~~has~~ will ~~adopted~~ sign regulations as a part of the land development regulations. These regulations ~~will~~ specify the acceptable types, sizes, locations and other controls essential to the protection of the public health, safety and general welfare.

Accessory Dwelling Unit (ADU)

Policy 3.11 The County has provisions for Accessory Dwelling Units (ADU) which is a second, smaller accessory dwelling permitted on a homesteaded parcel one (1) acre or greater in size. This takes the place of the old guest house and hardship variance provisions. Additionally, this can be a means of providing affordable housing throughout the county.

Objective 4 Coastal Area

Population concentrations shall be directed away from known Coastal High-Hazard Areas and wetland systems through the designation of Conservation areas and coordination with the appropriate local or regional hurricane evacuation plan. Coastal High-Hazard Areas shall include all lands in the category 1 evacuation zones.

Policy 4.1 Local Hazard Mitigation plans, including the County Hurricane Evacuation Plan, shall be updated annually by the Emergency Management Director to identify needs and ensure adequate services for those population densities proposed on the Future Land Use Map.

Policy 4.2 Land development regulations shall provide for the orderly and well-planned development of hurricane evacuation corridors in order to preserve the safe and efficient traffic circulation on the roadway. This shall include at a minimum, site plan review of all development which would exceed low density standards for residential development and all commercial development. This review shall give special consideration to traffic circulation and access issues, stormwater drainage and flood protection and the provision of public services and facilities.

Policy 4.3 The County shall coordinate the review of proposed development within Coastal High Hazard areas with appropriate governments and regulatory agencies. Development review procedures and processes will be prepared and considered for adoption to enhance coordination and mitigate potentially adverse impacts of future development and redevelopment activities along hurricane evacuation routes.

Objective 5 Redevelopment and Infill Development

Encourage the redevelopment and revitalization of blighted areas through the implementation of housing programs and land development regulations directed toward the elimination of substandard housing.

Policy 5.1 The County will use the State Housing Initiative Partnership guidelines to improve the housing stock and provide housing for very low, low and moderate income households by administering services for:

- a. Purchase assistance;
- b. Rehabilitation and repair;
- c. Emergency home repair for the elderly.

~~**Policy 5.2** The County will use and continue to develop private sector incentives and requirements to provide affordable housing for large scale residential developments. At a minimum, the development will provide public facilities and supporting infrastructure in accordance with those standards adopted in the Recreation and Open Space, Infrastructure and Transportation Circulation elements of this Plan.~~

Policy 5.3 The County shall use the remedial provisions of the standard building code and consider adoption of a standard code addressing substandard housing.

Policy 5.4 The County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Florida Building Code and land development Regulations.

Policy 5.5 The County will continue to enforce appropriate regulations regarding illegal junkyards.

Policy 5.6 The County will coordinate rehabilitation and/or demolition programs with the North Central Florida Regional Housing Authority to further efforts to eliminate substandard housing.

Policy 5.7 The County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Policy 5.8 An exception to the standards in this plan is allowable for affordable housing, as a means of reducing land and infrastructure costs, as follows:

- a. The minimum lot size is reduced to 3,000 square feet for single family districts within a MSD and with both central sewer and central water available, with a commensurate reduction in lot width to 30 feet and lot depth to 70 feet.
- b. There is no minimum lot size for affordable housing constructed in single-family residential districts.

The exceptions above apply to lot size. No exception to the number of dwelling units per acre in the various Future Land Use categories may be granted.

Policy 5.9 The ~~Development Department~~ Planning and Zoning Director may grant an administrative variance to the front yard setback requirements for affordable housing if it is necessary to allow infill development to conform to the setbacks of existing homes on either side, even if those setbacks are nonconforming.

Objective 6 Non-Residential Uses in Rural Areas

Reduce the number and intensity of non-residential uses in the rural areas that are inconsistent with the community's character and future land uses by encouraging the conversion of these uses to less intense and more compatible uses.

Rural Commercial Development

Policy 6.1 ~~The County will provide for rural commercial traditional neighborhood development in the rural areas of the County. The overriding intent of this policy is to: 1) promote the redevelopment of inconsistent non-residential development to uses that support rural population concentrations; 2) discourage urban sprawl; and 3) provide a timing mechanism for the establishment of Rural Commercial Nodes.~~

Limited rural commercial uses to serve the established communities identified in Policy 1.6, may be allowed by the Special Exception permit process and include neighborhood level business (e.g., convenience stores, two pump gas station, barber/beauty shop) to support the personal and retail needs of rural communities and reduce the length and number of trips on the roadway generated by traveling to urban areas. Limited rural commercial uses shall be subject to the following development requirements:

1. ~~Maximum lot size shall be three (3) acres; and~~
2. ~~Maximum Floor Area Ratio shall be .35.~~

Policy 6.12 Allowable rural commercial uses will be encouraged to utilize existing residences for professional offices and to provide for low intensity neighborhood retail services. New structures and non-office commercial uses may be permitted and shall be consistent with the following guidelines and criteria.

a. Development and Location Guidelines:

1. Proposed development shall provide landscaping and buffering to blend with existing uses and generally be limited to services/retail uses that serve the needs of immediate neighborhood(s);
2. The site must be highly accessible to adjacent residential areas.
3. The applicant shall document the demonstrated need for the proposed development.

b. Access and Spacing Criteria:

1. The site must have paved frontage and be located along a collector or minor arterial roadway. Access at an intersection shall be from the lower classified roadway to the maximum extent possible.
2. Establishment of new development shall be approved based on the following spacing requirements to encourage compact contiguous development and discourage urban sprawl development patterns.
 - a. Proposed development/uses shall not exceed a spacing distance of 1320 feet from an existing business(s); or
 - b. If the location is beyond 1320 feet of existing business (s), proposed development shall not be approved within six (6) miles of an established business.

c. General Provision:

1. Proposed development shall be consistent with development standards and guidelines in the Comprehensive Plan and land development regulations;

The intent is that all commercial uses are contained within a 1/4 mile parameter and conform to Rural Commercial node standards. At the time three businesses are established within a 1/4 mile radius, the County may consider the establishment of a rural commercial node.

Policy 6.3 Existing and continually active commercial and industrial land uses, as of January 23, 1990, located outside designated Municipal Service Districts shall be recognized as conforming rural commercial (CRC) uses.

Policy 6.4 The County will encourage redevelopment of conforming rural commercial (CRC) uses to developments and activities that are consistent with the Future Land Use map series.

- a. Changes in the primary use of these properties shall be limited to uses of equal or less intensity as provided in the land development regulations.
- b. Expansion and/or change of use of conforming rural commercial or industrial uses shall only be allowed on the developed parcel of record and shall meet all current development and buffering standards.
- c. Re-establishment of a use that is inconsistent with the Future Land Use map series, which has been abandoned or discontinued for a period of one (1) year shall be prohibited.

Policy 6.5 The County will identify non-residential uses that are inconsistent with the Future Land Use map series and use tracking procedures to ensure that change of uses, expansions and modifications are consistent with Policy 6.4.

Objective 7 Natural and Historical Resources

Ensure that natural and historical resources are protected from the adverse impacts of development.

Policy 7.1 The County supports the State acquisition of environmentally unique or endangered areas, specifically those areas that will be accessible to the public. Resource-based and/or activity-based recreation areas plans by the County and/or State will be developed to provide maximum access and utilization by the public.

Policy 7.2 The Levy County Land Development Code shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to, vegetative land cover mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

Policy 7.3 Rural residential development proposed contiguous to the Cedar Key Scrub State Reserve, Manatee Springs State Park and the Wacassassa River shall trigger an automatic request for a review and comment by all affected Federal, State, Regional and Special District agencies prior to approval by the County.

Policy 7.4 The County will coordinate the review of proposed development plans in environmentally sensitive areas with the appropriate resource management agency and where appropriate, with adjacent cities, counties, special districts, and the Regional Planning Council.

Policy 7.5 Historic resources shall be protected by designation as historic sites by the State or the County.

Policy 7.6 Adaptive re-use of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

Objective 8 Intergovernmental Coordination

Coordinate the Levy County Comprehensive Plan with the River Basin Resource Planning and Management Programs via formal intergovernmental agreements.

Policy 8.1 The County will prepare draft intergovernmental agreements establishing a mechanism to enhance the coordination of plans to manage and protect of natural resources with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWFWMD). Final agreements will be adopted by resolution by the County.

Policy 8.2 The Levy County Comprehensive Plan will be reviewed and revised as necessary to ensure consistency with changes in Water Management District plans and their plans for the various basins.

Objective 9 Evaluation of the Comprehensive Plan

Evaluation and appraisal of the Levy County Comprehensive Plan at least once every 7 years, consistent with the schedule published by the Florida Department of Economic Opportunity.

Policy 9.1 Data and analysis resulting from the Evaluation and Appraisal process shall serve as updates and appendices to previous Levy County Comprehensive Plan Data and Analysis sections.

Policy 9.2 The future land use plan shall be based upon surveys, studies, and data regarding the area. Criteria shown in Policy 11.1 shall be used, as applicable, as the basis for the countywide allocation of lands for residential and non-residential land use categories.

Policy 9.3 The County shall review and assess the boundaries of each Municipal Service District (MSD) during the Evaluation and Appraisal process or periodically, in coordination with the appropriate municipality, and may amend MSD boundaries based on the criteria established in Policies 11.1 and 11.2.

Objective 10 Compatibility

The County shall strive to ensure compatibility between existing active agricultural lands and new subdivisions with a density greater than one dwelling unit per 10 ~~5~~ acres.

Policy 10.1 All new subdivisions proposed to be developed adjacent to agricultural land uses or existing agricultural operations shall provide design elements on the plat to mitigate the

potential for nuisances caused by either use. Such design elements may include: larger lots than the minimum required for the land use designation, increased setbacks along the boundary abutting the agricultural land use, provision of a non-deciduous vegetative screening, and an interior road system designed to direct traffic away from intensive farming operations.

Policy 10.2 The determination of the appropriate setback distance, the adequacy of the methods proposed for screening and buffering between the agricultural land use and the development, and the design of the interior road system will be directly related to the agricultural land use designation or the type of existing agricultural activity that is carried out on the land adjacent to the new development. Such design elements shall be shown in detail on the preliminary plat offered for review by the planning commission, and subsequently approved or denied by the board of county commissioners.

Policy 10.3 The County, through its land development ~~code~~ regulations, shall require minimum setbacks and screening and buffering for all new subdivisions and developments abutting active agricultural lands or other incompatible land uses. These regulations shall address potential off-site impacts such as noise, dust, light, and stormwater run-off issues associated with the characteristics of the new development.

Objective 11 Amendments to the Future Land Use Map

Establish the basis and evaluation criteria for future land use map changes.

Policy 11.1 The County will review proposed changes to the Future Land Use Map by using the following evaluation criteria:

1. Consistency with the Levy County Comprehensive Plan.
2. An analysis of the amount of land required to accommodate anticipated growth
3. The projected permanent and seasonal population of the area.
4. The character of undeveloped land, soils, topography, natural resources, and historic resources on site.
5. The availability of water supplies, public facilities, and services.
6. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
7. The compatibility of uses on lands adjacent to an airport as defined in Section 330.35, Florida Statutes, and consistent with Section 333.02, Florida Statutes.
8. The discouragement of urban sprawl as defined in Section 163.3164, Florida Statutes, and consistent with the indicators in Section 163.3177(6)(a)9., Florida Statutes.
9. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
10. The need to modify land uses and development patterns within antiquated subdivisions as defined in Section 163.3164, Florida Statutes.

Policy 11.2 In addition to the evaluation criteria stated in Policy 11.1, expansion of a municipal service district (MSD) shall be in the form of a large-scale land use amendment that demonstrates the following, as applicable:

4. The additional land use acreage is required at urban densities and intensities to meet the needs of development within Levy County;
5. Lands within the existing MSD are not capable or suitable for the type of urban development proposed, with resulting need for additional land to meet the existing need for urban development;
6. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;
7. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
8. Expansion of an MSD area does not result in a negative impact on environmentally sensitive lands or natural resources;
9. ~~Other lands are proposed for removal from the MSD, resulting in no net change in the amount of additional land to be designated within the MSD area to maintain an adequate supply of urban land.~~

Objective 12 Compatibility of Lands Adjacent to an Airport

Achieve the compatibility of lands adjacent to the George T. Lewis Airport through land development regulations and coordination with surrounding jurisdictions.

Policy 12.1 Levy County shall use the George T. Lewis Airport Master Plan as the future land use guide for development in and around the airport.

Policy 12.2 The Levy County Land Development Code shall include regulations concerning airport zones, airport height limitations and airport land use restrictions.

Policy 12.3 Levy County shall coordinate with Cedar Key on new development or redevelopment at the airport to ensure compatibility with surrounding land uses.

Levy County Future Land Use Map

Exhibit "E"

Cross City
DIXIE

Trenton

Newberry

Gai

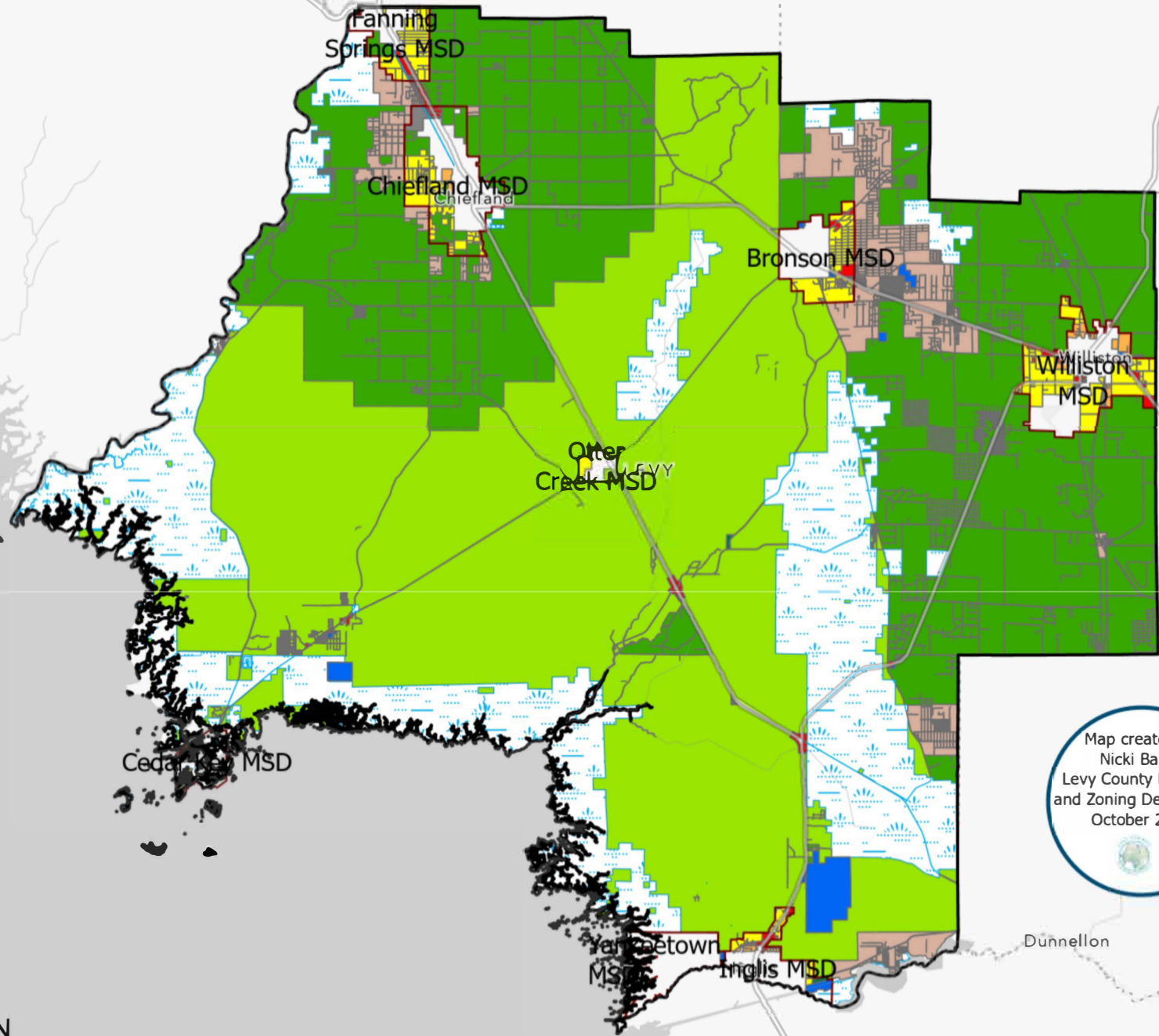
Legend

Levy County Boundary

Municipal Service Districts

Levy County Future Land Use

- Forestry / Rural Residential
- Agricultural / Rural Residential
- Natural Resources and Conservation
- Rural Residential
- Urban Low Density Residential
- Urban Medium Density Residential
- Commercial
- Industrial
- Public
- Recreation



Map created by
Nicki Bailey
Levy County Planning
and Zoning Department
October 2023



EAR Updates 2023 – GIS Edits

Land Use Codes Key

Future Land Use	Code	Density
Forestry / Rural Residential	F/RR	1 unit / 20 acres
Agricultural / Rural Residential	A/RR	1 unit / 10 acres
Rural Residential	RR	1 unit / 3 acres
Urban Low Density Residential	ULDR	1 unit / 1 acre
Urban Medium Density Residential	UMDR	5 units* / 1 acre
Commercial	C	

*With access to services.

Changes to Future Land Use Map

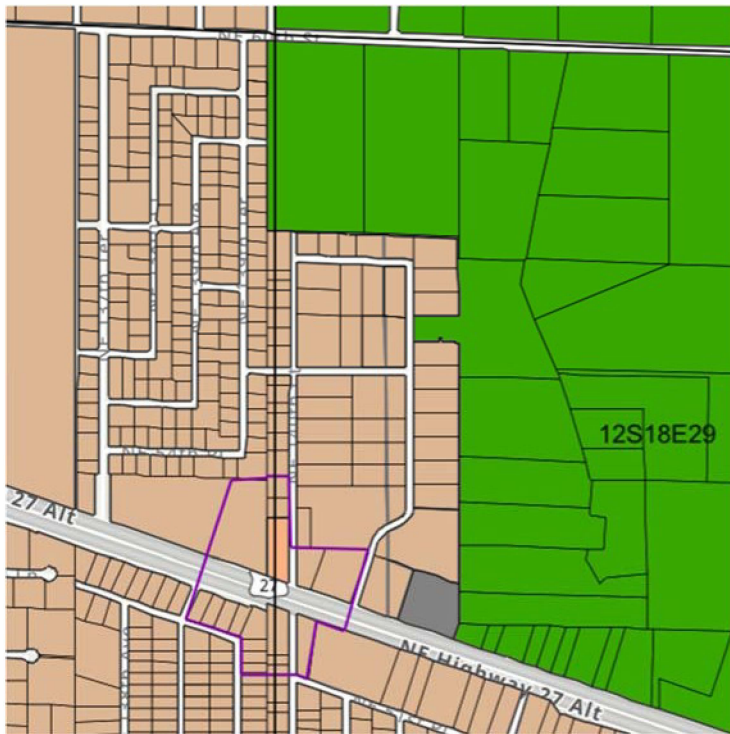
Parcel Number	Acreage	Original Land Use	Adjusted Land Use	Rationale
0675300000	2.43	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675300300	1.21	A/RR	RR	Map error, B&R Subdivision area
0675600800	1.32	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675600700	1.32	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675600500	1.32	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675800000	1.32	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675900000	8.21	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0676200100	2.44	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675100000	1.43	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
067510010A	1.53	A/RR	RR	Map error, split LU, changed to match rest of subdivision.
0676900000	1.17	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676500000	1.17	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676800000	1.17	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676800200	1.17	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676400000	1.17	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676700000	1.18	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676400200	1.18	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676400100	1.18	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676600000	1.19	A/RR	RR	Map error, too small, changed to match rest of subdivision.
0676300000	4.65	Split RR and A/RR	RR	Map error, split land use

1148900000	2.90	C	RR	LSA 18-01 Mapping Error
1148500000	1.9	RR	C	LSA 18-01 Mapping Error
047510000A	9.5	UMDR	C	CZ 22-01, Ord. 2022-16
1426400000	1.95	ULDR	C	SSA 22-03 Ordinance 2023-2
1426500000	1.42	ULDR	C	SSA 22-03 Ordinance 2023-2
1426600000	1.40	ULDR	C	SSA 22-03 Ordinance 2023-2
0427000100	1.59	F/RR	C	Ordinance 2022-6
0433100100	11.61	UMDR and C	C	SSA 22-02

Original Land Use Map of 29-12-18, B&R Subdivision Area



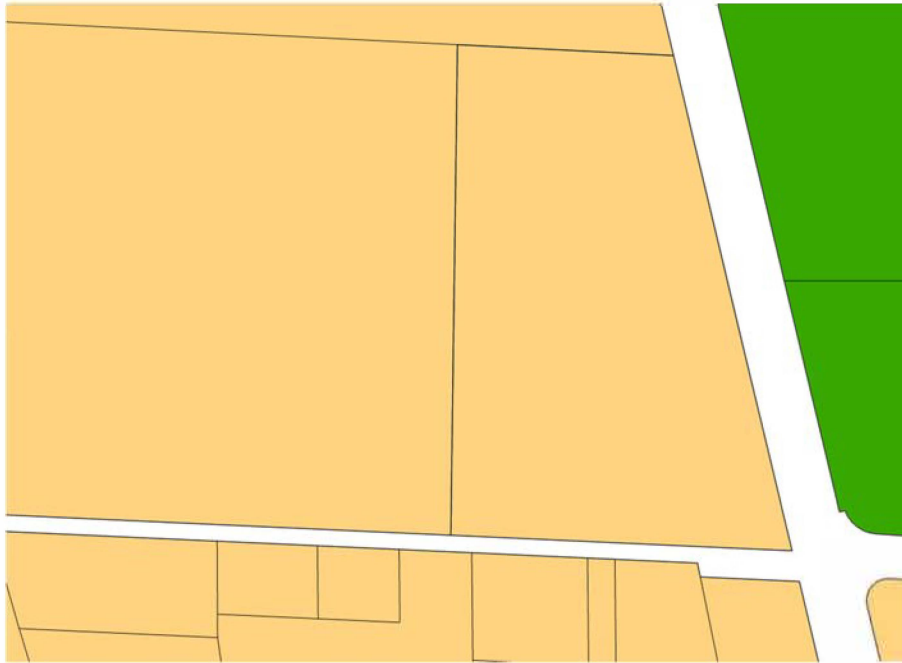
Revised Land Use Map of 29-12-18, B&R Subdivision Area



Brown is Rural Residential, Green is A/RR.

SSA 22-01: Ordinance 2022-16 to change from UMDR to Commercial. M. Brooks, 04751000A

Before:



After:

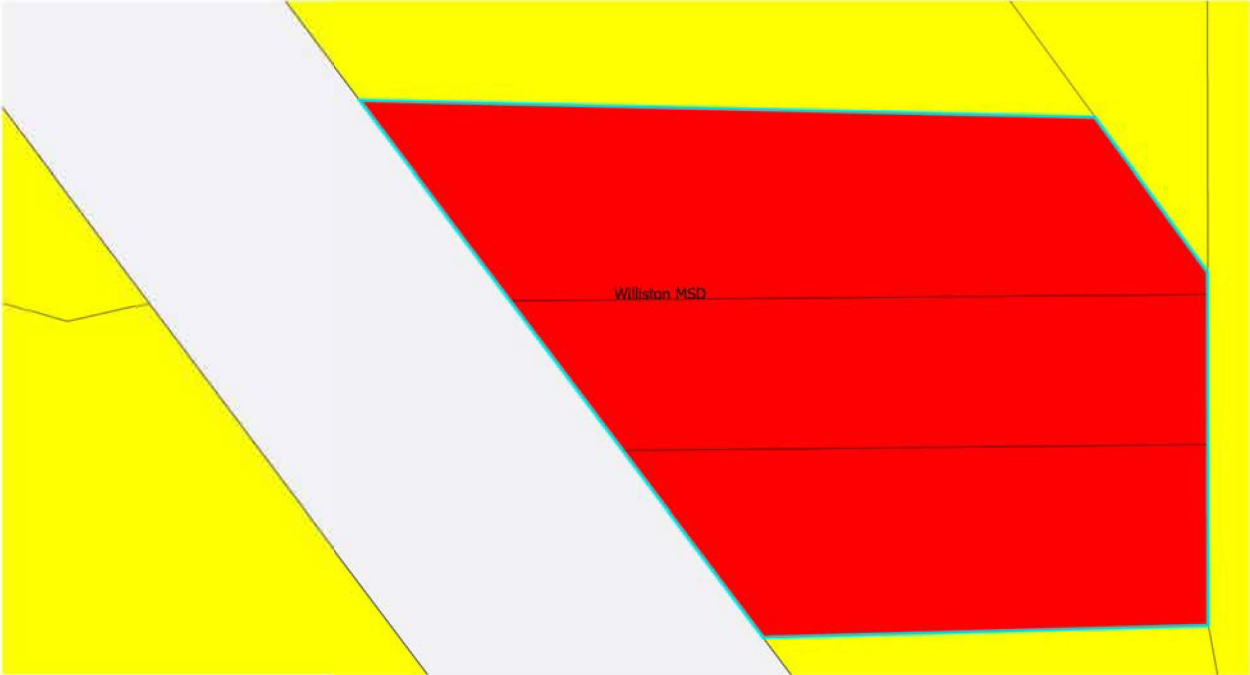


OBJECTID *	Shape *	Levy_FLU_1	Zoning Category	acre	Shape_Length	Shape_Area	Date of Change	Notes	Ordinance Number
86	Polygon ZM	Williston MSD	C-3	863.233837	3825.752612	449650.095152	25 May 2023, 2:29 PM	CZ 22-01	2022-16

Click to add new row.

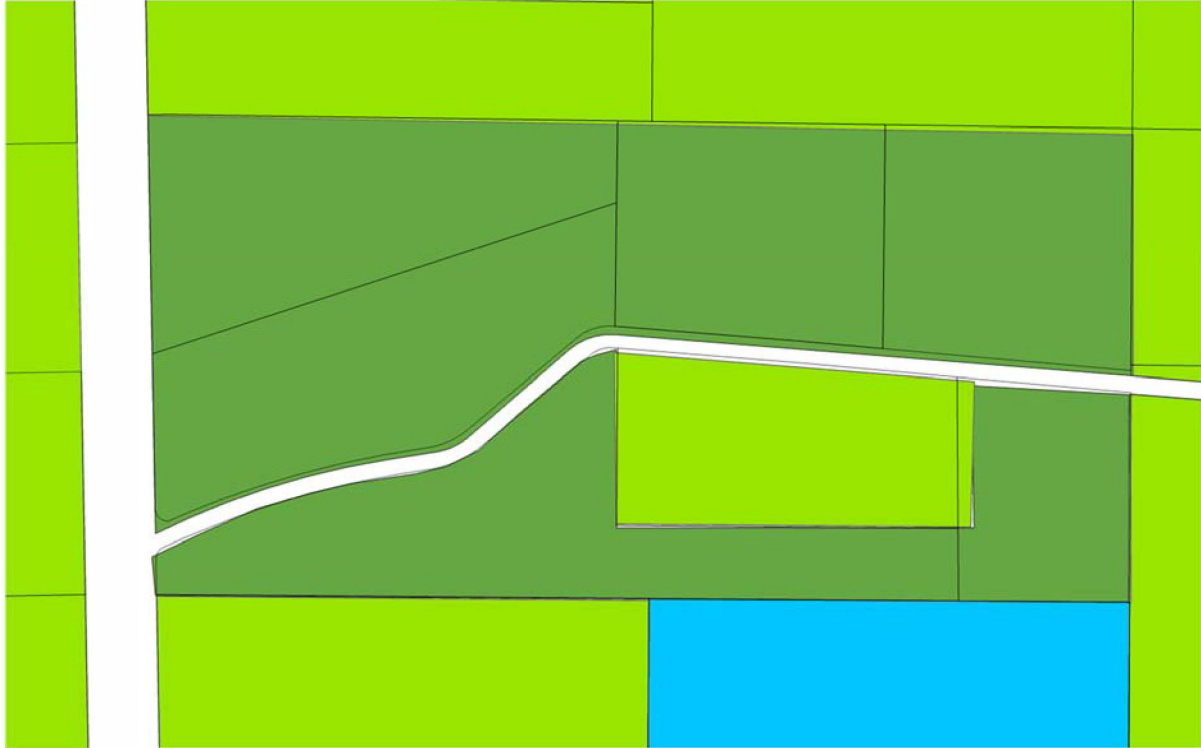
Ransdell-Challa SSA 22-03 and CZ 22-04, Ordinance 2023-2, 1426400000, 1426600000, 1426500000

Change of Future Land Use from ULDR to Commercial

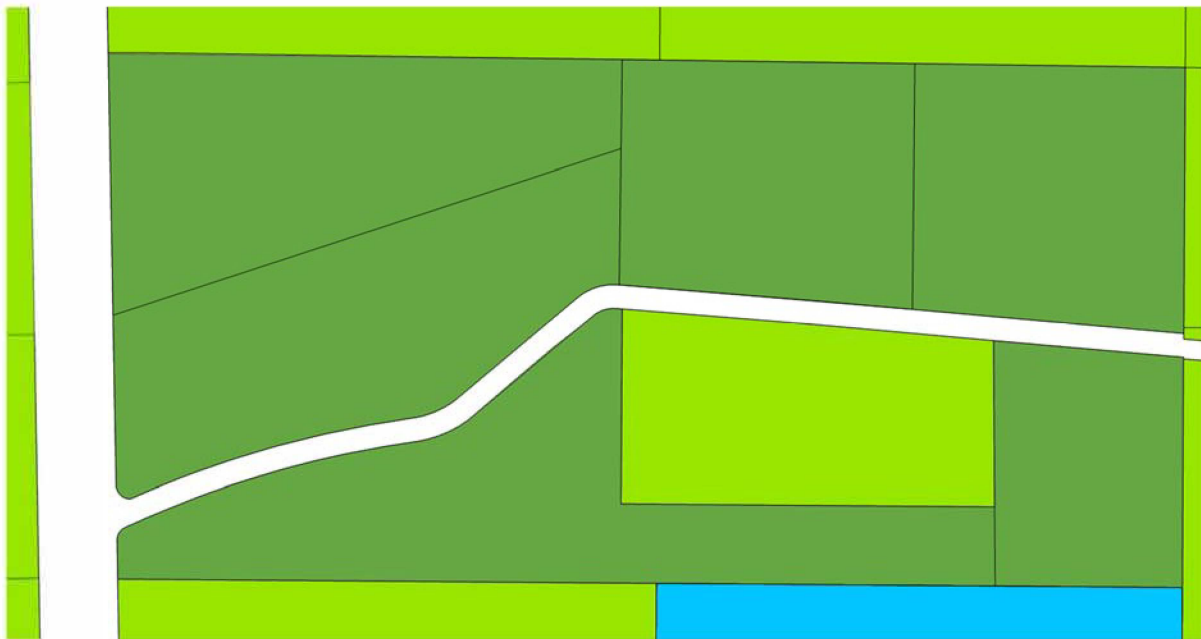


Parcel: 1436501600 (62.39 ac) was split into five parcels following CZ 01-21, a change of zoning from F/RR to A/RR. Ordinance 2021-008. New parcel IDs: 2223800500, 2223800200, 2223800100, 2223800300, and 2223800400, all containing at least 10 acres.

Before:



After:



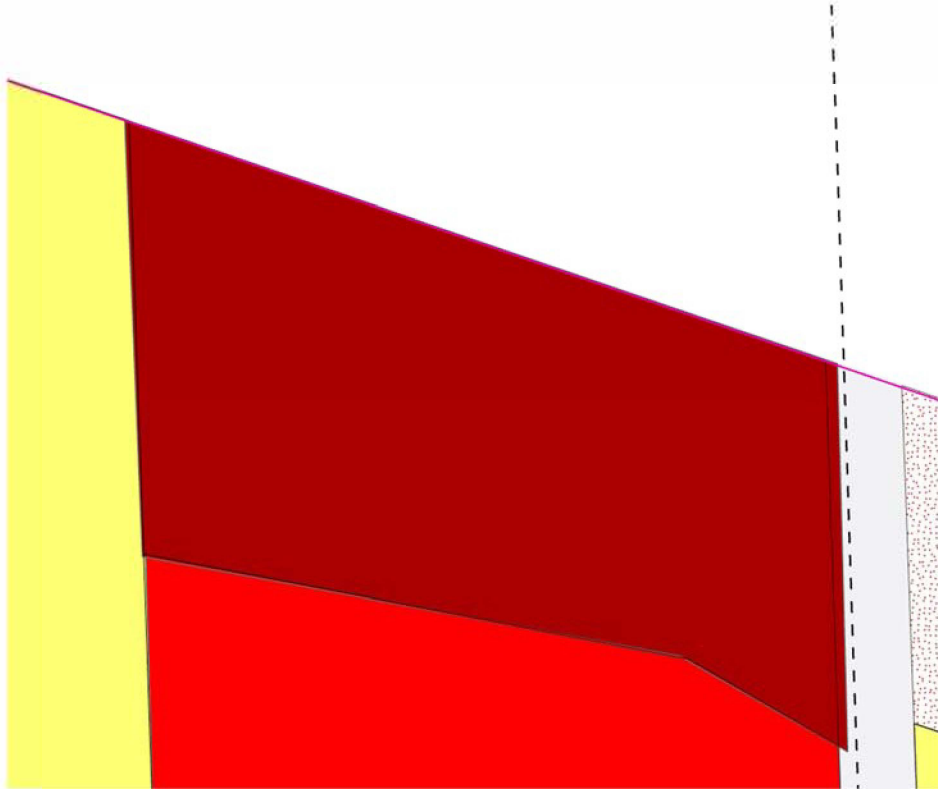
Parcel ID

0427000100:

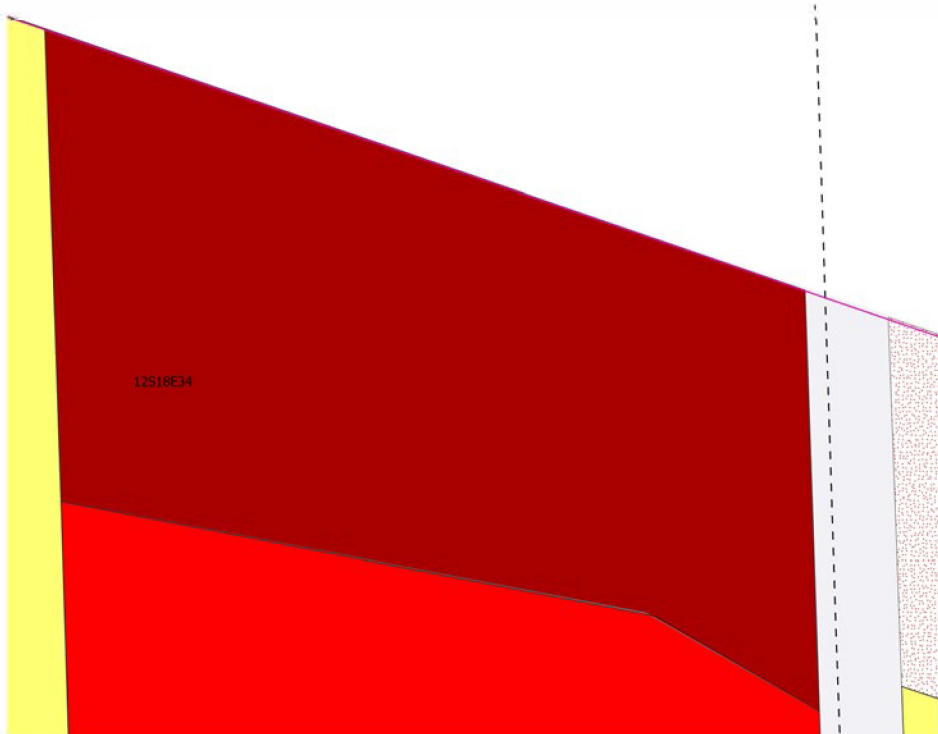
Ord 2022-6

F/RR to C

Before:



After:

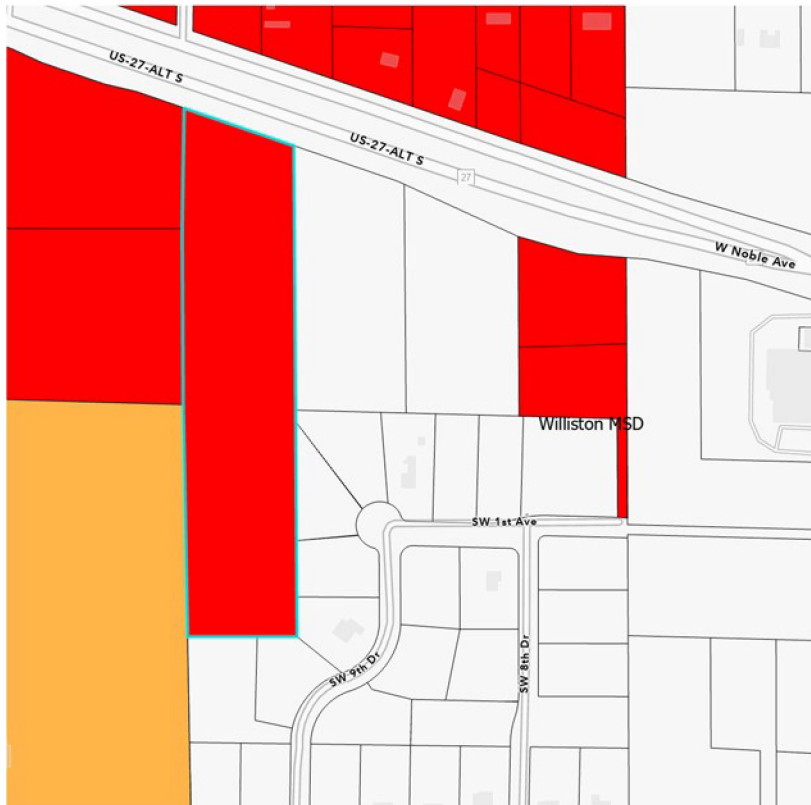


Parcel 0433100100, 11.61 acres split between UMDR and C, changed to all C in SSA 22-02.

Before:



After



Mapping Error after LSA 18-01, Parcels 1148900000 (2.9 ac C to RR) and 1148500000 (1.9 ac RR to C)

Before



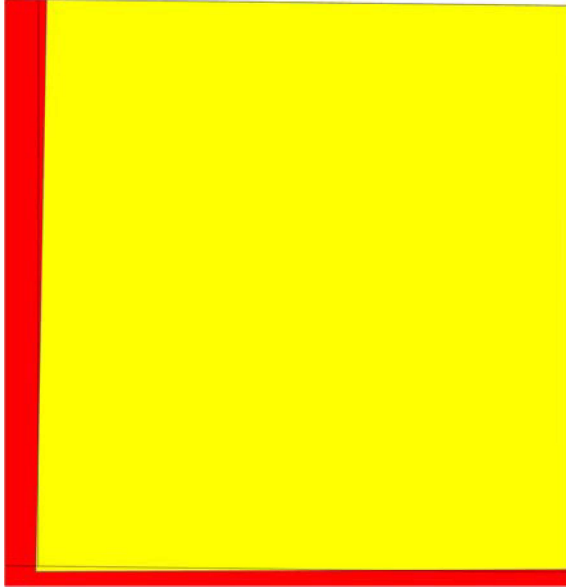
After



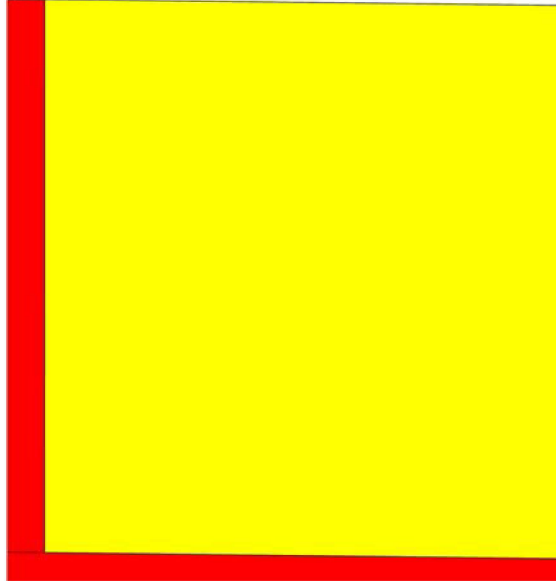
Examples of Cleaned-Up Edges

0753101800

Before:

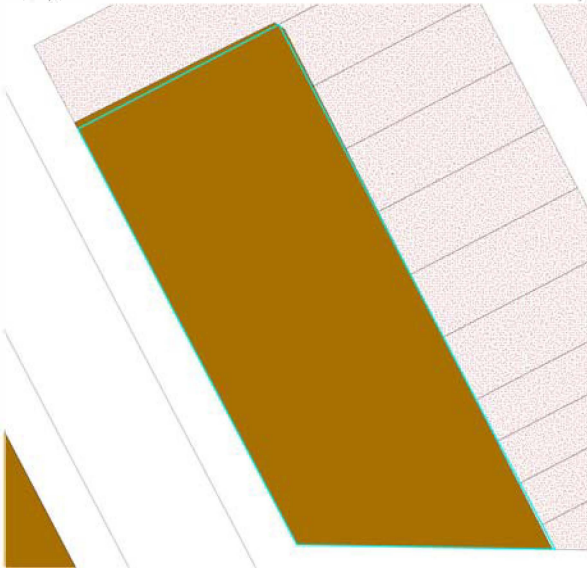


After:

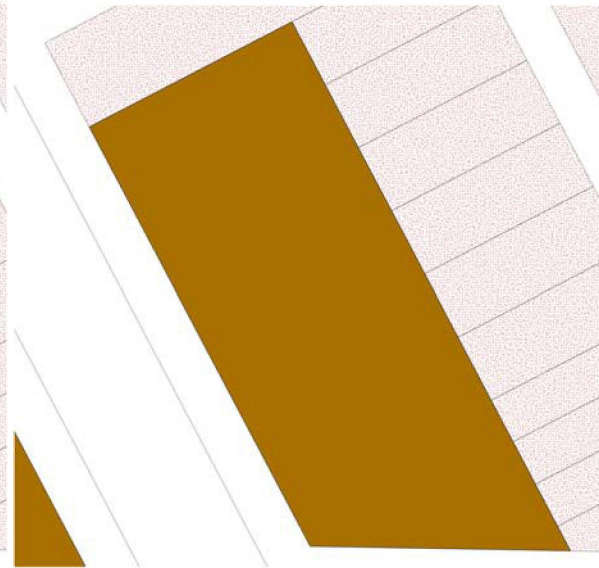


0757601400

Before:



After:



HOUSING ELEMENT**GOALS, OBJECTIVES AND POLICIES****Element Guide:**

- Objective 1** **Affordable Housing**
Community Development Principals
- Objective 2** **Implementation of Housing Programs**
Program Development
Funding
Inventory
- Objective 3** **Very Low, Low and Moderate Housing**
State Housing Initiative Partnership
Affordable Housing Location Guidelines
Development Incentives
Affordable Housing Standard
- Objective 4** **Substandard Housing**
Development Standards
Rehabilitation and Demolition
Funding
Relocation Housing
- Objective 5** **Licensed Group Homes and Foster Care Facilities**
Community Residential Home Siting Guidelines
- Objective 6** **Historic and Significant Housing**
Historic Resource Protection
Rehabilitation and Readaptive Reuse

Goal:

Develop housing programs through coordinated efforts by the public and private sector, to maintain, improve and promote an adequate supply of safe and affordable housing in areas served by infrastructure to meet the current and projected needs of the County.

Objective 1 Affordable Housing

Provide multiple options for quality, safe, and affordable residential development to meet the needs of current and future residents, and households with special needs.

Policy 1.1 Designate an adequate amount of land for residential development in locations that efficiently use infrastructure and public services. Provisions for infrastructure to serve residential development shall be consistent with standards and guidelines in the Infrastructure and Transportation Circulation Elements.

Community Development Principals

Policy 1.2 Promote the development of affordable housing by coordinating local community development plans with State and Federal housing plans and programs.

Policy 1.3 Land development regulations will provide incentives for innovative development design and provisions for flexible housing design to promote residential development to meet a broad range of needs.

Policy 1.4 Zoning regulations will provide for a variety of housing types and needs, including conventional, modular and manufactured housing, ~~mobile home parks and subdivisions~~, duplex-triplex multi-family housing, accessory dwelling units ~~guest house/apartment~~, and explore rural and farm worker housing.

Policy 1.5 Permitting and development regulations shall be continually reviewed and amended to eliminate excessive requirements, minimize private sector's costs, address special housing needs (i.e., foster homes, group homes) and enhance the efficiency of the development process.

Policy 1.6 Levy County will continually review and develop standards and guidelines to enhance compatibility between residential and non-residential uses, and to preserve the character of neighborhoods and the community.

Policy 1.7 Encourage the provision of appropriate indoor and outdoor recreation and community facilities in residential developments.

Policy 1.8 Encourage developments which provide for innovative mixes of housing types and land uses, and efficient uses of space, energy and resources.

Policy 1.9 Continue to offer flexible housing options such as accessory dwelling units (ADU) that meet minimum criteria, as a way to address the county's affordable housing initiative.

Objective 2 Implementation of Housing Programs

Develop housing programs that coordinate public and private resources to supply affordable housing for current and future residents.

Program Development

Policy 2.1 The County ~~has~~will established an Affordable Housing Advisory Committee (AHAC) to address affordable housing, redevelopment/neighborhood stabilization and the rehabilitation of historic and/or substandard housing programs needs. The committee ~~will~~ consists of public, private and non-profit sectors entities.

Funding

Policy 2.2 The County will identify private and not-for-profit organizations, and funding alternatives available to assist in efforts to provide affordable housing.

Policy 2.3 Increase local awareness of available local, state and federal housing assistance programs.

Inventory

Policy 2.4 The County will develop a database to inventory public lands and identify public lands that are suitable for developing affordable housing.

Policy 2.5 An inventory of substandard housing, with households eligible for housing assistance, will be established annually, with a priority ranking based on housing conditions.

Policy 2.6 Support housing assistance programs for neighborhoods evidencing a need for revitalization including, but not limited to, the east Williston and Chiefland areas. Revitalization projects shall be implemented contingent upon available funding sources.

Objective 3 Very Low, Low and Moderate Housing

Ensure an adequate supply of new housing is available for very low, low and moderate-income households and ensure adequate sites for affordable housing including, mobile and manufactured homes as well as accessory dwelling units (ADU).

State Housing Initiative Partnership (SHIP)

Policy 3.1 Levy County will use the State Housing Initiative Partnership (SHIP) guidelines to improve the housing stock and provide housing for very low, low and moderate income households by administering services for:

- a. Purchase assistance;
- b. Rehabilitation and repair;
- c. Emergency home repair for the elderly.

Policy 3.2 Levy County land development regulations will allow flexibility in siting affordable housing for very low, low and moderate income housing, and special needs populations including, rural, farm worker and elderly households.

Affordable Housing Location Guidelines

Policy 3.3 Very low, low and moderate housing and households with special needs will be encouraged in the following locations:

- a. In locally identified “infill” areas where public facility capacity is available for residential development;
- b. Locations that will reduce the need for automobile travel and provide employment opportunities, recreation and other personal services within walking distance;
- c. Areas in close proximity to public facilities (i.e., fire, rescue, medical facilities) and community services (shopping, health care, schools, public transportation).

Development Incentives

Policy 3.4 Use and continue to develop private sector incentives and requirements to provide affordable housing for large scale residential developments. At a minimum, the development will provide public facilities and supporting infrastructure in accordance with those standards adopted in the Recreation and Open Space, Infrastructure and Transportation Circulation elements of this plan.

Policy 3.5 Establish permitting procedures that streamline the development review process to minimize cost, reduce the overall process time, especially for affordable housing projects.

~~**Policy 3.6** Fifty percent (50%) of the building permit fees will be waived for affordable housing projects which benefit very low, low and moderate income households.~~

Affordable Housing Standard

Policy 3.7 The affordability index for housing will be adjusted annually for family size and income according to the U.S. Department of Housing and Urban Development published tables.

Affordable housing is defined as monthly rents or monthly mortgage payments including taxes, insurance and utilities, that does not exceed 30 percent of the median adjusted gross annual income for the households indicated in section 420.004, Florida Statutes.

Policy 3.8 Residential developments shall provide an adequate mix of affordable housing. Low income and moderate income housing, as part of large scale developments will be encouraged.

Objective 4 Substandard Housing

Reduce substandard housing by the year 2025 to no more than 400 dwelling units and enhance the quality of housing and environment in established neighborhoods.

Development Standards

Policy 4.1 Levy County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Florida Building Code and land development Regulations.

Policy 4.2 No substandard housing units may be occupied, until upgraded to meet all Standard Housing Code requirements.

Policy 4.3 Contractors engaged in residential repairs or new construction will be licensed and/or regulated, according to local ordinances, as a means of protecting the public health, safety and general welfare.

Rehabilitation and Demolition

Policy 4.4 Levy County will coordinate rehabilitation and/or demolition programs with the North Central Florida Regional Housing Authority to further efforts to eliminate substandard housing based on the following principals:

Relocation: No household will be displaced until decent, safe affordable replacement housing is available.

Rehabilitation: All improvements shall meet the adopted Florida Housing Code criteria for materials and construction methods.

Funding

Policy 4.5 Levy County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Relocation Housing

Policy 4.6 Levy County shall provide relocation assistance for residents displaced as a result of government activities and by natural events.

Policy 4.7 Levy County land development regulations shall establish relocation requirements and standards. Each household displaced by government action or by a natural event shall be provided with at least one relocation choice.

Objective 5 Licensed Group Homes and Foster Care Facilities

Ensure adequate sites for group homes and foster care facilities licensed or funded by the Florida Department of Health in appropriate residential areas to meet the needs of the residents.

Policy 5.1 Group homes and foster care facilities are defined as Community Residential Homes, consistent with Chapter 419, Florida Statutes and will be allowed in all residentially zoned districts.

Community Residential Homes ~~Siting~~ Guidelines

Policy 5.2 Community Residential Home siting guidelines will allow as provided in Ch. 419, F.S.

- ~~a. Facilities that house 7 or more residents may be permitted as a Special Exception;~~
- ~~b. Facilities that house 6 or less residents will be permitted by right in all residentially zoned areas;~~
- ~~c. Facilities, regardless of size, shall meet minimum standards, including but not limited to density, buffering and off street parking, to implement a general comprehensive plan standard of protecting property values and protecting the health, safety and general welfare of the residents of such facilities.~~
- ~~d. To prevent an over concentration of this type of housing and to protect the residential character of the area, the minimum spacing between Community Residential Homes is 500 feet in a single family zoning district and 1,200 feet in a multi family district.~~

~~**Policy 5.3** Provisions in the Levy County land development regulations will allow flexibility in housing design and enhance a barrier free environment for the special needs of the residents.~~

Objective 6 Historic and Significant Housing

Identify, conserve and rehabilitate historically significant buildings and districts that contribute to the heritage and architectural character of the County.

Policy 6.1 Use the Florida Master Site File inventory to identify historic and archeological sites and provide technical assistance to promote the nomination of these sites for listing on the national register.

Historic Resource Protection

Policy 6.2 Historic and archeological sites will be identified as Environmentally Sensitive Lands and will be protected from the adverse impact of development through provisions in the Levy County land development regulations.

Rehabilitation and Readaptive Use

Policy 6.3 The County will promote the preservation of historic structures through housing rehabilitation and readaptive uses. Technical assistance and information will be provided for applications to use state and federal assistance programs. Alternative uses may include, but are not limited to, commercial, recreational, or tourism related activities.

Policy 6.4 The County will pursue funding to survey and assess historical and archeological resources.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:**Stormwater Management Sub-Element**

- Objective 1** **Stormwater and Floodplain Protection**
Stormwater Management Level of Service
Natural Drainage/ Water Quality

Aquifer Recharge Sub-Element

- Objective 1** **Natural Groundwater Recharge Areas, Discharge Features, and Wetland Preservation**
Wetland Preservation

- Objective 2** **Water Conservation**

Solid Waste Sub-Element

- Objective 1** **Solid Waste Management and Services**
Landfill Timeframe and Management
Solid Waste Level of Service

Potable Water Quantity And Quality Sub-Element

- Objective 1** **Water Source Protection and Potable Water Supply LOS**
Water Transfers
Monitoring Groundwater Resource

- Objective 2** **Estuary and Living Marine Resources**

- Objective 3** **Discourage Urban Sprawl**
Provision of Service in Municipal Service Districts/ Guidelines
Private Potable Water Facilities/Countywide

- Objective 4** **Potable Water Facility, LOS, Operations and Deficiencies**
Potable Water Level of Service
Interlocal Coordination
Facility Operation and Maintenance
Capital Improvement Priorities

- Objective 5** **Water Conservation**
Natural Resource Protection
Water Supply Protection

Sanitary Sewer Sub-Element

- Objective 1 Discouraging Urban Sprawl**
 Sanitary Sewer Level of Service
 Wastewater Treatment Systems Guidelines
 Centralized Wastewater Treatment Systems Guidelines
 Private Package Treatment Plants / Residential single-family
 developments in Municipal Service Districts
 Package Treatment Plants / Other residential development
 Outside Municipal Service District/ Private Package Treatment Plant for
 non-residential development

- Objective 2 Treatment Plant Failures**
 Monitoring Program
 Interlocal Coordination

Utilities Sub-Element

- Objective 1 Utility Guidelines**



Stormwater Management Sub-Element

Goal:
Ensure that stormwater management systems are adequate to reduce the risk of public endangerment and property damage from long term flooding and protect surface and ground water quality.

Objective 1 Stormwater and Floodplain Protection

Review and update the land development regulations annually to assure that stormwater and floodplain management standards are consistent with local, state and federal management regulations.

Policy 1.1 Land development regulations shall implement development standards for floodprone and wetland areas. New development shall be required to provide on-site water retention and/or detention areas adequate to accommodate any increased stormwater run-off unless exemption is permitted under the applicable Water Management District regulation.

Stormwater Management Level of Service

Policy 1.2 Stormwater management facilities shall meet the following level of service standards and guidelines:

A Standard: The design of stormwater management facilities shall comply with the applicable Water Management District standards for stormwater quantity—(i.e., F.A.C. Chapter 62-330 for Suwanee River Water Management District (SRWMD) and South West Florida Water Management District (SWFWMD)).

Guideline: On-site post development stormwater management and runoff conditions shall not exceed the rate and volume of pre-development conditions.

B. Standard: Water discharge treatment shall be consistent with F.A.C. Chapter 62-330.

Guideline: Discharge equal to ambient conditions, with treatment of the first one (1) inch.

Policy 1.3 All developments shall comply with the provisions of the Land Development Code regulating stormwater and floodplain management.

Natural Drainage/ Water Quality

Policy 1.4 Stormwater quality will be managed to treat or eliminate stormwater discharge to or analyzed and treated to remove and eliminate pollutants prior to discharge into sinkholes or other natural drainage areas (i.e., wetlands, marshes, waterbodies etc.). New developments shall ensure that stormwater discharge into natural drains meet water quality standards in F.A.C. Chapter 62- 330.

Policy 1.5 The adopted level of service for floodplain protection is the 100-year flood elevation and/or consistent with National Flood Insurance Program requirements.

Aquifer Recharge Sub-Element

Goal:

Protect the quality and supply of ground water through the proper management of development activities in aquifer recharge/discharge and floodprone areas.

Objective 1 Natural Groundwater Recharge Areas, Discharge Features and Wetland Preservation

~~Protect the natural functions of groundwater recharge and discharge areas by identifying~~ Identify the sensitive features of the land and provide ~~providing~~ land development regulations standards to ensure the adequate provision of stormwater facilities and floodplain management.

Policy 1.1 Proposed land uses and development will be reviewed to identify natural groundwater recharge/discharge (i.e., wetlands, floodplains) areas and karst characteristics of the land using the best available data including, but not limited to, topographic maps delineating the 100- year and 10-year flood elevations and FEMA maps.

Policy 1.2 Review and revise Land Development Regulations to protect ~~Development that impairs the function of the aquifer recharge and discharge areas will be directed away from the most sensitive portion of the land~~ from development., ~~to the maximum extent possible.~~

Wetland Preservation

Policy 1.3 Jurisdictional w~~Wetlands~~ shall be protected and preserved. New development shall preserve the total area of jurisdictional wetlands on site and protect the natural drainage features of associated wetland systems. All water courses shall be preserved in a natural state to protect the natural drainage features of the land. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

Objective 2 Water Conservation

Conserve water and water resources to protect springs.

Policy 2.1 The use of landscaping best management practices as described in the most recent version of Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes- (Florida Department of Environmental Protection, ~~September 2, 2003~~) is required-will be incorporated in the landscape ordinance.

Policy 2.2 Levy County will establish guidelines for managing existing and future lawns and landscapes at all Levy County facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

Policy 2.3 All golf course siting, design, construction and management shall implement the prevention, management and monitoring practices, detailed in the golf course siting, design and management chapter of the most recent version of Protecting Florida's Springs Manual Land Use Planning Strategies and Best Management Practices (~~November 2002~~). These practices are derived from the Audubon International Signature Program.

Policy 2.4 Levy County will establish a model water ordinance for Florida Friendly Fertilizer Use on urban landscapes and priority focus areas of all Outstanding Florida Springs by July 1, ~~2017~~ 2025.

Solid Waste Sub-Element**Goal:**

Protect the environmental and economic quality of the County through the proper management and disposal of solid and hazardous waste to meet the current and future demands of the County.

Objective 1 Solid Waste Management and Services

Ensure adequate solid waste facilities and disposal services to accommodate future needs and prevent and/or remedy deficiencies.

Policy 1.1 The County will continue to investigate and develop feasible methods to improve disposal services and prevent deficiencies. These methods will include, but are not limited to:

- a. Coordinating the extension of services by pursuing interlocal agreements to provide collection services within the Municipal Service Districts;
- b. Monitoring the capacity and projected demand on existing facilities;
- c. Increase the landfill capacity by reducing waste volume. Methods include implementing recycling, chipping and yard waste composting programs.
- d. Consider a licensing and/or franchising program for solid waste providers in the County.

Policy 1.2 The County shall identify appropriate locations for the development or use of transfer stations as warranted due to development proposals and/or population density increases, and when economics indicate support for such facilities. The County shall consider development agreements for the

provision of solid waste transfer facilities when determined to be appropriate by the Board of County Commissioners.

Policy 1.3 Site criteria for waste management transfer facilities shall be specified in the land development regulations and shall address, at a minimum, provisions for the following:

- a. ensuring compatibility of a subject waste management facility within the given area;
- b. access by collection vehicles, automobiles, and, where applicable, transfer vehicles;
- c. safeguards against water and ground pollution originating from the disposal of wastes;
- d. security, such as fencing, gated entrances, lighting, and/or manned facilities, and;
- e. buffering from adjacent uses.

Policy 1.4 The County shall encourage the use of best management practices for livestock and equine waste and will partner with the Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services and other agencies that promote best management practices in order to protect the quality of surface and groundwater resources and minimize hazards to health, welfare and safety.

Landfill Timeframe and Management

Policy 1.5 The Levy County Landfill is designed to handle all future solid waste disposal needs to the year 2034.

Policy 1.6 The County will monitor and adjust solid and hazardous waste management operations to:

- a. Accommodate changes in disposal technologies;
- b. Meet State and Federal regulatory standards;
- c. Efficiently handle changes in composition and quantity, including hazardous waste;
- d. Protect the environmental quality of the County; and
- e. Prevent deficiencies.

Policy 1.7 Alternative disposal methods will be evaluated on a periodic basis, with recommendations from the County Engineer.

Solid Waste Level of Service

Policy 1.8 The Level of Service Standard for solid waste is 2.8 pounds of waste generation per person, per day or an equivalent residential unit (ERU) for non-residential development. This standard will be used in determining the available facility capacity and the demand generated by proposed development.

Policy 1.9 The generation of waste shall be calculated for new development using the adopted level of service standard. The projected impact shall be used as the basis for determining the capacity and improvement needs to maintain adequate solid waste disposal service.

Potable Water Quantity and Quality Sub-Element

Goal:

Protect, maintain and conserve the source, quality and supply of potable water to serve existing and future development and population needs.

Objective 1 Water Source Protection

Coordinate with the Water Management Districts to develop water supply and quality protection standards, monitoring systems, and other measures to enhance the quality and supply of potable water.

Policy 1.1 The County will coordinate with the Water Management Districts to develop water plan policies to ensure that the projected increase of water use and drainage for agricultural, residential and commercial uses are met and to address potential demands for water transfers to other counties.

Water Transfers

Policy 1.2 The Board of Levy County Commissioners is opposed to inter-basin transfers of water.

Monitoring Groundwater Resources and Potable Water Supply LOS

Policy 1.3 The County will ensure that an adequate water supply will be available for current and future demands. The County will support studies by the Water Management Districts to inventory groundwater resource availability and identify safe water consumption and/or withdrawal quantity thresholds.

Policy 1.4 The County will use Water Management District study recommendations to prepare and consider for adoption, land development regulation standards for water withdrawal standards, including safeguards and guidelines.

Policy 1.5 The Level of Service (LOS) for potable water supply shall be 150 gallons per capita per day.

Policy 1.6 Within 18 months of the adoption of a regional water supply plan which includes Levy County by either the SRWMD and the SWFWMD (whichever is the later of the two), the County shall amend its Comprehensive Plan to (Subsection 163.3177(6)(c), F.S.):

- a. identify alternative and traditional water supply projects and conservation measures necessary to meet the water needs identified in the regional water supply plans, and,
- b. incorporate a work plan for at least a 10-year planning period for the development of water supply projects that will meet the water needs identified in the regional water supply plans to serve existing and new development.

In their regional water supply plans effective as of July 2018, the SRWMD and SWFWMD determined that Levy County's water supply facilities are sufficient for the ten-year planning period. Therefore, there are no alternative or traditional water supply projects identified as being necessary to meet the water needs identified in the two water management districts' regional water supply plans for the Levy County area. Until such time that water supply facilities are determined to be insufficient for the planning period,

Levy County will continue with its adopted and implemented water conservation measures currently in place. In addition, the County will support and cooperate in the ongoing water conservation measures and programs directed or operated by the SRWMD and SWFWMD.

Objective 2 Estuary and Living Marine Resources

Protect and preserve estuarine water quality and recreational and commercially important fish or shellfish areas by maintaining existing flows and levels of surface water resources and limiting the adverse impact of development.

Policy 2.1 Utilize the Waccasassa Basin data available from the Suwannee River Management District to determine stormwater management needs, costs and improvements to protect water quality.

Policy 2.2 The County will request the Suwannee River Water Management District to conduct a County drainage basin study using District funds.

The priority areas upon which the drainage basin study should focus are:

- a. The Bronson Municipal Service District, as shown on the Future Land Use Map.
- b. The Wekiva Springs watershed area.
- c. The Gulf Hammock/U.S. 19 areas.
- d. Commercial marinas, campgrounds and County boat ramp facilities.
- e. Rosewood, Sumner and Lukens areas.

Policy 2.3 Shoreline development and land uses in environmentally sensitive areas shall be consistent with policies and guidelines described in the Conservation and Coastal Management Element.

Objective 3 Discourage Urban Sprawl

Encourage compact urban development patterns and provide for the efficient use of existing public services and facilities in Municipal Service Districts.

Policy 3.1 The County will maximize the use of existing centralized potable water facilities and discourage urban sprawl by limiting urban services to Municipal Service Districts, special districts, and urbanized and commercial areas shown on the Future Land Use map.

Policy 3.2 The County will provide for higher density and intensity land uses within Municipal Service Districts and areas with existing public facilities, including special districts. Land development regulations shall establish standards and requirements for the provision and use of centralized water supply systems.

Provision of Service in Municipal Service Districts/ Guidelines

Policy 3.3 The County will maximize the use of existing facilities using the following land development guidelines and standards in Municipal Service Districts:

- a. Land use densities and intensities shall be increased in relation to available capacity of infrastructure.

- b. New subdivisions shall:
1. Provide central water facilities (community wells) for densities exceeding 1 unit per acre.
 2. Provide central water and sewer facilities for densities exceeding 2 3 units per acre.
- c. New subdivisions shall provide central water and sewer facilities, consistent with the Florida Department of Environmental Protection (FDEP) requirements. Private wells and septic tanks shall be provided consistent with the Florida Department of Health in Levy County Environmental Health ~~Florida Department of Health (DOH)~~ requirements.

Private Potable Water Facilities/Countywide

~~**Policy 3.4** Residential development requiring a central “package” water system shall be limited to Municipal Service Districts. Development approval shall be contingent on documented confirmation that services will be provided concurrent with development. “Package” water systems may be allowed as an interim measure and designed for future hook up to a municipal or sub-regional facility. If approved, at a minimum, a plan for connection to the applicable municipal system shall be required. If compelling information exists to demonstrate that the lack of a central package water system outside of a Municipal Service District poses a significant health or environmental problem for which there is no other feasible solution, the County may allow private package treatment plants on a case-by-case basis for residential development. A permitting process shall be established in the Land Development Code which requires, at a minimum, that the applicant demonstrate the following:~~

- ~~a. that alternative systems of wastewater disposal are not feasible;~~
- ~~b. that there will be no adverse impacts on water quality; and~~
- ~~c. adequate protection of County or public financial or other resources in the event of the need for subsequent County or public operation of such plant.~~

~~**Policy 3.45** Non-residential development requiring packagepotable water systems may be permitted in compliance with Florida Department of Health in Levy County Environmental Health and Florida Department of Environmental Protection.~~

Policy 3.56 Proposed residential developments requiring a centralized water system shall provide written confirmation that there is available capacity to meet the Level of Service standard and services are located or will be extended to serve the project concurrent with development.

Objective 4 Potable Water Facility LOS, Operations and Deficiencies

Coordinate with the developers, appropriate municipalities, and regulatory agencies to identify and correct system deficiencies and provide adequate potable water facility operations.

Potable Water Level of Service

Policy 4.1 The Level of Service (LOS) standard for potable water supplies in unincorporated areas is 150 gallons per capita per day or an Equivalent Residential Unit (ERU) for non-residential development. If the development is located in an unincorporated area with potable water service provided by a municipal jurisdiction, that municipal jurisdiction’s potable water LOS standard shall apply.

Policy 4.2 Proposed development will be reviewed to ensure that the projected impacts do not lower the level of service. New residential development consisting of more than six (6) residential units in a Municipal Service District and located at the nearest property boundary within 300 feet of centralized public potable water facilities, shall be required to connect to the centralized public potable water facility. If centralized potable water services are not available, the applicant shall provide written verification from the municipality that service or capacity is not available. Lot sizes of three (3) acres or greater shall not be required to connect to public potable water until such time as they develop at a higher density.

Interlocal Coordination

Policy 4.3 The County will pursue inter-local agreements with appropriate municipalities, to ensure that potable water systems standards are consistent with existing potable water facility capacity and that development regulations do not conflict with planned expansions into Municipal Service Districts.

Policy 4.4 Although the provision of public centralized potable water systems is generally under the jurisdiction of municipalities and other public facility providers, the County shall coordinate with the municipalities and other public facility providers to ensure that extensions are made in the areas of greatest growth and in areas with poor soils and/or other environmental conditions least capable of supporting private water wells. This coordination shall include, but not be limited to: initiatives made by the County to share land use information with the municipalities; review of soils data in areas adjacent to municipalities; and interlocal agreements providing for water line extensions by the municipalities into adjacent unincorporated areas in conjunction with grants and other similar activities mutually agreed upon by the municipalities and the County. Interlocal agreements may be sought with municipalities to include delineation of specific service area boundaries, and schedules for facility provision.

Facility Operation and Maintenance

Policy 4.5 The County will coordinate with the Florida Department of Environmental Protection (FDEP), and any other applicable state or federal agency, to assure that public and private potable water facilities are maintained and operated in compliance with applicable state rules.

Capital Improvement Priorities

Policy 4.6 Replacement and/or correction of any future facility deficiencies shall be consistent with standards set forth in the Capital Improvements and Coastal Management Element and prioritized as follows:

- Priority # 1: The replacement of a facility which poses an imminent threat to the public health or safety.
- Priority # 2: The replacement of essential public services; i.e. water services to County offices and departments, and County utility operations.
- Priority # 3: All others.

Objective 5 Water Conservation

Continue to promote water conservation measures, including measures described in the County's adopted water conservation ordinance, with the long-term goal of reducing per capita consumption.

Policy 5.1 The building codes will require new construction to incorporate water conservation features.

Policy 5.2 The beneficial use of reclaimed water shall be encouraged within the groundwater basin from which it was withdrawn. The County will coordinate with the appropriate Water Management District on the provision of reuse facilities.

Natural Resource Protection

Policy 5.3 The County will encourage the use of water conservation techniques in the design of new developments. Land development regulations shall:

- a. Regulate and minimize development impacts to environmentally sensitive lands as set forth in the Conservation and Coastal Elements of the Plan.
- b. Provide for innovative land use design techniques, including but not limited to, incentives for clustered development and the preservation of open space and existing vegetation. Land development regulations will include standards to allow for cluster subdivisions.

Water Supply Protection

Policy 5.4 The County will cooperate with the Water Management Districts in instituting water conservation measures to address drought conditions.

Sanitary Sewer Sub-Element

Goal:

Ensure that sanitary sewer services and treatment facilities are adequately provided to support orderly, compact urban growth in a manner that protects surface and ground water quality.

Objective 1 Discouraging Urban Sprawl

Encourage compact urban development patterns and provide for the efficient use of existing public facilities in Municipal Service Districts.

Policy 1.1 The County will maximize the use of existing centralized sanitary sewer facilities and discourage urban sprawl by limiting urban services to Municipal Service Districts, special districts urbanized areas and commercial areas shown on the Future Land Use map.

Policy 1.2 Local ordinances dealing with wastewater treatment and disposal will be prepared and considered for adoption. These ordinances may include, but are not limited to, types and locations of sewage lines and treatment plants, hook-ups to existing public sewer systems, the location, timing and intensity of development in relation to the availability of sewer service, and the installation during construction of sewer stubs to provide future hook-ups to central sewers when they become available.

~~Policy 1.3 The County will investigate the feasibility of allowing cluster decentralized sewage systems in rural areas to achieve water quality goals. The County will analyze costs, benefits, potential profits and the need for responsible management entities.~~

Sanitary Sewer Level of Service

Policy 1.4 The County will utilize a level of service standard for sanitary sewer services to ensure the availability of services in the Municipal Service District and develop future facility design requirements.

Policy 1.5 All central sewer systems shall be designed and constructed to provide a minimum average daily flow of one hundred (100) gallons per capita per day, or an Equivalent Residential Unit (ERU) for non-residential development, or if appropriate, a higher level of service as adopted by the municipal jurisdiction which commits to provide the service.

Policy 1.6 Residential population densities in any Planned Unit Development (PUD) served by a wastewater treatment plant may not exceed the gross density that would have been allowed for a conventional development, as established by the Future Land Use Element.

Policy 1.7 New residential development consisting of more than six (6) residential units in a Municipal Service District and located at the nearest property boundary within 300 feet of public sanitary sewer facilities, shall be required to connect to public sanitary sewer. If public sanitary sewer services are not available, the applicant shall provide written verification from the municipality that service or capacity is not available. Lot sizes of three (3) acres or greater shall not be required to connect to public sanitary sewer until such time as they develop at a higher density.

Wastewater Treatment Systems Guidelines

Policy 1.8 To ensure the availability of services, private package plants and centralized sanitary sewer systems may be permitted in Municipal Service Districts consistent with the guidelines and standards of this element.

It is the intent that wastewater treatment plants, centralized treatment plants and package treatment plants shall ultimately be under public ownership. Allowable private package plants shall be permitted as an interim measure and designed to provide for future hook-up to a municipal or sub-regional facility. The applicant shall be required to commit to a transfer ownership of the system to the municipal entity.

Policy 1.9 As defined by this Comprehensive Plan:

- a. Wastewater treatment plant - a facility designed to collect, transmit, treat or dispose of wastewater, excluding onsite sewage treatment and aerobic treatment systems covered by F.A.C. Chapter 64E-6.
- b. Centralized treatment plant - a wastewater system having a permitted capacity of 100,000 gallons per day or greater.
- c. Package treatment plant - a wastewater treatment system having a permitted capacity of less than 100,000 gallons per day.

Centralized Wastewater Treatment Systems Guidelines

Policy 1.10 Centralized wastewater treatment systems will be limited in location to: Municipal Service Districts (MSD's); Developments of Regional Impacts (DRI's); Florida Quality Developments (FQD's); unincorporated communities recognized by the County and identified on the Future Land Use Map; and special sewer districts created by the County in accordance with State law.

Private Package Treatment Plants/Residential single-family developments in Municipal Service Districts

Policy 1.11 Private package treatment plants to serve residential single-family developments, including mobile home developments, shall be prohibited unless compelling information exists to demonstrate that the lack of a package wastewater treatment plant poses a significant health or environmental problem for which there is no other feasible solution Levy County may allow private package treatment plants to serve residential development in Municipal Service Districts on a case by case basis. A permitting process shall be established in the Land Development Code which requires, at a minimum, that the applicant demonstrate the following:

- a. consistency with Policy 1.13 (b - g) of this element;
- b. that alternative systems of wastewater disposal are not feasible;
- c. that there will be no adverse impacts on water quality; and
- d. adequate protection of County or public financial or other resources in the event of the need for subsequent County or public operation of such plant.

Package Treatment Plants/ Other residential development

Policy 1.12 Private package plants for non-single-family housing development, recreational vehicle travel-trailer parks, mobile home parks, congregate living facilities and other residential development outside of single-family residential development in a municipal service district may be permitted consistent with Policy 1.13.

Outside Municipal Service District/Private Package Treatment Plant for non-residential development

Policy 1.13 Private package treatment plants are permitted outside the Municipal Service Districts provided that they must meet or exceed the following standards:

a. Locations:

1. **Recognized unincorporated Communities and Commercial Areas** - Permitted in each of the named unincorporated communities and areas designated Commercial on the future land use map.
2. **Rural Commercial Nodes-**
On Strategic Intermodal System (SIS) - Permitted at each rural commercial node on the SIS.

On non-SIS roadway- Must meet or exceed one of the following thresholds:

- a. 200 platted lots outside of a Municipal Service District, (or homes constructed) within a one-mile radius of the proposed location.
- b. 1,000 vehicles per day, average daily traffic on an abutting road.

- c. The distance to any other developed rural commercial node is two (2) miles or greater.
- 3. **For the purpose of Retrofitting** - Permitted in instances where "retrofitting" of an existing on-site system is necessary to correct a health hazard or to meet state environmental standards.
- 4. **Water Dependent Uses** - Permitted for water-dependent uses, which for the purposes of this Comprehensive Plan are defined as activities which can be carried out only on, in adjacent to, or connected to bodies of water (lakes, rivers, the Gulf, etc.) because the use requires access to the water body for: waterborne transportation, including ports or marinas; recreation; public utilities (electric generation, water supply, etc.); aquaculture; or other uses that are dependent upon large quantities of water or water bodies.
- 5. **Industrial Areas** - Permitted for industrial areas shown on the Future Land Use Map.
- 6. **Specialized Uses**- Institutional, tourist/entertainment, and resource-based recreation.

b. Densities of Development:

In no instance may gross densities be increased above those levels shown for the area on the Future Land Use Map. As used here, gross density is the number of dwelling units divided by the acres in the total development. Subdivisions which were recorded and met all then-current regulations and which predate the comprehensive plan (prior to 1990) are vested and may develop at the platted density, provided they meet all other applicable regulations.

c. Design:

General

- 1. For each private wastewater treatment plant to be installed, the applicant based on sound engineering principles, shall demonstrate that the particular design or unit proposed has a history of satisfactory treatment and operation when operated under conditions similar to those anticipated for the subject project.

Capacity

- 2. Wastewater treatment plant design shall address variable influent flow conditions, including provisions for treatment of all anticipated wastewater conditions and flows.
- 3. Wastewater treatment plants may be restricted to allow operation at no greater than 75% of the design capacity.

Pretreatment

- 4. Pre-treatment shall be required for industrial and other waste not classified as domestic wastewater.

Future Expansion

5. A suitable unobstructed area adjacent to the plant site and not less than twice the area of the plant site shall be reserved for future plant facility needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.
6. A suitable unobstructed area not less than twice the area required for effluent disposal shall be reserved for future effluent disposal needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.

Emergency back-up

7. Each wastewater treatment plant must be provided with an emergency back-up power supply capable of providing full plant operations. The back-up power supply shall be tested and operated for not less than one-hour each week. This weekly operation shall be documented in the facility log.

Waivers

8. Should specific project conditions warrant, the County may waive certain requirements or impose more stringent and additional design standards. The County will consider waiving requirements only when the applicant can demonstrate that:
 - a. Alternate standards promote flexibility, economy and are equal to or exceed minimum state requirements for wastewater treatment systems so as to provide reasonable environmental safeguards; and
 - b. The proposed alternate standards are appropriate for the particular application.

d. Facility Monitoring:

Each wastewater treatment plant must be supervised and managed by a licensed sewer plant operator. A log of the supervisory and maintenance activities shall be maintained onsite for inspection by Levy County. An individual in responsible charge of the wastewater treatment plant shall be available on a daily basis, including weekends and holidays.

e. Operations/Maintenance:

A firm or individual specializing in the operation, repair and maintenance of wastewater treatment plants must be responsible for the operation and maintenance of the facility at all times. This may be the same firm that conducts monitoring as required by subsection d. above.

f. Financial Responsibility:

The owner of a wastewater treatment plant shall demonstrate proof of financial assurance to the satisfaction of the Board. This is intended to provide assurance that the facility will be properly operated and maintained. Such proof will also provide that, in the event of abandonment or other event that necessitates County or public operation of the plant,

County and other public financial resources will be protected. The Board reserves the right and authority to deny any project which it considers not to be financially responsible. Financial responsibility may be reviewed on an annual basis.

g. Shutdown Order:

If any wastewater treatment plant is not operated in a manner which meets or exceeds regulatory standards or is operated in an unsatisfactory manner as determined by the Board, the Board may order the termination of the Certificate of Occupancy (or Occupational License) for those structures served by the system accompanied by a shut down of the facility.

Objective 2 Treatment Plant Failures

Coordinate with Health Department (FDOH), the Department of Environmental Protection (DEP), the appropriate Water Management District and the land-owner to expedite the repair or elimination of failed septic tanks and sewage treatment plants deficiencies.

Policy 2.1 The Levy County Development Department shall coordinate the review of deficient sanitary sewer systems with the appropriate agency within 30 days of notice of deficiency.

Policy 2.2 Existing systems will be repaired, reconstructed or replaced, or a hookup provided to a municipal system. The County will take over, or construct and generate, a sewer system only if no reasonable alternative exists.

Policy 2.3 The County will consider the fiscal costs and implementation alternatives associated with establishing On-Site Wastewater Management Districts [O.S.W.M.D.].

Monitoring Program

Policy 2.4 The County shall develop a monitoring program for wastewater treatment plants. This program is intended to be funded, at least in part, by annual assessments to wastewater treatment plant owners. The minimum frequency of compliance inspections would be monthly. The wastewater treatment plant owner shall be charged a reasonable fee for reinspections resulting from unsatisfactory regular inspections.

Interlocal Coordination

Policy 2.5 Although the provision of public centralized wastewater treatment systems is generally under the jurisdiction of municipalities and other public facility providers, the County shall coordinate with the municipalities and other public facility providers to ensure that extensions are made in the areas of greatest growth and in areas with poor soils and/or other environmental conditions least capable of supporting septic tanks. This coordination shall include, but not be limited to: initiatives made by the County to share land use information with the municipalities; review of soils data in areas adjacent to municipalities; and interlocal agreements providing for sewer line extensions by the municipalities into adjacent unincorporated areas in conjunction with grants and other similar activities mutually agreed upon by the municipalities and the County.

Utilities Sub-Element

Goal:

Ensure that electric utilities are adequately and efficiently provided through coordination with private and state entities.

Objective 1 Utility Guidelines

Permit utility companies the maximum amount of flexibility in providing essential public services while protecting the environmental and aesthetic quality of the County.

Policy 1.1 Encourage utility facilities to locate in areas that efficiently serve designated growth areas, and minimize adverse impacts to the appearance and character of neighborhoods and community.

Policy 1.2 Encourage the utilization of common corridors for utility distribution systems.

Policy 1.3 Encourage the use of underground transmission lines where feasible.

Policy 1.4 Essential public utilities shall be permitted in all of the land use classifications and consistent with standards and guidelines in the Capital Improvement, Conservation and Coastal Elements.

Policy 1.5 Subdivision regulations shall specify location criteria and ensure there are adequate provisions of public facilities and services by new developments. Adequate utilities and services will be confirmed by the Levy County Development Department prior to the issuance of a development order.

Policy 1.6 The County will maintain close contact with public utilities that provide essential services to the County through direct contact and the development of guidelines to assure continuity and availability of service.

TRANSPORTATION CIRCULATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1 Transportation Systems**
Access Point and Driveway Standards
- Objective 2 Coordination with the Future Land Use Map**
Road Level of Service
- Objective 3 Intergovernmental Coordination / Transportation Planning**
Williston Airport
Cedar Key Airport Master Plan
~~Suncoast Parkway II~~
Strategic Intermodal System (SIS)
Designation
SIS Level of Service
Transportation Disadvantaged
New Turnpike Proposals Inconsistent in Agriculture, Forestry,
Conservation and Natural Reservation Land Uses
- Objective 4 Right- of - Way Preservation**
Section Line Right- of- Way
Typical Road Construction Standards
SIS/Right- of -Way Preservation
Concurrency Management/SIS

Goal: Maintain a safe and efficient Levy County transportation network for all users by providing adequate transportation facilities and ensuring that roadways operate at adoptable level of service standards.

Objective 1 Transportation Systems

Provide for a safe and efficient motorized and non-motorized transportation system through appropriate access, satisfactory design standards, and maintenance of infrastructure.

Access Point and Driveway Standards

Policy 1.1 Connections and access points of driveways and roads to the state, federal and local highway network shall be limited to a minimum spacing as follows:

Functional Class	Access Management Class	Minimum Connection Spacing [Streets & Driveways]	
		Over 45 MPH	Under 45 MPH
Principal Arterials	2	1,320	660
Minor Arterials	4	660	440
Major Collectors	6	440	245
Minor Collectors	6	440	245
Local Street	7	125	125

For direct connection to state and federal highways, the Florida Department of Transportation (FDOT) Access Management Rule in Chapter 14-97, Florida Administrative Code, is adopted by reference. Where a conflict develops, the more restrictive standard shall apply.

On County roads, the design criteria and construction standards for turning lanes, aprons, radii and other features, including bike lanes and sidewalks will be incorporated into the subdivision regulations, land development regulations, and a public works manual. On state roads, FDOT design criteria and construction standards shall apply. The applicant or representative applying for an access permit on a road shall secure the appropriate County or FDOT driveway permit and follow the County’s or FDOT’s respective procedures.

Policy 1.2 The adopted Levy County Land Development Code will require shared [dual] access and cross-access agreements as a precondition to issuing development permits for the highway frontage of pre-platted subdivisions.

Policy 1.3 All development proposals shall include provision for safe and efficient on-site traffic flow, both pedestrian and vehicular, and provide for adequate internal traffic circulation and vehicular parking. Minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii, bike lanes, sidewalks and construction materials shall be adopted as a part of the Levy County subdivision regulations, and/or public works manual, as appropriate.

Policy 1.4 In planning for new or improved transportation facilities, the County will consider incorporating bicycle and pedestrian ways for the purpose of connecting residential areas to recreational areas, schools and shopping areas within neighborhoods and communities.

The County may provide or require the provision of bicycle/pedestrian facilities through the Levy County Land Development Code. Site and locational needs will be assessed by the Development Department, and costs will be estimated by the Road Department.

Policy 1.5 A priority listing for re-surfacing collector highways will be developed annually. The list will be used for general planning purposes and will be revised according to available funding or emergencies.

Roadways will be ranked in part based on current and projected traffic volumes, deficiency, improving safety with supporting crash data, maintenance efficiency, and function of the County’s transportation

system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

Policy 1.6 The County will consider the establishment of special taxing districts (i.e., Municipal Service Taxing Unit (MSTU), Municipal Service Taxing District (MSTD) and other methods, to ensure the adequate provision of infrastructure and to provide paved streets in residential areas not subject to subdivision regulations.

Policy 1.7 The County will maintain the existing system of collectors, and continue to widen pavements which do not meet minimum width standards.

Objective 2 Coordination with the Future Land Use Map

Coordinate the development of a traffic circulation system with planned growth areas shown on the Future Land Use Map series to promote compact contiguous development pattern.

Policy 2.1 The County will utilize the adopted *Functional Classification Map* showing the arterial, collector and local street system in developing an efficient and safe roadway network.

Road Level of Service

Policy 2.2 The peak hour level of service (LOS) standard for County and non SIS roads is “C” New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County’s proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions. The County may terminate the issuance of building permits, for non-deminimis impacts to the affected segment until the deficiency is corrected.

Transportation facilities needed to serve new development shall be in place and able to serve new development at the time a development permit, or its functional equivalent, is issued, or if the transportation facilities and services to be provided are the subject of a binding, executed contract for construction of the facilities or services at the time the development permit is issued, or the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, pursuant to Levy County Land Development Code.

Concurrency management mechanisms will be developed to ensure that the efficiency of the transportation system is maintained and protected from avoidable degradation of the adopted Level of Service along roadways under the County’s jurisdiction. No land use change or development project shall be approved if the projected impacts indicate that the level of service will fall below the adopted Level of Service "C".

Policy 2.3 Through the Levy County subdivision regulations, and consistent with Chapter 177, Florida Statutes, the County shall implement road access and design requirements to promote the safe and orderly development of transportation networks for current and future land use needs. The County will continue to review and revise subdivision standards to ensure that adequate infrastructure is provided by residential developments.

Policy 2.4 The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and

rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

The Levy County Land Development Regulations shall establish minimum standards for curb cuts, setbacks, frontage roads, bike lanes, sidewalks and access according to functional classification of the roadway using Rules 14-96 and 14-97, F.A.C. as guidelines.

Policy 2.5 In accordance with Section 163.3180, Florida Statutes, the County shall provide a means by which new development will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, new development shall not be held responsible for contributing to deficient transportation facilities.

Objective 3 Intergovernmental Coordination / Transportation Planning

Coordinate with the plans and programs of appropriate metropolitan planning organizations, public transportation authority, transportation disadvantaged programs, adjacent counties, resource planning and management programs prepared pursuant to Chapter 380, Florida Statutes and the Florida Department of Transportation's (FDOT) 5-Year Transportation Plan.

Williston Airport

Policy 3.1 The County will coordinate planning and development with the City of Williston to improve the Williston Municipal Airport.

Cedar Key Airport Master Plan

Policy 3.2 The adopted Cedar Key / George T. Lewis Airport Master Plan recommendations will be implemented in accordance with budgetary constraints and the availability of financial assistance from state and federal sources. Relocation alternatives will be considered as a means of determining the feasibility of reducing County infrastructure in a Coastal High Hazard area.

Suncoast Parkway II

~~Policy 3.3 The County will coordinate with Citrus County, Florida's Turnpike Enterprise and the FDOT on the activities of Suncoast Parkway II and its impact on Levy County. The County will monitor the progress of the Suncoast Parkway II, both during and after completion, and evaluate its impact on county transportation systems, land use, and demands on public services.~~

Strategic Intermodal System (SIS) Designation

Policy 3.4 U.S. Highway 19, U.S. Highway 27, and U.S. Alternative Highway 27/S.R. 500 are designated as Strategic Intermodal System (SIS) Rural Principal Arterial corridors. SIS corridors are shown on the County's *Functional Classification Map*.

Future additions or deletions to the designated SIS corridor plan shall be coordinated with the Florida Department of Transportation to ensure adequate right-of-way protections and acquisition, access management and the provision of traffic signals.

Strategic Intermodal System (SIS Highways)

Policy 3.5 The County shall consult with the Florida Department of Transportation when proposed Comprehensive Plan Amendments affect facilities on the Strategic Intermodal system. The Florida SIS highways in Levy County include U.S. 19, U.S. 27, and U.S. Alternative Highway 27 /S.R. 500.

SIS Level of Service

Policy 3.6 Strategic Intermodal System roads within the County shall have the following LOS standard:

Segment	Functional Class	LOS Standard	Access Management Standard
US 19 Principal	Arterial/Rural	C	SIS 4 lanes/divided Controlled Access
US 27/U.S. Alt27/SR 500	Principal Arterial/Rural	C	SIS 4 lanes/divided Controlled Access

Policy 3.7 All access to state roads shall be consistent with the Florida Department of Transportation’s Access Plan (Rules 14-96, Access Permitting Process and 14-97, Access Standards, F.A.C.). FDOT design criteria and construction standards shall apply. The applicant or representative applying for an FDOT access permit shall secure the appropriate FDOT driveway permits and follow the FDOT’s procedures.

Transportation Disadvantaged

Policy 3.8 The County shall support the provision of transportation services to the transportation disadvantaged, and will continue to vigorously pursue state and federal grant programs to support both operating and capital funding.

New Turnpike Proposals Inconsistent in Agriculture, Forestry, Conservation and Natural Reservation Land Uses

Policy 3.9 New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with Future Land Use Map categories Agricultural/Rural Residential, Forestry/Rural Residential, Conservation and Natural Reservation.

Objective 4 Right of Way Preservation

Provide for the protection of existing and future rights-of-way from building encroachment.

Section Line Right- of- Way

Policy 4.1 All new developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction, unless future extension is clearly impractical or undesirable, in addition to any required setback adopted by the County Land Development Code. On the

existing transportation network, developments shall be set back from the center of the existing right-of-way. Adequate right-of-way shall be preserved using the below standards:

- a. ½ the minimum right-of-way required by the Levy County Land Development Code for setbacks;
- b. SIS roads shall include an additional fifty (50) feet on each side of the setback centerline for the purpose of future right-of-way and frontage road needs;
- c. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as adopted in the Levy County Land Development Code as a condition to receiving any development approval or zoning change.

Typical Road Construction Standards

Policy 4.2 County minimum road construction standards are adopted by reference to the then current version of the following manuals of the Florida Department of Transportation: *Standard Specifications for Road and Bridge Construction*, and *Design Standards for Design, Construction, Maintenance and Utility Operations on State Highway System*, and *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. In the event that an inconsistency should develop between the adopted Levy County Land Development Code and Plan policies and the Florida Department of Transportation standards, the more restrictive standard shall prevail.

SIS/ Right of Way Preservation

Policy 4.3 Preserve the functional integrity of the Strategic Intermodal Highway System (SIS) road segments in the County. Adequate right-of-way shall be provided for by all development. As used here, "provided for" means a right-of-way reservation.

Policy 4.4 The County will coordinate with the Florida Department of Transportation to ensure that the levels of service on the principal arterial system remain at or above the adopted LOS C; and, that as a result, no moratoria on growth and development become necessary.

Concurrency Management / SIS

Policy 4.5 The County shall review all development proposals to ensure consistency with Strategic Intermodal System level of service standards established by the Florida Department of Transportation.