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2 **WHEREAS**, on October 21, 2025, the Board approved this Ordinance on first
3 reading and directed County Staff to transmit (within 10 working days after approval) the
4 amendments attached as Exhibits to this Ordinance to the Florida Department of
5 Commerce (the "State Land Planning Agency") and other state reviewing agencies;
6

7 **WHEREAS**, after review and comment by the State Land Planning Agency and
8 other state reviewing agencies, in accordance with Section 163.3184(11), Florida
9 Statutes, notice was given by publication of an advertisement in a newspaper of general
10 circulation notifying the public of the second and final public hearing on this proposed
11 ordinance in the Levy County Government Center in Bronson, Florida, to be held at least
12 five days after the day the second advertisement was published; and
13

14 **WHEREAS**, in accordance with Section 163.3184(3)(c), Florida Statutes, the
15 Board held the second and final public hearing and adopted this Ordinance.
16

17 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners
18 of Levy County, Florida that:
19

20 **SECTION 1.** The following Elements of the Comprehensive Plan are amended as
21 set forth in Exhibits to this Ordinance, with all deletions shown ~~stricken~~, additions shown
22 underlined, and movements shown with a double underline.
23

24 The **Infrastructure Element** is amended to read as set forth in Exhibit "A."
25

26 The **Conservation Element** is amended to read as set forth in Exhibit "B."
27

28 The **Intergovernmental Coordination Element** is amended to read as set forth
29 in Exhibit "C."
30

31 **SECTION 2. Data and Analysis.** In accordance with Section 163.3177(1)(f),
32 Florida Statutes, these Comprehensive Plan amendments are based upon relevant and
33 appropriate Data and Analysis by the County, as set forth in the Levy County
34 Comprehensive Plan Water Supply Facilities Work Plan Amendments – Data & Analysis
35 Report dated September 22, 2025 prepared by the Levy County Development Services
36 Division. The Data and Analysis Report is available for public inspection and copy at the
37 Levy County Development Services Division, 375 Garner Street, Suite B, Bronson,
38 Florida or by email request to planning@levycounty.org. Such Data and Analysis is not
39 deemed a part of the Comprehensive Plan.
40

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

9
10 In accordance with Section 163.3184(3)(c)(2), Florida Statutes, within 10 working
11 days after the second public hearing (at which this Ordinance was adopted on second
12 reading), the County Development Services Division Director, or designee, is directed to
13 transmit this Ordinance with complete Exhibits, along with the supporting data and
14 analysis, to the State Land Planning Agency and any other agency or local government
15 that provided timely comments and to the North Central Florida Regional Planning
16 Council.

17
18 **SECTION 4. Exclusion from the Code; Incorporation into the Comprehensive**
19 **Plan; Direction to Staff.** This Ordinance shall not be codified in the Code of Ordinances
20 of Levy County, Florida. However, once the Comprehensive Plan amendments adopted
21 in Section 1 of this Ordinance become effective (as set forth in Section 7 of this
22 Ordinance), the Development Services Division Director, or designee, shall incorporate
23 the Amendments into the official County Comprehensive Plan that is on file with the
24 County Development Services Division.

25
26 **SECTION 5. Severability Clause.** It is declared to be the intent of the Board that
27 if any section, subsection, sentence, clause, phrase, portion or provision of this Ordinance
28 is for any reason declared or held invalid or unconstitutional by any court of competent
29 jurisdiction, such section, subsection, sentence, clause, phrase, portion or provision shall
30 be deemed a separate, distinct and independent provision, and the remainder of this
31 Ordinance shall be not affected by such declaration or holding.

32
33 **SECTION 6. Repealing Clause.** All ordinances or parts of ordinances and all
34 resolutions or parts of resolutions of Levy County in conflict herewith are hereby repealed
35 to the extent of such conflict.

36
37 **SECTION 7. Direction to the Clerk; Effective Dates.** In accordance with Section
38 125.66, Florida Statutes, the Clerk to the Board of County Commissioners is directed to
39 file this Ordinance with the Florida Department of State within 10 days after adoption on
40 second reading and upon such filing, this Ordinance shall become effective. However, in

1 accordance with Section 163.3184(3)(c)4, Florida Statutes, the Comprehensive Plan
2 amendments will become effective 31 days after the State Land Planning Agency notifies
3 the County that the plan amendment package is complete. If the adopted Comprehensive
4 Plan amendments are timely challenged pursuant to Section 163.3184(5), Florida
5 Statutes, then the effective date of the Comprehensive Plan Amendment will be the date
6 the State Land Planning Agency or the Administration Commission issues a final order
7 determining the adopted Comprehensive Plan amendments to be in compliance, or
8 ninety-one (91) days after a recommended order of compliance is issued by an
9 administrative law judge and the State Land Planning Agency fails to act on such order
10 within ninety (90) days after issuance.

11

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

15

16 **APPROVED ON FIRST READING** on October 21, 2025.

17 **APPROVED AND ADOPTED ON SECOND READING** on 6/16/2026, 2025.

18

**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

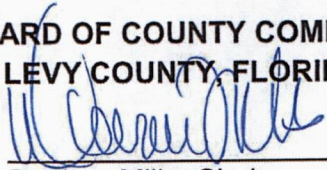
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Desiree Mills, Chair

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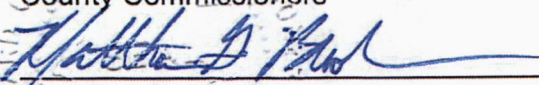
ATTEST: Clerk of the Circuit Court
and Ex Officio Clerk to the Board of
County Commissioners

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Matt Brooks, Clerk

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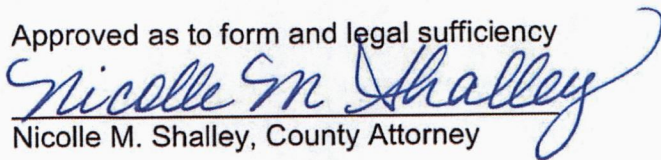
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Approved as to form and legal sufficiency



Nicolle M. Shalley, County Attorney



INFRASTRUCTURE ELEMENT

This element represents Levy County's commitment to responsible and sustainable growth against Florida's unique environment and opportunities. As we navigate the path to our community's future, we must recognize that our infrastructure is not just a collection of roads, utilities, and public services; it is the foundation upon which the quality of life, economic prosperity, and environmental well-being are built.

Levy County is a dynamic and evolving place, and developing an infrastructure to support the County is paramount to responsible growth. Our infrastructure is the connective tissue that binds us, ensuring that our residents and businesses have access to the essential services and resources that make this County a wonderful place to call home. Levy's exceptional character brings with it both opportunities and challenges. The Infrastructure Element recognizes the need to balance preserving our unique environment with our community's economic and social aspirations. It acknowledges the importance of preparing for sea-level rise and the ever-increasing perils of flood and climate change, ensuring that our infrastructure can adapt to an ever-changing world.

The Infrastructure Element will provide a general sanitary sewer, solid waste, potable water, and stormwater management correlated to principles and guidelines for future land use, indicating ways to provide future potable water, drainage, sanitary sewer, solid waste, and groundwater protection requirements for the area. However, this Infrastructure Element is not just a technical exercise; it is the community's commitment to building a resilient, inclusive, and prosperous community for all. The County's infrastructure will continue to be the bedrock upon which the community thrives, ensuring our community remains a place of opportunity, beauty, and excellence for generations to come.

Water: Future projections based on countywide population growth suggest that even by 2045, daily water demand is expected to reach approximately 81608.94 GPD, remaining well below the current LOS threshold. These findings demonstrate that Levy County's municipal and unincorporated potable water systems can support growth through 2050. However, localized service constraints should be further evaluated at the municipal level.

Wastewater: Future projections based on countywide population growth trends show that even by 2045, wastewater demand is expected to reach only 1,07,7163 GPD, remaining well within acceptable service levels. These findings confirm that Levy County's municipal wastewater systems are operating efficiently within established LOS thresholds, with ample capacity to accommodate future growth through 2050.

Solid Waste: Future projections based on population growth suggest that by 2045, daily waste generation will increase to approximately 263,759.5 pounds (131.88 tons), remaining well below the county's adopted LOS threshold. These findings indicate that Levy County's solid waste management infrastructure can substantially accommodate projected population growth through 2050. However, local collection and disposal efficiencies should continue to be monitored to ensure long-term sustainability.



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

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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:

Aa. 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.

Bb. 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 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

Identify the sensitive features of the land and provide 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 sensitive portion of the land from development.

Wetland Preservation

Policy 1.3 Jurisdictional 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, 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

Infrastructure Element



Best Management Practices. 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, 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)(e), 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 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 requirements.

Private Potable Water Facilities/Countywide

Policy 3.4 Non-residential development requiring potable water systems may be permitted in compliance with Florida Department of Health in Levy County Environmental Health.

Policy 3.5 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.

Objective 6 Water Supply Facilities Work Plan

Maintain, update and implement a Water Supply Facilities Work Plan giving due consideration to the regional water supply plans of the Suwannee River and Southwest Florida Water Management Districts and in accordance with Florida Statutes.

Policy 6.1 The County hereby adopts, by reference, the *University Oaks Mobile Home Park Levy County Water Supply Facilities Work Plan (September 2025)*, into the Comprehensive Plan.

Policy 6.2 The County shall update its Water Supply Facilities Work Plan at least once every five years, or within 18 months after the Suwannee River or Southwest Florida Water Management District adopts an updated regional water supply plan, whichever is first.

~~**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.):~~

~~identify alternative and traditional water supply projects and conservation measures necessary to meet the water needs identified in the regional water supply plans, and,~~

~~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.

Policy 6.3 Consistent with Chapter 163.3177, Florida Statutes, future updates to the Levy County Water Supply Facilities Work Plan must:

- a. Cover a planning period of at least 10 years.
- b. Identify the alternative water supply projects, traditional water supply projects, water conservation measures, and reuse programs necessary to meet the water needs identified within the County's jurisdiction.
- c. Incorporate, as applicable, project options from the relevant regional water supply plan that the County elects to implement.
- d. Identify public, private, and regional water supply facilities necessary to serve existing and new development during the planning horizon.

Policy 6.4 The County shall continue to participate in the development of updates to the regional water supply plans and other water supply initiatives facilitated by the Suwannee River and Southwest Florida Water Management Districts.

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.

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-

Infrastructure Element



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 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 ensure continuity and availability of service.

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1** **Air Quality**
Open Space and Tree Protection
- Objective 2** **Natural Resource Protection**
Environmentally Sensitive Lands
Natural Reservations
Unique Vegetative Communities/ Multi-Jurisdictional
- Objective 3** **Soils, Minerals and Native Vegetative Communities**
Land Use and Natural Resource Map Series
Mineral Resources and Mining
- Objective 4** **Forestry / Wildlife Habitat Conservation**
Forest Lands
Saw timber Production
Tree Ordinance
Development / Plat Review
Forest Management
- Objective 5** **Endangered and Threatened Wildlife**
Wildlife Habitat Management
Wildlife Assessment and Management Plan
- Objective 6** **Protect the Quality and Quantity of Current and Projected Water Sources**
Wellfield Protection
Aquifer Protection
Freshwater and Environmentally Sensitive Coastal Areas
- Objective 7** **Fisheries and Marine Habitat**
Waterfront Development Guidelines
- Objective 8** **Aesthetics**
- Objective 9** **Hazardous Waste**
- Objective 10** **Wildfire Mitigation**

Goal:

Protect, conserve, enhance, or appropriately use the County's natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.

Objective 1 Air Quality

Protect and maintain the air quality for the benefit of all citizens by meeting or exceeding State Air Quality Standards.

Open Space and Tree Protection

Policy 1.1 Enhance air quality by preserving trees, natural vegetation and open spaces through provisions in the land development regulations for tree preservation, buffering, and recreation and open space.

Policy 1.2 Discourage industry that produces heavy air emissions from locating within the County.

Policy 1.3 Coordinate the review of proposed developments or activities that may have an adverse impact on air quality with appropriate agencies (i.e., EPA, DEP) to ensure that State and Federal air quality standards are met.

Objective 2 Natural Resource Protection

Maintain and enhance the environmental, economic and recreational quality of the County by conserving and protecting environmentally sensitive lands, ecological systems, and Natural Reservations.

Environmentally Sensitive Lands (ESL)

Policy 2.1 Environmentally sensitive lands shall be designated and shown on the Future Land Use map series as an overlay zone based on the following criteria. ESLs shall include:

- a. Tide-influenced salt marshes, mangroves, shorelines and barrier/offshore islands.
- b. Historic and archaeological sites.
- c. State and federal preserves, refuges and wildlife management areas, including the Cedar Key Scrub Preserve and all other habitats of threatened or endangered species.
- d. Freshwater and coastal springs, swamps, marshes, wetlands as defined by the Department of Environmental Protection. Streamside management zones and along the Suwannee, Wacassassa and Withlacoochee Rivers, and each of the rivers and spring-fed tributaries.
- e. County, Regional and/or State recreation areas.

- f. Wellhead Protection Areas.
- g. The 10 and 100-year floodplain.
- h. Coastal and Riverine Flooding Areas as defined in Future Land Use Element, Policy 1.2-Conservation Land Use.
- i. Coastal High Hazard areas (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).

Policy 2.2 Environmentally Sensitive Lands designated shall be protected using the following guidelines and standards:

- a. Identifying ESL on the Future Land Use map series.
- b. Coordinating the review of proposed residential and non-residential development within or adjacent to ESL areas with the appropriate state resource agencies. Protective measures and mitigation, if applicable, shall be documented by the developer and approved by the appropriate regulatory agency prior to the issuance of County development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.
- c. Limiting land uses in floodprone areas (i.e., 100 year floodplain) to rural/low density residential, agricultural uses and non-residential uses consistent with Conservation Element Policies including, but not limited to, Policy 3.1 and 6.1 and Future Land Use Element 1.2;
- d. Require that proposed Planned Unit Developments (PUDs) within ESL areas meet or exceed standards established in Chapter 380.061, Florida Quality Development.

Unique Natural Areas / Suwannee River System Protection

Policy 2.3 Unique natural areas within the 100-year floodplain adjacent to the Suwannee River system shall be identified and protected. The identification of unique natural areas shall be based on the best available information, including but not limited to, vegetative land cover mapping, resource investigations, and site investigations. Long range strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies. The review of proposed development shall be coordinated with the Suwannee River and Southwest Florida Water Management Districts.

Policy 2.4 County-owned facilities within the 100-year floodplain of the Suwannee River system shall be maintained in a manner that prevents any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.

Natural Reservations

Conservation Element

Policy 2.5 The County will coordinate land use plans and the review of proposed developments adjacent to Natural Reservations with appropriate resource management agencies. Notification of requests to increase density or intensity on parcels that are abutting lands designated with the Natural Reservation Future Land Use Map designation, or abutting lands which have been acquired by government or non-profit agencies and are managed for the purpose of conservation, shall be provided to the entity responsible for the management of the land. Comments shall be requested related to the impact of the proposed development on the presence of listed species of plants, animals, natural community type, hydrological impacts, land management requirements, prescribed burning and recreational use.

Policy 2.6 Land development regulations shall be developed and used to promote compatibility with adjacent land uses and to minimize the impact of development on the natural resources in the area. For all properties abutting Federal or State Wildlife Management Areas and Federal or State Forests within Natural Reservation (NR) areas, the County will require a minimum 100-foot naturally vegetated buffer, in which structures are prohibited. Uses within the 100-foot naturally vegetated buffer will be limited to agriculture, silviculture, and passive uses such as footpaths, hunting and horseback riding. Variances from the prohibitions against construction of structures within the 100-foot buffer may be allowed only when, owing to the special shape, size or physical features, such as the presence of wetlands, the buffer would result in the preclusion of all reasonable use of the parcel. When a variance is permitted, encroachment into the buffer will be limited to the minimum needed to allow for reasonable use of the parcel. No variances will be granted allowing impacts to wetlands or listed species habitat within the buffer.

Policy 2.7 State, federal, regional or local government, and non-profit agency acquisitions of public/park lands will be designated as Natural Reservation on the Future Land Use Map through a Future Land Use Map amendment or the Evaluation and Appraisal amendment process.

Policy 2.8 Measures such as, the regulation of density, buffering, setback and open space requirements will be utilized to protect existing property designated Natural Reservation from encroachment by incompatible land use. Development on property abutting lands designated on the Future Land Use Map as Natural Reservation or lands which have been acquired and are managed by a government agency for the purpose of conservation, shall exhibit best environmental management practices such as designing in the context of the natural features of the landscape (including the consideration of topographic and stormwater features, existing vegetation, and soil types), to avoid and minimize adverse environmental and visual impacts. The major criteria for approval shall be the continued functioning, with the minimum disturbance, of the ecosystem that the development is impacting.

Policy 2.9 Septic tanks and drainfields shall be sited in a manner to protect Natural Reservation areas, and lands that have been acquired by and are managed by a government or non-profit agency for the purpose of conservation, from the discharge of improperly treated effluent. The use of advanced secondary treatment systems may be required in environmentally sensitive lands areas, when determined by the Board of County Commissioners to be necessary for the protection of environmental health and ecosystems.

Policy 2.10 Management Plans shall be prepared and implemented for environmentally sensitive areas within county-owned or controlled Natural Reservation areas.

Unique Vegetative Communities/ Multi-Jurisdictional

Conservation Element

Note: deletions are shown ~~stricken~~, additions are shown underlined, and movements are shown with a double underline

Policy 2.11 The County will assist regulatory agencies in protecting unique vegetative communities located within the various jurisdictions by regulating land uses contiguous to the unique communities.

Policy 2.12 The County will develop intergovernmental agreements to help protect, conserve, or preserve identified unique vegetative communities in contiguous municipalities or counties.

Objective 3 Soils, Minerals and Native Vegetative Communities

Conserve and protect native vegetative communities, mineral resources, farm and forest lands, and preserve the natural drainage functions of the soils through the appropriate use of land.

Policy 3.1 Development proposals will be reviewed to ensure that environmentally sensitive features of the land are protected and impacts to wetlands are avoided, minimized, or mitigated commensurate with the quality of the wetlands system affected. Impacts to “high quality” wetlands on site will be limited to development of necessary improvements consistent with plans approved by state and federal regulatory agencies, for which no practicable alternative location exists, and mitigation shall be required consistent with conditions imposed by the regulatory agencies. High quality wetlands are herein defined as undisturbed wetlands or wetland that contain significant existing nesting habitat for listed wildlife species or significant existing habitat for listed plant species. Topographical characteristics, soils suitability and limitations, potential impact to surface and groundwater flow and quality and a floodplain assessment shall be reviewed prior to issuance of any development approval.

The methods used to protect sensitive features of the land and to address physical and environmental limitation of the land shall be documented by the developer prior to the issuance of development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Land Use and Natural Resource Map Series

Policy 3.2 A Land Use and Natural Resource Map series, showing county-wide environmental resources, locally important farm and forestry land, mineral resources, karst features, springs and the Springs Protection Zone (SPZ) and Future Land Use information shall be utilized in the review of proposed developments. The Developer shall document potential impact to these resources and methods used to protect, conserve and preserve them.

The map series will show the following characteristics:

- a. Natural Resources - Soil types, native vegetative communities, mineral resources and, geologic surface water and groundwater information.
- b. Land Use Information - Areas designated for urban and rural development. Future Land Use categories for Agricultural, Residential and Non-Residential land uses and Environmentally Sensitive Lands.

- c. Development Potential - A composite map illustrating the suitability and limitations for various types of land use and development including, but not limited to agricultural, residential, non-residential uses.

Soils

Policy 3.3 The County will continue its support of the Levy County Soil and Water Conservation District (SWCD), and the Institute of Food and Agricultural Sciences (IFAS) and its Cooperative Extension Service.

Policy 3.4 The *Soil Survey of Levy County* will be used to identify soil suitability and limitations to support land use decisions. On-site soil characteristics and constraints will be one of the determining factors in land use changes that involve the increase of intensity and density.

Policy 3.5 The review of proposed development will be coordinated with the County Agricultural Extension service, SWCD and other appropriate agencies to ensure that agricultural resources are protected.

Mineral Resources, Mining and Excavation

Policy 3.6 Areas identified as containing commercially valuable mineral resources suitable for extraction will be conserved and protected from the encroachment of incompatible land uses and development. Land development regulations and Future Land Use plans will be used to enhance compatibility among existing uses and future development in the area.

Policy 3.7 A buffer shall be required to physically separate mining operations and adjacent land uses to protect the public health, safety and welfare and to preserve the character of the area. The buffer shall be provided to minimize the impact of dust, noise, traffic and other undesirable impacts associated with mining activities.

Policy 3.8 Environmentally Sensitive Lands including, but not limited to, coastal resources and designated areas of critical state concern, will be protected from mining operations.

Policy 3.9 Promote the restoration and future use of mined or excavated lands through land development regulation reclamation standards.

Policy 3.10 The County will develop performance standards that will permit the monitoring and early detection of water contamination or excessive run-off into adjacent areas resulting from mining, agricultural or construction excavations.

Policy 3.11 Excavated slopes will be protected from erosion by:

- a. Immediate establishment of vegetative cover, terraces, mulches or a combination of these practices as appropriate, on excavated slope areas.
- b. Preservation of dense vegetative stands adjacent to excavation and site stripping activity to prevent water run-off.

Policy 3.12 Encourage the use of rejuvenation practices for managed forested lands to reduce or eliminate excessive water run-off or water contamination problems.

Policy 3.13 Run-off from excavation or construction sites shall be required to have the same volume, rate of flow and equal or improved quality relative to pre-development and ambient conditions.

Policy 3.14 All excavation activities, inclusive of pumping, will employ water conservation practices.

Objective 4 Forestry / Wildlife Habitat Conservation

Encourage the long-term conservation and proper management of forest lands in the County to ensure a continuous yield of forest products, habitats for wildlife, forest associated recreation, aesthetics, clean air and clean water.

Forest Lands

Policy 4.1 The County shall protect, conserve and encourage the continued productivity of forestry activities, discourage the encroachment of incompatible activities and promote compatibility among forestry and other uses by:

- a. Limiting the densities and intensities of future growth in areas predominately used for forestry/agriculture.
- b. Providing Subdivisions standards including, but not limited to, buffering, setback and clustering requirements.

Saw timber Production

Policy 4.2 Encourage the use of state legislated incentives and assistance to private landowners through forest management programs that promote compatible mixed uses, aesthetics, and lengthened timber rotation as a means of sustaining saw timber production.

Tree Ordinance

Policy 4.3 Unique or endangered native vegetation that will be adversely impacted or destroyed by proposed development shall be protected and conserved through tree preservation and open space requirements in the land development regulations.

Development/Plat Review

Policy 4.4 Forestry resource managers will be consulted in the review of proposed developments that are adjacent to public and/or private lands actively used for silviculture. Comments and concerns from the forestry managers will be addressed during the plat review process.

Policy 4.5 Native vegetative communities and agricultural/forestry lands shall be preserved, to the maximum extent possible, through the provision of open space, lot coverage and public dedication requirements for residential and mixed use development.

Forest Management

Policy 4.6 The State of Florida's *Silvicultural Best Management Practices* guideline and standards shall be followed in all forest management activities.

Policy 4.7 The County will protect lives and property from wildfires on unmanaged lands. In conjunction with the appropriate state, federal and regional agencies and property owners, Levy County shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices, including the use of prescribed burns and the control of invasive exotics. To further the effectiveness of these practices, requirements shall be included in the Land Development Regulations to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property. The Board may authorize and/or request prescribed burning by the Division of Forestry, in accordance with the State of Florida's *Silvicultural Best Management Practices* guidelines and rules.

Objective 5 Endangered and Threatened Wildlife

The County, in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection, shall identify the locations of, and protect endangered and threatened wildlife species.

Policy 5.1 The County shall regulate development and prohibit activities known to adversely affect the survival of endangered and threatened wildlife.

Wildlife Habitat Management

Policy 5.2 The habitat of any threatened or endangered species shall be managed to ensure survival of that species, with a population equal to or greater than existed prior to development. Mitigation activities shall sustain or increase the carrying capacity of that habitat in accordance with a State approved management plan (i.e., FDEP and FWC).

Policy 5.3 A portion of the land area in each subdivision or planned unit development that includes habitat for any listed, threatened or endangered species will preserve or restore native wildlife habitat. An adequate amount of land will be provided to support viable population of plant and animal species, including endangered and threatened species.

Wildlife Assessment and Management Plan

Policy 5.4 A wildlife assessment and protection plan, when applicable, will be required for proposed subdivisions and planned unit developments. Proposed development requests shall be referred to the appropriate regulatory agency to identify and ensure protection of threatened and endangered species and habitats.

Policy 5.5 The County shall request assistance from the Florida Department of Environmental Protection (FDEP) and Florida Fish and Wildlife Conservation Commission (FWC) in the development of wildlife management plans to protect and preserve identified endangered wildlife and species of special concern.

Objective 6 Protect the Quality and Quantity of Current and Projected Water Sources

Protect, appropriately use and conserve the quality and quantity of current and projected water sources within the County including surface water, springs, groundwater and waters that flow into the Gulf of Mexico.

Policy 6.1 Any activities known to adversely affect the quality and quantity of water sources will be prohibited by the County through adopted local ordinances and rules.

Policy 6.2 The County will coordinate plans for growth and development with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWFWMD) to protect the hydrological characteristics of the area. A development review process shall be developed to enhance the coordination and use of technical assistance services available to the County from the Water Management Districts.

Policy 6.3 Standards and criteria in the land development regulations for potable wells, cones of influence and water recharge areas shall be used to protect the quality of existing and future potable water resources from contamination.

Policy 6.4 Natural groundwater recharge areas, wellfield protection areas and surface waters shall be protected from activities, such as, inadequate stormwater management, inappropriate use of septic tanks, intense development in karst sensitive areas and inappropriate densities and intensities of development in areas identified environmentally sensitive land.

Policy 6.5 Large volume withdrawals of groundwater that could result in significant adverse impacts on potable water supply and natural ecosystems due to cone of depression effects shall be evaluated for their effect on municipal wellfield supplies and natural ecosystems before being permitted. Development shall only occur when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water resources or the natural ecosystem.

Policy 6.6 The County supports the philosophy of “local sources first” and shall seek to protect its water resources from being exported to other regions of the state through several strategies, including:

1. Participating in the development of the five-year work plans of the Suwannee River and Southwest Florida Water Management Districts;
2. Requesting to receive notice of any applications for the transfer of the County’s waters, and advocating for water reuse and the development of alternate supply sources by such applicants;
3. Consider participating in a regional water supply authority pursuant to section 373.713 F.S. and/or section 163.01 Florida Statutes; and

4. Support appropriate legislation regarding consumptive use permitting and exercising vigilance through the County's legislative delegation.

Wellfield Protection

Policy 6.7 Prior to the issuance of development approval, proposed developments that require water withdrawals exceeding 100,000 g.p.d. from the Floridan aquifer shall be reviewed to ensure that the impacts of this development will not adversely impact the public interest and the environment.

The County will coordinate the review of proposed developments with the appropriate Water Management District to determine and/or identify potential impacts to:

- a. Surrounding land uses;
- b. Environmental quality;
- c. Public health, safety and welfare.
- d. Minimum flows and levels.

Policy 6.8 The land development regulations shall contain wellfield protection standards to protect public potable water wells from point and non-point source pollution or contamination. To protect the public potable water supply from possible contamination, the County shall establish wellhead protection zones (WHPZ) for existing and future community water systems. Primary and secondary protection zones shall be designated and allowable uses are listed below:

- I. **Primary WHPZ.** This zone is defined as lands within a 200-foot radius of the wellhead.
 - A. Allowable uses - existing residential uses, facilities and uses functionally related to the water supply system, open space, parks and playgrounds. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
 - B. Prohibited uses - Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are existing residential uses or uses accessory to existing residential uses, playing courts, open-air shelters and other similar recreation facilities. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
- II. **Secondary WHPZ.** This zone is defined as lands within a 660-foot radius of the wellhead.

- A. Allowable uses: residential uses served by central sewer facilities, uses functionally related to the water supply system, open space, parks and playgrounds.
- B. Prohibited uses -
1. Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are accessory to residential uses, playing courts, open-air shelters and other similar recreation facilities.
 2. Septic systems except for lots or parcels created on or before December 31, 1989.
 3. Any man-made retention area except for stormwater treatment facilities.
 4. The production, handling and/or storage of hazardous waste/materials.
 5. Junkyard or salvage operations.
 6. Effluent spray fields.
 7. Landfills, sludge disposal sites or animal waste holding pond.
- III. **New Wellfields** - Prior to development of any proposed wellfield, drawdown tests will be conducted by the applicant for the purposes of establishing the extent of the cone of depression. No wellfields may be developed that would include any of the prohibited uses listed above within identified cones of influence and/or within primary and secondary WHPZ.
- IV. **Existing Wellfields** - Existing uses within the WHPZs that violate the provisions of this policy shall be reviewed and evaluated in coordination with the Water Management Districts to determine any risk to the health, safety and welfare from contamination of the water source. Remedial actions, when required, shall be identified and coordinated with the Water Management District at the conclusion of the review and evaluation.

Policy 6.9 Soil tests shall be required for all proposed developments prior to the issuance of septic tank permits, approval of sewer treatment plants, or approval of solid waste disposal sites.

Policy 6.10 Developers shall obtain all permits required by the Florida Department of Environmental Protection, the Suwannee River Water Management District or the Southwest Florida Water Management District prior to the issuance of a development permit, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Policy 6.11 New developments meeting a specified threshold size will be required to evaluate geologic hazards on-site prior to development.

Policy 6.12 Emergency conservation measures will be mandated to minimize the impacts of drought and protect the supply of potable water, upon request from the Southwest Florida Water Management District and the Suwannee River Water Management District. When deemed necessary, the County will consider developing an emergency water conservation plan and level of service (LOS) for use in establishing water conservation targets and measuring the effectiveness of water conservation initiatives.

Aquifer Protection

Policy 6.13 Aquifer Recharge Areas will be protected from development impacts through land development regulations to regulate filling and establish imperious lot coverage and stormwater management standards. The retention of soils and covering vegetation to filter water and recharge the aquifer shall be encouraged for proposed development sites.

Policy 6.14 Innovative site design and construction materials (i.e. permeable paving blocks and other paving alternatives) which retain soil permeability will be encouraged through density bonuses or other incentives.

Policy 6.15 Preservation of open space lands shall be encouraged in areas of high natural recharge, wetlands areas, and in areas identified as Environmentally Sensitive Land.

Freshwater and Environmentally Sensitive Coastal Areas

Policy 6.16 Development in a natural freshwater, wetland and environmentally sensitive coastal areas will be prohibited or regulated to protect and preserve those areas strongly dependent on natural hydrologic processes. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

Policy 6.17 Through coordination and technical assistance from the water management districts in the development review process, water quality and quantity shall be addressed and protected. The owner/developer of any site shall be responsible for the management of runoff in a manner that the volume of runoff does not exceed pre-development conditions.

Water Conservation Programs

Policy 6.18 To support responsible water use and promote long-term water resource sustainability, the County shall explore and evaluate a range of water conservation strategies, both within its County-owned potable water service areas and, where appropriate, at the countywide level. These strategies may include, but are not limited to:

- a. Establishing a tiered rate structure that increases the cost of water as usage exceeds baseline consumption levels;
- b. Providing public education, outreach materials, and hosting informational events focused on water conservation practices;

- c. sting informational events focused on water conservation practices;
- d. Limiting line and hydrant flushing to the minimum necessary to maintain system quality and exercise critical equipment; and
- e. Securing hydrants and flushing valves to prevent unauthorized use of water and ensure access is restricted to County staff and emergency responders.

These measures may be implemented individually or in combination, as appropriate to the County's operational role, available resources, and coordination with the Water Management Districts or other utility providers.

Objective 7 Fisheries and Marine Habitat

Preserve, protect and enhance the coastal marine systems along the County's coastline and provide waterfront development guidelines.

Waterfront Development Guidelines

Policy 7.1 The County will regulate dredging, waterfront development, filling, construction of roads and similar activities with proximity to coastal estuaries, grass beds, hammocks or salt marsh by enforcing land development regulations.

Policy 7.2 The County will protect off-shore fishing beds from poor water quality and from the adverse impact of development using shoreline development standards set forth in the Coastal Management Element.

Policy 7.3 The County will continually review and improve the Zoning and Subdivision Regulations to protect and conserve the natural functions of existing soils, commercially important fish or shellfish locations, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands, estuarine marshes, freshwater beaches and shores and marine habitats. In addition, developers shall document measures taken to protect coastal resources and environmentally sensitive lands on site for proposed developments.

Policy 7.4 The County will continually review F.D.E.P. pollution studies and consider for adoption, recommended standards and guidelines to prevent or reduce water pollution.

Policy 7.5 The County will protect and preserve coastal resources through the implementation of standards and guidelines in the Coastal Management Element of this Plan.

Policy 7.6 The County encourages and supports the preservation of working waterfronts, as defined in s. 342.07, F.S.

Objective 8 Aesthetics

Protect and preserve the natural beauty and enhance the appearance of communities in the County through cooperative efforts of County, Municipal and private entities.

Policy 8.1 Maximize open space and improve aesthetics through the implementation of the Planned Unit Development (P.U.D.) Ordinance.

Policy 8.2 Funding sources will be investigated for joint County and municipal beautification projects. Public education programs to promote environmental awareness shall also be encouraged.

Policy 8.3 The County will consider for adoption, codes, ordinances and regulations addressing the issues of signs, noise, dust, smoke, odor, landscaping, tree preservation, and other methods to enhance compatibility between adjacent uses.

Policy 8.4 The County will prepare and adopt a Landscape Ordinances to promote compatibility between residential and non residential land uses. On-site preservation of valuable shade and ornamental trees shall be encouraged to improve the appearance of the development site.

Objective 9 Hazardous Waste

Protect natural resources through the development and adoption of ordinances to provide standards and guidelines for hazardous waste management.

Policy 9.1 The County will incorporate provisions contained in the Hazardous Waste Management Plan into local ordinances.

Policy 9.2 Natural resources shall be protected from hazardous wastes, through implementing the hazardous waste assessment recommendations and through policies contained in the Solid Waste Sub-Element of the Infrastructure Element.

Objective 10 Wildfire Mitigation

Protect life, property, and the economy by eliminating or minimizing the present and future vulnerability to wildfire hazards.

Policy 10.1 Areas of high fire potential and populations in Levy County shall be identified, as adopted and mapped in the Levy County Local Mitigation Strategy, based on plant community type and development stage, canopy cover, hydrology, soils, slope and elevation. Mapping shall be reviewed annually and updated as necessary in response to changing fuel conditions and fire occurrence.

Policy 10.2 The County shall work with the Division of Forestry to educate the public, especially those at high risk from wildfires, and make them aware of proactive steps they can take to mitigate wildfire damage.

Policy 10.3 The County shall advance the directives and policies of local emergency management operational plans and the Levy County Local Mitigation Strategy.

Policy 10.4 Residential subdivisions in areas identified as high fire potential shall comply with the following minimum standards:

a. Complete and implement a wildfire mitigation plan specific to that subdivision, subject to review and approval by the Florida Division of Forestry, which shall be incorporated as part of the development plan or subdivision plat. The mitigation plan shall address the following:

1. The characteristics of the site and wildfire hazard rating for the site.
2. Specific recommendations for reducing the wildfire risk before and after development.
3. Incorporation of wildfire mitigation features into the development design, as applicable or required by the land development code, such as: defensible project perimeters; interior project fuel breaks; individual site defensible space; landscaping guidelines and plant material suggestions; placement of structures.
4. Review of landscaping and building plans for wildfire mitigation features.
5. Review of factors related to emergency response, such as: water supply; proximity to fire protection services; emergency access and infrastructure; and fuel management zones (greenspace) and vegetation maintenance.

b. Provide at least two ingress-egress routes.

c. Structures shall be designed to minimize the potential for loss of life and property from wildfire, through requirements in the land development regulations for outdoor sprinkler systems; fire-resistant building materials or treatments, landscaping with appropriate vegetation species, and site design practices such as fuel breaks and defensible space.

d. Streets, roads, driveways, bridges, culverts, and cul-de-sacs shall be designed to assure access by firefighting equipment, providing for weight class, cornering, turnaround and overhead clearance.

Policy 10.5 The County shall consider wildfire hazard when reviewing land use amendments for increases in density.

Policy 10.6 Residential subdivisions for which adequate wildfire mitigation cannot be provided, or that would preclude or severely limit the use of wildfire mitigation or natural resource management options such as prescribed fire, shall not be authorized in areas of high wildfire potential.

Policy 10.7 The County will explore the adoption of firewise building code requirements in high risk fire areas to reduce wildfire risk.

Policy 10.8 Cluster development will be encouraged in areas identified as high fire potential.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1** **Interagency Coordination**
 Technical Advisory Committee
 Coordination and Sharing of Information
- Objective 2** **Coordination with the School Board**
- Objective 3** **Monitoring and Evaluation related to Public Schools**
- Objective 4** **Intergovernmental Coordination /Development Review**
 Local Comprehensive Plan Review Process
 Dispute Resolution
 Coastal High Hazard Areas
- Objective 5** **Coordination/Level of Service**
 Level of Service Standards

Goal:

Develop and maintain effective processes and procedures needed to respond to local, regional, state and multi-jurisdictional comprehensive planning and development issues.

Objective 1 Interagency Coordination

Coordinate the Levy County Comprehensive Plan with the plans of the Levy County School Board and other units of government providing services to the County, but not having regulatory authority over the use of land with the plans of the County, municipalities and adjacent counties.

Technical Advisory Committee

Policy 1.1 Intergovernmental issues and procedures shall be addressed through a County Technical Advisory Committee. Appropriate governmental, regulatory and non-regulatory representatives shall meet, when necessary, to coordinate land use plans, emergency planning, population projections, public school siting, natural resource protection and proposed development issues that impact multiple jurisdictions and involve other regulatory and non regulatory interests.

Coordination and Sharing of Public Information

Policy 1.2 On an ongoing basis, Levy County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. Levy County shall also review and evaluate programs and their effects on the Comprehensive Plans developed for adjacent local governments, the school district and other units of local government providing services but not having

regulatory authority over the use of its land. Levy County will accomplish this work through an annual county-wide forum, joint meetings and / or other types of forums with other agencies as needed.

Policy 1.3 Levy County will coordinate with appropriate governmental and regulatory agencies on land use and development plans to advance the goals, objectives and policies of the Comprehensive Plan.

Policy 1.4 The County shall prepare administrative procedures for intergovernmental coordination processes including, development and land use review. This information will be provided to each political or governmental jurisdiction.

Policy 1.5 Levy County growth and development plans, development proposals and development related information shall be available to the public and governmental entities.

Objective 2 Coordination with the School Board

Levy County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 2.1 The County will continue to develop joint planning programs with the Levy County School Board to ensure that the future needs and plans for both agencies are sufficiently addressed. The primary intent of the joint planning program shall be to:

- a. Establish formalized review and planning coordination processes with the Levy County School Board;
- b. Encourage the location of public school facilities in proximity to student populations and in a manner that maximizes the use of existing and future infrastructure;
- c. Identify current and future opportunity and population needs for shared public facilities, including but not limited to, recreational uses (i.e., playgrounds, playing fields), libraries, shelter facilities, community centers and other civic functions.
- d. Ensure that proposed school sites are consistent with the Comprehensive Plan.

Policy 2.2 In cooperation with the School District and the local governments within Levy County, the County will implement the Interlocal Agreement, as required by Sections 1013.33, and 163.3177, Florida Statutes, which includes procedures for:

- a. Joint Meetings
- b. Planning and Zoning Meeting Participation
- c. Population Projections
- d. Coordination and Sharing of Information
- e. Implementation of School Concurrency
- f. Comprehensive Plan Amendments, Rezonings, Development Approvals and the School Concurrency Procedure
- g. School Site Analysis
- h. Supporting Infrastructure
- i. Educational Plant Survey and Five Year District Facilities Work Program

- j. Collocation and Shared Use
- k. Oversight Process
- l. Resolution of Disputes
- m. Amendment of Agreement

Policy 2.3 Annually, Levy County shall ask the School District to provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the District's unmet needs.

Policy 2.4 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Levy County, Levy County, the Levy County School District, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of Levy County, the Five Year District Facilities Work Plan and Five Year Educational Plan Survey of the Levy County School District.
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use and facilities.

Policy 2.5 Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities map series in the element.

Policies 2.6 Levy County and the Levy County School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.

Objective 3 Monitoring and Evaluation related to Public Schools

Levy County shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 3.1 Levy County and the Levy County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

Objective 4 Intergovernmental Coordination /Development Review

Establish a development review process to ensure that the impacts of development proposed in the Levy County Comprehensive Plan upon development in adjacent municipalities, adjacent counties, the region, and the state are coordinated with these jurisdictions and regional and state regulatory agencies.

Local Comprehensive Plan Review Process

Policy 4.1 Comprehensive Plan updates and amendments will be provided to all affected jurisdictions for review. All comments and recommendations received and/or transmitted will be a part of the public record.

Policy 4.2 Proposed land use amendments and development plans shall be reviewed for consistency with the goals, objectives and policies of the Comprehensive Plan.

Dispute Resolution

Policy 4.3 Disputes or issues with other local governments including, but not limited to, annexations issues, will be resolved through the Regional Planning Council's informal mediation process.

Policy 4.4 Comprehensive Plan updates and amendments will be reviewed to ensure compatibility and consistency with the comprehensive plans of adjacent municipalities and counties.

Coastal High Hazard Areas

Policy 4.5 The review of proposed land use and development plans within the Coastal High Hazard Area (Category 1 Evacuation Zone) will be coordinated with Cedar Key, Inglis, Yankeetown, Citrus County and Dixie County. A scheduled workshop with the adjacent jurisdictions will be held prior to issuance of development approval.

Policy 4.6 The review of proposed developments in environmentally sensitive areas or on property adjacent to public lands, or natural reservations will be coordinated with the appropriate local, state and federal agencies and consistent with the guidelines in the Conservation Element.

Objective 5 Coordination/Level of Service

Promote the efficient and orderly provision of services to the community through coordination with state, regional and local entities having operational and maintenance responsibilities to ensure that adopted Levy County level of service standards for public facilities are consistent with other regulatory entities.

Level of Service Standards

Policy 5.1 Levy County will coordinate proposed Level of Service standards changes with appropriate jurisdictions and regulatory agencies (i.e., FDOT, DEP) to ensure consistency with local Comprehensive Plans and with State and Federal regulatory standards.

Policy 5.2 Recreational needs and services shall be addressed in coordination with municipalities and the School Board in order to maintain the adopted level of service standards in the Recreation and Open Space Element.

Policy 5.3 The stormwater management level of service standard for stormwater quantity and quality shall, at a minimum, meet the requirements of the applicable Water Management District.

Water Supply Planning Coordination

Policy 5.4 The County shall coordinate with the Suwannee River and Southwest Florida Water Management Districts, and any applicable regional water supply authority, to ensure the County gives due consideration to each District's Regional Water Supply Plan and other regional initiatives through the exchange of information, participation in plan updates, and consideration of regional strategies in local decision-making.

Policy 5.5 The County shall coordinate with the municipalities located within Levy County to address shared water supply needs, maintain consistency between local comprehensive plans, and support intergovernmental approaches to long-term water resource planning. Coordination may include data sharing, review of proposed plan amendments, and participation in joint planning initiatives where appropriate.



Levy County Comprehensive Plan

Water Supply Facilities Work Plan Amendments

Data & Analysis Report (September 22, 2025)

I. Introduction

Section 163.3177(6)(c)4, Florida Statutes, requires local governments to prepare and adopt a Water Supply Facilities Work Plan (WSFWP) into their Comprehensive Plans no more than 18 months after the adoption of their jurisdiction's applicable Regional Water Supply Plan (RWSP). In March 2024, the Suwannee River Water Management District (SRWMD) adopted an updated RWSP (titled the *Western Water Supply Plan* (WWSP)), triggering the requirement for Levy County to adopt a WSFWP into its Comprehensive Plan by September 2025.

To meet this requirement, Levy County has prepared a WSFWP and proposed amendments to the Infrastructure, Conservation, and Intergovernmental Coordination Elements of the Levy County 2045 Comprehensive Plan. These amendments adopt the WSFWP by reference and ensure consistency with the WWSP and related statutory requirements. This data and analysis report provides the information necessary to demonstrate that the proposed amendments are based on relevant and appropriate data, consistent with the requirements of Section 163.3177(1)(f), F.S.

II. Existing Water Supply Systems

Levy County's potable water needs are met through a combination of municipal, private, and County-owned water systems. Incorporated municipalities, such as Williston, Chiefland, Bronson, and others, operate their own utility systems and are responsible for planning to meet the needs of their service areas. In the unincorporated area, potable water service is provided by a mixture of small private utilities, individual wells, and two systems that are owned and operated directly by the Levy County Board of County Commissioners (BOCC). The two County-owned systems are:

- **University Oaks Mobile Home Park (MHP).** This system is located northeast of Bronson along State Road 24. It was originally constructed by a private developer before ultimately being taken over by the Levy County BOCC. The University Oaks MHP system continues to provide central water service to the University Oaks subdivision and its surrounding area.
- **Manatee Utilities.** This system is located in northwest Levy County along NW 115th Street. It was originally built by a private developer and was later assumed by Levy County BOCC. It serves the Chiefland Golf Course Clubhouse and several nearby homes.

Together, these two systems represent the extent of Levy County's direct operational responsibility for providing potable water service. However, only the University Oaks MHP system is addressed within the WSFWP, as it is the only County-owned facility identified in the WWSP for potential improvements. This



data and analysis report supplements the WSFWP by also assessing the projected water demand and supply of the Manatee Utilities system to provide a more complete picture of the County’s responsibility for water supply planning.

III. Anticipated Potable Water Needs

University Oaks MHP Water System

According to the University Oaks MHP WSFWP adopted as part of this amendment package, the system currently possesses 160 active service connections. The Plan assumes an average household size of 2.39 persons per household, resulting in an estimated service population of approximately 383 customers. The system’s average day demand (ADD) is reported as 44,665 gallons per day (GPD), or approximately 280 GPD per connection.

Future demand through the 10-year planning horizon (2024–2034) is projected in the WSFWP using two growth scenarios:

- Scenario A (Low-Growth) – 0.92 percent annual population growth, based on historical trends in the unincorporated area.
- Scenario B (High-Growth) – 2.02 percent annual population growth, based on more recent population growth patterns.

Assuming per-connection demand remains constant at 280 GPD, the WSFWP projects ADD under each growth scenario. These projections are summarized in **Table 1**.

Table 1. University Oaks MHP: Projected Average Day Demand

| Year | Growth Scenario | Projected Population | Projected Connections | ADD Per Connection (GPD) | ADD Systemwide (GPD) | ADD Systemwide (MGD) |
|------|--|----------------------|-----------------------|--------------------------|----------------------|----------------------|
| 2024 | Baseline | 383 | 160 | 280 | 44,665 | 0.0447 |
| 2034 | <u>Low Growth</u> (0.92% per year) | 418 | 175 | 280 | 49,000 | 0.0490 |
| 2034 | <u>High Growth</u> (2.02% per year) | 459 | 192 | 280 | 53,760 | 0.0538 |

Source: Levy County University Oaks Mobile Home Park Water Supply Facilities Work Plan (September 2025).

Manatee Utilities System

Unlike the University Oaks MHP system, the Manatee Utilities System was not identified by the in the WWSP as a facility in need of improvements. As a result, the County’s WSFWP does not address this system. However, potable water demand projections for Manatee Utilities have been developed using service population and usage data reported in Table A-7b of the appendix of the WWSP. These projections



apply the same growth scenarios used for the University Oaks MHP system. The results are summarized in **Table 2**.

Table 2. Manatee Utilities: Projected Average Day Demand

| Year | Growth Scenario ^A | Projected Population | ADD Per Person (GPD) ^C | ADD Systemwide (GPD) ^D | ADD Systemwide (MGD) ^D |
|------|--|----------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 2024 | Baseline | 162 ^B | 147 | 23,814 | 0.024 |
| 2034 | <u>Low Growth</u> (0.92% per year) | 178 | 147 | 26,166 | 0.026 |
| 2034 | <u>High Growth</u> (2.02% per year) | 198 | 147 | 29,106 | 0.029 |

^A Growth scenarios match those used for the University Oaks MHP system
^B 2024 population is estimated using 2025 projections from Table A-7b of the WWSP; 2024-specific values were not provided
^C As reported in Table A-7b of the WWSP
^D Calculated by multiplying 'Projected Population' and 'ADD Per Person (GPD)'

IV. Water Sourcing

Both the University Oaks MHP and Manatee Utilities systems obtain potable water from the Floridan Aquifer, which serves as the primary groundwater source for Levy County and the broader North Florida region. These systems are supplied by groundwater wells permitted by the Florida Department of Environmental Protection (FDEP), and neither currently relies on alternative water supply sources.

V. Capacity and Planned Improvements

University Oaks MHP System

As reported in the WSFWP, the FDEP permitted the water treatment plant (WTP) serving the University Oaks MHP system to have a design capacity of 228,171 GPD. Additionally, it has a water use permit from SRWMD authorizing up to 2,000,000 GPD (2 MGD). Projected demand in 2034 under both low- and high-growth scenarios ranges from 49,000 to 53,760 GPD, which remains well within both the FDEP and SRWMD permitted limits.

The WWSP identifies Phase 4 of the University Oaks MHP distribution system upgrades as the only existing Levy County-owned potable water system in need of improvements. This project involves replacing approximately 6,500 linear feet of deteriorating 6-inch water main with C900 PVC and installing upgraded meters to improve system efficiency and reduce water loss. The improvement is listed in the WWSP as a water conservation project, reflecting the regional emphasis on reducing leakage and improving meter accuracy. Implementation of this project is ongoing and will extend the service life of the system and ensure compliance with state and regional water supply goals.

UNIVERSITY OAKS MOBILE HOME PARK
LEVY COUNTY, FLORIDA



WATER SUPPLY FACILITIES WORK PLAN

Prepared By:

Ryan Asmus, P.E.

Levy County Staff Engineer

Executive Summary

The purpose of this water supply work plan is to identify and plan for water supply sources and facilities to serve existing and new development within the University Oaks area. The Suwannee River Water Management District (SRWMD) sent notice to Levy County of their inclusion in the Western Water Supply Plan (WWSP) and requirements necessary to comply with Florida Statute Chapter 163 Section 3177.

The statute indicates, “each local government within the WWSP is required to amend its comprehensive plan by adopting an updated Water Supply Facilities Work Plan (WSFWP) within 18 months of governing board approval of the 2024 WWSP, pursuant to Section 163.3177(6)c)4, F.S.”. The SRWMD notice indicates updated WSFWPs and related comprehensive plan amendments should be adopted by September 12, 2025.

The WWSP identified a single water conservation (WC) project within Levy County: University Oaks Phase 4. The project is currently listed as an infrastructure replacement project targeted at reducing water loss within the system. The conclusion of the WWSP indicates that fresh groundwater may be able to provide some, but not all the projected water demand increases across the region highlighting a need for continued conservation and alternative water supply research.

This report’s intent is to identify current water demands within University Oaks, project future water demands, and identify ways to conserve, reduce, or alternatively supply water to support future growth and demands within University Oaks through a 10-year planning horizon.

System Background

1. Potable Water Service Area

The University Oaks is located approximately 4.5 miles northeast of Bronson along State Road 24 (Figure 1). It was initially developed with a private water treatment plant and water distribution system serving surrounding parcels within the development. Eventually, the water treatment plant and distribution system were taken over by the Levy County Board of County Commissioners (BOCC), who maintain and run the system.

Figure 2 below highlights the approximate service area of the development. It should be noted that the service area shown is based on historical recordings and was not field verified during this study. Therefore, the location should be considered approximate. The highlighted service area in the figure covers approximately 350 parcels. However, in a recent Florida Rural Water Association (FRWA) rate study it was determined that there are 160 service connections attached to the water distribution system. This indicates that more than half of the parcels in the development are either undeveloped or not connected to the system.

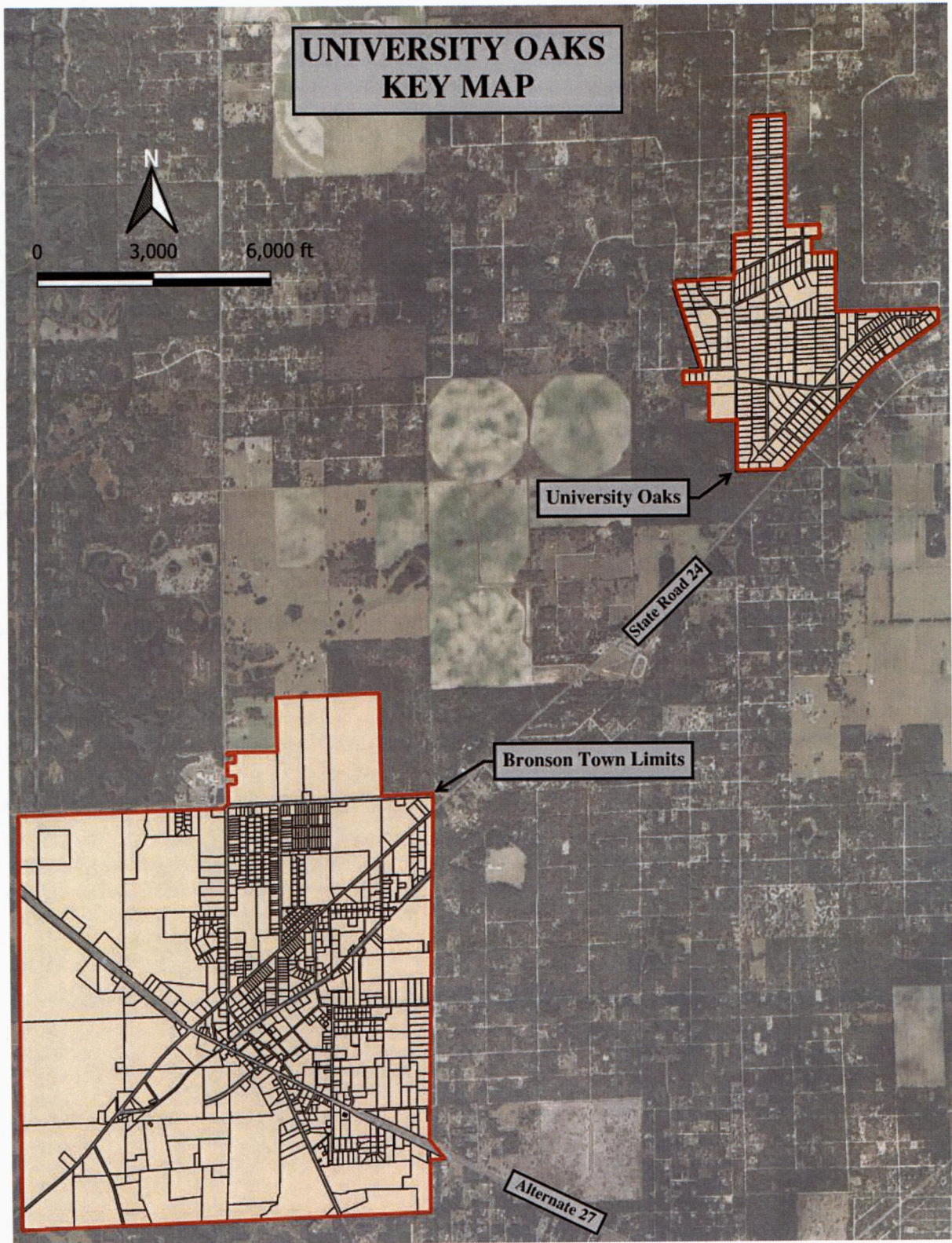


Figure 1: University Oaks Key Map

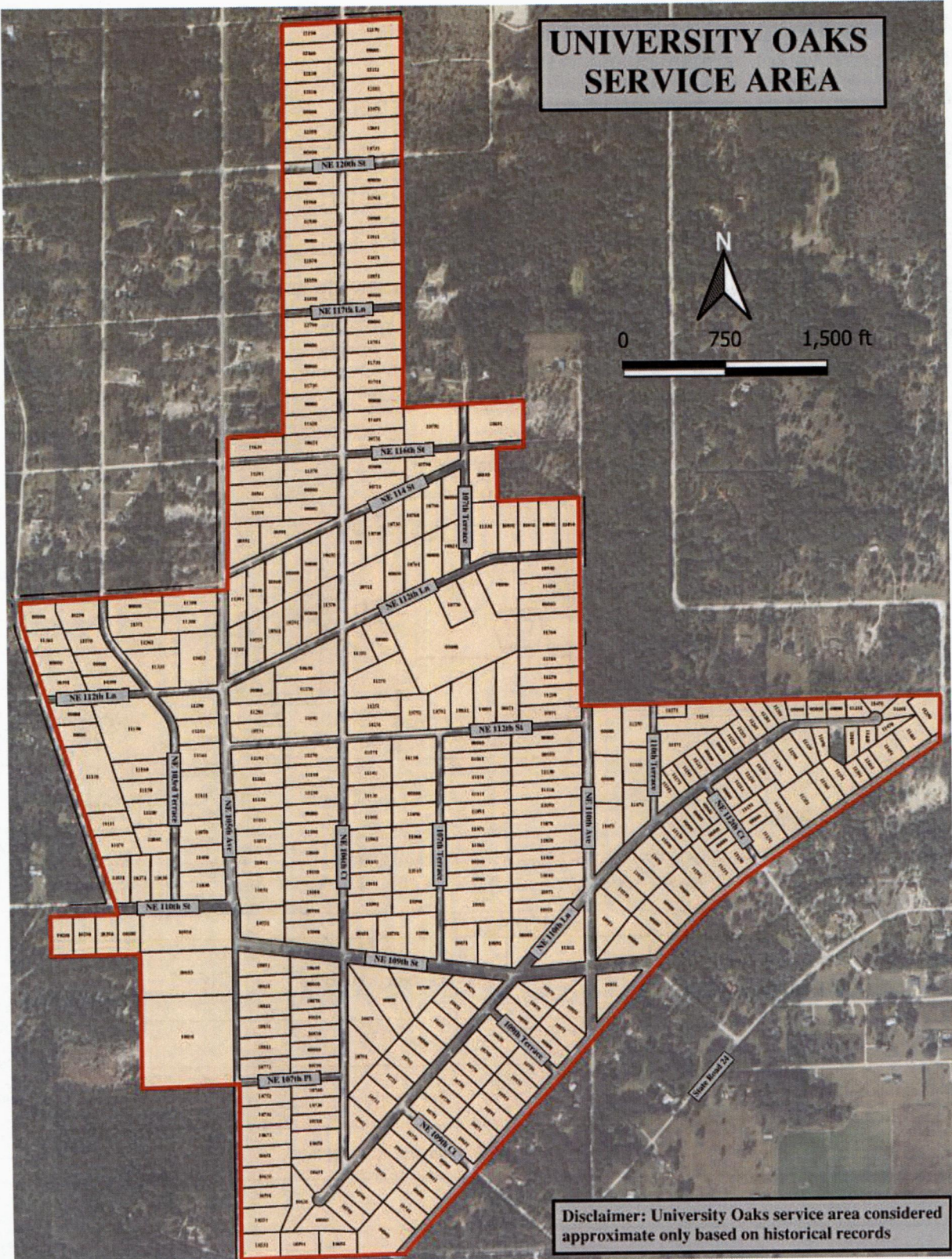
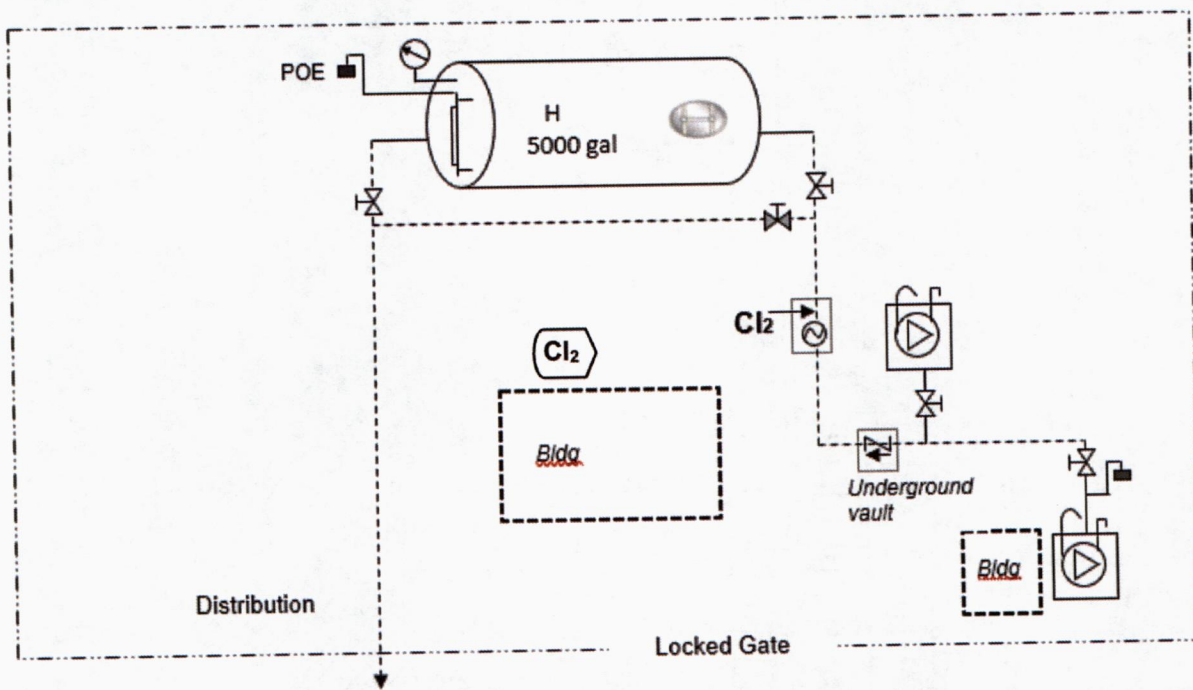


Figure 2: University Oaks approximate service area

2. Potable Water Supply Facility

The potable water treatment plant (WTP) is highlighted in Figure 4 at the southern end of the development. System information collected from FDEP's Oculus Database indicates that the WTP receives its water supply via two ground water wells. The wells were drilled in 1973 and 1975 and are both 6" cased with 10 horsepower 26 GPM submersible pumps. The groundwater is injected with chlorine after being pumped and is transferred to a 5,000-gallon hydropneumatic tank where it is pressurized and meets its chlorine contact time. Figure 3 below identifies a process flow diagram of the facility.












| SCHEMATIC KEY | |
|---|---|
| well head and casing well w/Turbine pump |  chlorine injection point $Cl_2 \rightarrow$ |
| check valve |  flow meter  |
| threadless (smoothbore) tap |  pressure gauge  |
| threaded tap w/ HBVB point of entry tap |  POE gate valve - open, closed   |
| well vent |  |

Figure 3: Process flow diagram of University Oaks WTP

3. Distribution System

The University Oaks distribution system is shown in Figure 4. The system contains approximately 8.8 miles of water line varying in size and material. Levy County was not the original developer of University Oaks and information about the originally installed system is largely unknown.

Historical records acquired from FDEP's Oculus database indicate that the original system is primarily composed of ductile iron pipe (DIP) ranging from 2" - 6". In recent years, the system has been upgraded to 6" C900 PVC in a phased approach. Phase 4 of the upgrades were recently identified in the WWSP and will be discussed in more detail later in this report.

It should be noted that while much of the water system located centrally in the distribution system is looped, as the distribution system extends out several dead-end lines exist. The dead-end lines are observed in Figure 4 and will be discussed in greater detail later in the report.

University Oaks Water Treatment Plant Pictures can be found in Appendix 1 at the end of this report.

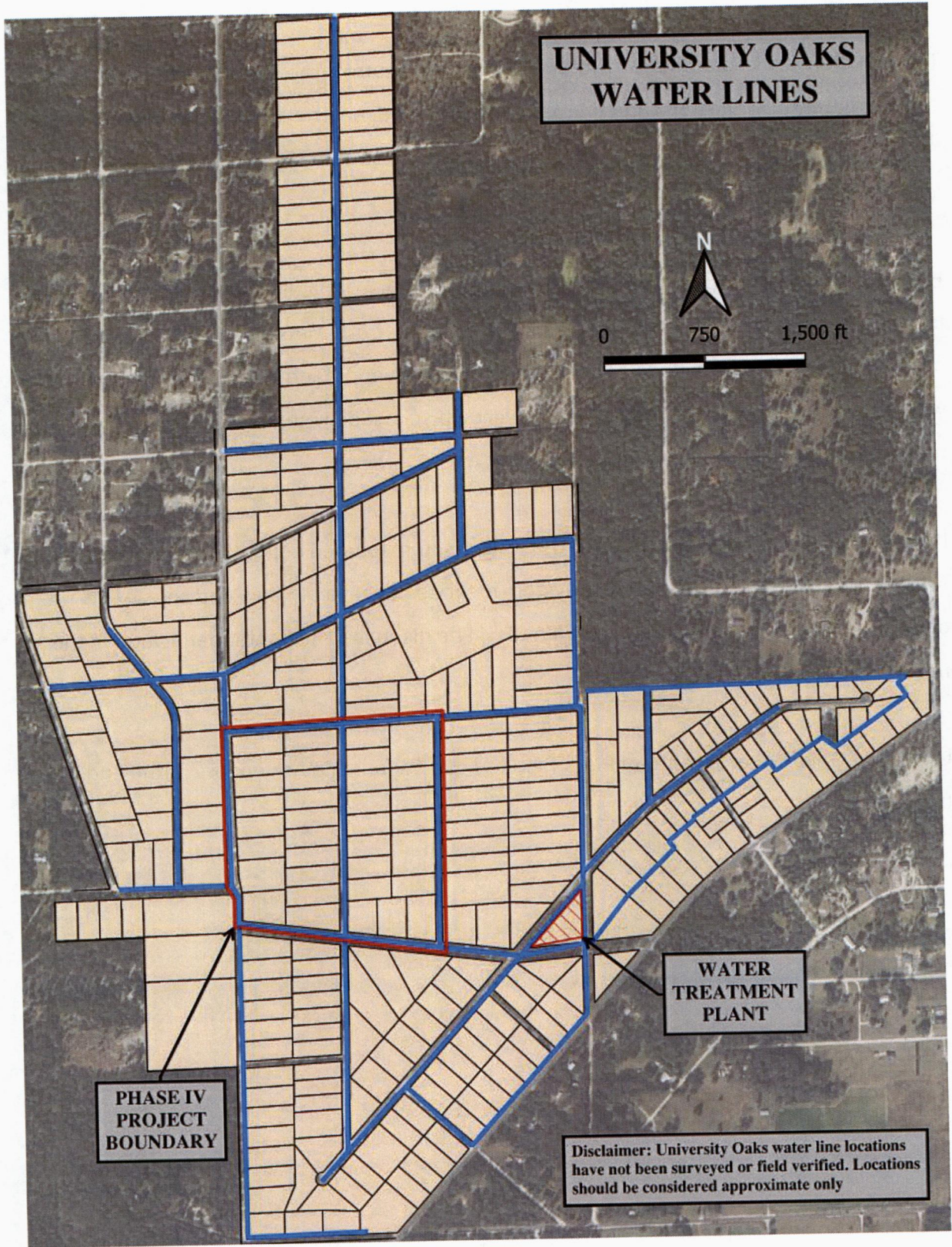


Figure 4: University Oaks Distribution System

4. Wells and Water Treatment Plant

As previously discussed, the water treatment plant consists of two groundwater wells that were drilled in 1973 and 1975. Each of the wells have 6" casing and are powered by 10 horsepower 26 GPM submersible well pumps. Do we know what the depth of the wells are? The pumped water is treated using hypochlorination: a process involving the injection of chlorine into the water stream. Chlorination is commonly used to provide the disinfection of water mandated by FDEP for public water supply systems. The chlorinated water continues to a 5,000-gallon hydrotank where it sits for contact time while also being simultaneously pressurized for distribution. The hydrotank operates between 40 – 60 psi. A full schematic of the WTP was previously presented in Figure 3 outlining the WTP treatment process.

In the event of power failure at the WTP due to inclement weather or any other source, the treatment plant is equipped with a backup generator that can supply power to the system and keep the plant operational until power is restored.

5. Water Storage Facilities

The University Oaks WTP does not have any designated water storage facilities. The only storage within the system is contained within the hydro tank. The storage capacity is conventionally considered half the hydrotank volume. Therefore, the available water stored within the system is 2,500 gallons

6. Pumping Facilities

University Oaks WTP does not contain any designated pumping facilities. The system is pressurized by the 5,000-gallon hydrotank to operate between 40 and 60 psi.

7. Water Use Permit

SRWMD has given the University Oaks WTP a general water use permit (WUP) designation of 10,000 gpd to < 2,000,000 GPD. This broad range indicates that the University Oaks WTP

is not permitted to draw more than 2 MGD of water on a given day. More specifically, DEP has permitted the facility for a plant design capacity of 228,171 GPD.

8. Water Quality

The University Oaks System recently passed their most recent DEP sanitary survey in April 2025 (Appendix 2). DEP's notice indicated that "the system (University Oaks MHP) was determined to be in compliance with the department's drinking water rules and regulations." DEP's acceptance indicates water quality is within drinking water requirements and acceptable for public consumption.

Drinking water testing at the water treatment plant is conducted regularly to ensure that the water being treated at the plant is within compliance of the DEP chlorination disinfection guidelines. DEP outlines that the free chlorine residual within the system must be between 0.2 mg/L and 4.0 mg/L throughout the distribution system. Testing must be conducted at the extents of the distribution system regularly to ensure this range is maintained.

9. Conservation Practices

While the University Oaks development does not have any offer of conservation education programs presently, there are conservation education outreach programs within this area provided by SRWMD.

Additionally, University Oaks has maintained a consistent effort to continue upgrading the University Oaks distribution system. Upgrades to the system promote conservation by reducing the amount of water lost to a leaky distribution system or inaccurate meters.

Additional conservation suggestions are introduced later in this report to further conserve the existing water supply generated by the water treatment plant.

Future Water Supply

1. Population Trends

The University Oaks development is in an unincorporated area of Levy County. To gain an understanding of the population trends within Levy County the University of Florida's Bureau of Economic and Business Research (BEBR) website was utilized. BEBR tracks census data and projects population growth used around the state. Table 1 outlines population trends from the 2010 and 2020 census and the BEBR estimation for population 2024. Note these values are for the unincorporated portions of Levy County and does not consider growth incorporated areas or the county.

Table 1

LEVY COUNTY UNINCORPORATED POPULATION TRENDS

| 2010 Population | 2020 Population | 2024 Population | 2010 - 2020 | | 2020 - 2024 | |
|--------------------|--------------------|--------------------|-------------|-----------------------|-------------|-----------------------|
| | | | % Change | Annual Growth % | % Change | Annual Growth % |
| 31,526 | 32,920 | 35,600 | 12.9 | 0.92 | 8.1 | 2.02 |

**Note: All data population data shown in Table 1 acquired from BEBR.*

2. Population Projections

Observing historic growth trends allows the development of future population projections. These projections assume that the growth rates observed in the unincorporated areas of Levy County will be consistent for the University Oaks development.

As previously mentioned, a recent FRWA study determined that there were 160 connections to the University Oaks distribution system. BEBR study data indicated that the average household size in Levy County is 2.39 persons per household. Assuming this value is accurate for the University Oaks subdivision, the population presently receiving water from system is approximately 383 people.

Observation of the population trends identified in Table 1 indicate that the overall trend of the unincorporated population in Levy County is increasing. Across the 14-year time span the average increase is 0.92% annually if making a linear growth assumption. However, within the past 4 years it was observed that the population in unincorporated Levy County increased at a faster rate: 2.02% annual growth.

Because these rates are significantly different two population projections were formed. The first projection, considered the low-end growth projection, assumes that the population increases linearly at 0.92% each year over the 10-year planning horizon. The second projection considered the high-end growth projection assumes a 2.02% yearly annual growth rate across the planning horizon. Table 2 identifies the projection results of 5 years and 10 years into the two planning horizons.

Table 2

LEVY COUNTY UNINCORPORATED POPULATION PROJECTIONS

| Projection | 2024 Population | 2029 Projection | 2034 Projection |
|-------------------|----------------------------|----------------------------|----------------------------|
| Low-end | 383 | 401 | 418 |
| High-end | 383 | 422 | 460 |

As identified in Table 2 the low-end projection using the 0.92% annual growth rate identifies a population change of 35 people. Dividing this value by the average household size of 2.39 persons per household indicates an increase of approximately 15 new households or potentially 15 new service connections within the University Oaks subdivision.

Performing the same analysis for the high-end population projection of 2.02% per year indicates a population change of 77 people or approximately 32 new households within the University Oaks subdivision at the end of the 10-year forecasting period.

3. Water Demand – Surpluses & Deficiencies

The recently conducted FRWA study outlined that current water demand within the University Oaks Subdivision is approximately 44,665 GPD. When divided by 160 connections to the system this indicates that, on average, the residents in University Oaks are using approximately 280 gallons of water per day per household. This value is on par with typical daily water consumption for a residential unit of 250-350 GPD.

Examining the low-end 10-year projections the expected water demand is 49,000 GPD (determined by multiplying a total of 175 connections by 280 GPD of consumption). The same calculation applied to the high-end projections yields 53,760 GPD.

As previously determined, SRWMD set the University Oaks consumptive use permit (CUP) between 10,000 – 2,000,000 GPD of use and DEP permitted the plant to have a daily capacity of 228,171 GPD. These capacities are well over the expected water demand determined in the high-end water projections. Therefore, the current University Oaks WTP is adequately sized to handle 10-year forecasted water demands without any deficiencies.

4. Prospective Conservation & Reuse Practices

As previously determined, SRWMD conducts conservation education outreach in the University Oaks area. Additionally, Levy County has continued to seek funding for improvements to the University Oaks water distribution system. While both of these practices aid in conservation measures, some additional ideas have been proposed that could further propel this goal.

- Implement a tiered rate structure that applies an increased water rate as water usage increases. This approach would be developed in a way that does not impact average water users. It would impact the bill that high water users receive each month and encourage those users to reduce water usage to reduce their monthly bill.

- The County could consider providing resources and hosting classes to educate consumers on water conservation.
- As previously mentioned, to maintain water quality in a distribution system with dead-ends, system flushing is often required to maintain acceptable water quality. Limiting line and hydrant flushing to only what is necessary to maintain water quality and exercise critical equipment can help overall conservation efforts.
- A final suggestion to promote water conservation is ensuring that unauthorized water use is not occurring through securing fire hydrants and flushing valves so they can only be used by approved county staff and emergency responders.

5. Multi-Jurisdictional planning initiatives

Presently, there are no multi-jurisdictional initiatives in the area.

6. Capital Improvement Projects

The WWSP identified the fourth phase of the University Oaks distribution system upgrades as the most recently completed version of the plan. This project outlines the replacement of approximately 6,500 LF of 6" water main with new 6" diameter C900 PVC and several water meters (Figure 5).

New water mains will be installed alongside existing water mains and when the water mains are ready to be switched over the connections will be made to transfer from the old system to the new system to minimize service disruptions. Water meters will be replaced individually to avoid service disruptions.

The reason for the upgrade is due to the age of the existing water lines. The permit outlines that the existing water mains are substandard and deteriorating. The most recent estimate for the construction project is \$900,000

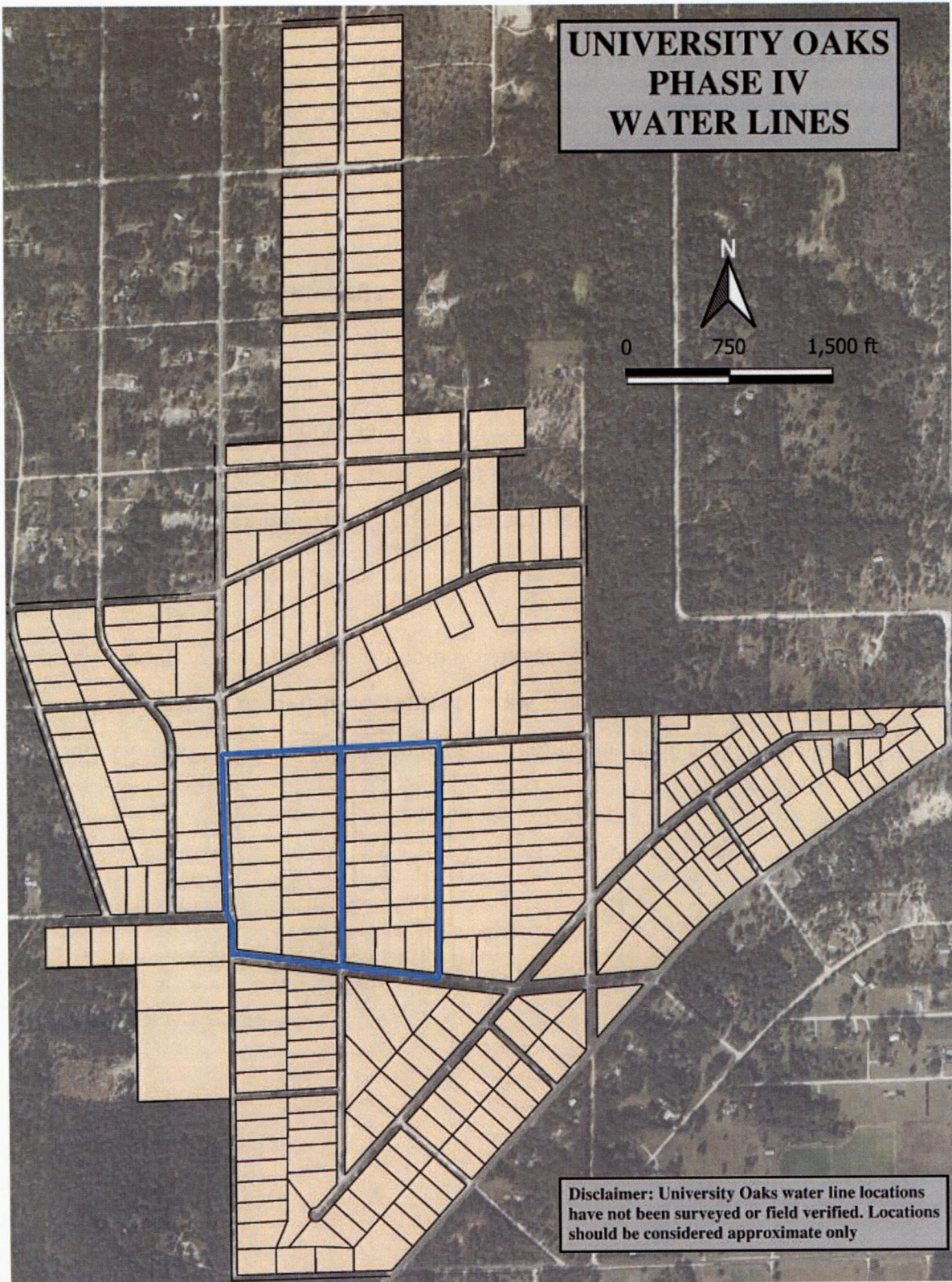


Figure 5: University Oaks Phase IV Water Lines

It has long been suspected that the University Oaks system experiences a significant amount of unaccounted water. Unaccounted water can be caused by old deteriorating systems that leak, inaccurate water flow meters at the water treatment plant, inaccurate customer meters, excess system flushing or even unauthorized use of fire hydrants that are not metered.

Recently, DEP determined that the flow meter located at the WTP is accurate based on a calibration test result. However, it is possible that one, or a combination, of the previously mentioned instances could be happening to not properly account for the water. As mentioned earlier in the report, dead-end radials can often lead to decreased water quality if there are not enough connections using the supply so it can be replenished. This could lead to poor water quality and increased flushing of the lines to maintain proper water quality within the system.

To conserve as much of the water as possible it is recommended that Levy County continues to upgrade the University Oaks water distribution system to limit leaks, upgrades customer meters to ensure accurate water billing, and implement water conservation practices.

Conclusion

The University Oaks development should continue to have an adequate water supply across the 10-year planning horizon examined in this facilities report. While water usage is expected to increase during the planning horizon, the increase is projected to remain within the permitted capacity of the water treatment plant itself and the consumptive use permit.

It is recommended that Levy County continue working towards increased water conservation efforts to promote water conservation within the region globally. Additionally, continuing to pursue funding to improve the physical infrastructure and metering equipment associated with the University Oaks WTP and distribution system is recommended.

APPENDIX

1. University Oaks WTP Pictures



Figure 6: University Oaks WTP looking to the North



Figure 7: University Oaks WTP looking to the West



Figure 8: University Oaks WTP looking to the East

2. University Oaks – 2025 Sanitary Survey



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

April 30, 2025

Mr. Jimmy Jones
Levy Board of County Commissioners
11011 NE 109 Street
Archer, FL, 32618
jones-jimmy@levycounty.org

**Re: University Oaks MHP
PWS ID No. 2381208
Levy County – Drinking Water**

Dear Mr. Jones:

Department personnel conducted a sanitary survey inspection of the above-referenced facility on March 3, 2025. Based on the information provided during and following the inspection, the system was determined to be in compliance with the Department's Drinking Water rules and regulations. A copy of the inspection report is attached for your records. Non-compliance identified in the inspection report has been corrected.

The Department appreciates your efforts to maintain this system in compliance with state and federal rules. Should you have any questions or comments, please contact Christopher Williams at (904) 256-1521, or via e-mail at Christopher.Williams@FloridaDEP.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane Tierney".

Shane Tierney
Environmental Manager
Compliance Assurance Program

Enclosures: Sanitary Survey Inspection Report

cc: FDEP: Chris Azcu, Madison White, Shane Tierney, Christopher Williams
c: LevyWater@levycountv.org
Two Fold Water Engineering, twofoldwater@gmail.com
Ross Bogert, Operator, twofoldross@gmail.com

**Florida Department of Environmental Protection
Northeast District Public Water System Sanitary Survey Inspection Report**

| | | |
|--|--|------------------------------------|
| Water system: University Oaks MHP | System PWS #: 2381208 | Survey date: 03/03/2025 |
| Facility type class: Community - (5D) | Source type: Ground | 4-Log approved: No |
| Facility address: 11011 NE 109th St. , Bronson, FL 32621 | | |
| Facility phone(s): (352) 486-5376 | Facility email/fax: levywater@levycounty.org | |
| Facility contact: Mr. Jim Jones | Facility contact phone(s): (352) 486-5376 | |
| Facility contact email/fax: levywater@levycounty.org | | |
| Owner name: Mr. Jim Jones | Company name: Levy Board of County Commissioners | |
| Owner/Corp address: 310 School Street | City: Bronson | State: FL Zip: 32621 |
| Owner/Corp phone(s): (352) 486-5376 | Owner e-contact(s): jones-jimmy@levycounty.org | |
| Operator name: Mr. Ross Bogert | Certification: C-18962 | |
| Operator phone(s): (352) 475-2248 | Operator email/fax: twofoldwater@gmail.com | |
| On-site Rep: Mr. Ross Bogert | Immediate Action Required?: Yes | Inspection recap given? Yes |

SERVICE AREA CHARACTERISTICS

Subdivision _____

Food Service: Yes No N/A

GENERAL INFORMATION

Number of Service Connections 123
 Population Served 369 Basis County Records
 Plant Design Capacity 228,171 gpd
 Basis Historical data from 2007
 Average Day (from MORs) 33,750 gpd
 Max. Day (from MORs) 41,000 gpd
 Total Storage Capacity 2,500 gallons
 Comments storage = 1/2 H tanks

LOCATION

Latitude 29° 29' 33.6074" North
 Longitude 82° 35' 24.7707" West
 GPS: No Date: DPHO 10/13/2006
 Directions Take I-10 W to I-75 S. Exit I-75 at SR 24 (Exit 284.) Travel approx. 15 mi. Turn right onto NEW 109th St. Turn right onto NE 110th Ave. WTP is ~ 66 ft ahead on the left.

OPERATION & MAINTENANCE

Certified Operator: Yes No Not required
 Plant visits conducted by: Mr. Ross Bogert
 O&M Log: Yes No O&M Manual: Yes No
 Visitation Frequency
 Hrs/day: Required N/A Actual N/A
 Hrs/wk: Required 0.3 Actual 0.9
 Days/wk: Required 3 Actual 3
 Non-consecutive Days? Yes No N/A
 MORs submitted regularly? Yes No N/A
 Data missing from MORs? No Yes N/A
N/A

RAW WATER SOURCE

GROUND; Number of Wells 2
 SURFACE/UDI; Source _____
 PURCHASED from PWS ID # _____
 Emergency Water Source _____
 Emergency Water Capacity _____

AUXILIARY POWER SOURCE

Yes None Not Required
 Source Ringpower Olympian
 Capacity of Standby (kW) 175
 Switchover: Automatic Manual
 Standby Plan: Yes No
 Hrs Operated Under Load 15 mins/wk.
 What equipment does it operate?
 Well pumps 1
 High Service Pumps _____
 Treatment Equipment Chlorinator
 Satisfy 1/2 max-day demand? Yes No Unk
 Comments Levy County employees run the generator weekly.

TREATMENT PROCESSES IN USE

Hypochlorination for disinfection
 Is additional treatment needed? Yes No
 If so, for control of what deficiencies?
N/A

DISTRIBUTION SYSTEM

Flow Measuring Device Flow Meter
 Meter Size & Type 6" Water Specialties
 Meter tested w/i 5 yrs? Yes No Unk N/A
 Backflow Prevention: Yes No
 Cross-connections two HBVB installed
 Cross-connection Control Program: Yes No N/A
 Coliform Sampling Plan: Yes No
 Stage 2 DBPs Sampling Plan: Yes No N/A
 Lead & Copper Sampling Plan: Yes No N/A
 Comments Flow meter checked March 2025.

GROUND WATER SOURCE

| Well Number (PWS Identification) | | 1 | 2 |
|---|-----------------------|--------------------|--------------------|
| Well Name (System Identification) | | Well #1 | Well #2 |
| Year Drilled | | 1973 | 1975 |
| Depth Drilled | | Unk | Unk |
| Latitude | | 29° 29' 33.4291" N | 29° 29' 33.4881" N |
| Longitude | | 82° 35' 24.6644" W | 82° 35' 24.8876" W |
| GPS (Y or N) / Date (if applicable) | | Y-10/25/1996 | Y- 10/25/1996 |
| Florida Well ID | | AAC2763 | AAC2764 |
| Static Water Level | | Unk | Unk |
| Normal Yield (if different than rated capacity) | | Unk | Unk |
| Strainer | | Unk | Unk |
| Length (outside casing) | | Unk | 84' |
| Diameter (outside casing) | | 6" | 6" |
| Material (outside casing) | | Galvanized | Galvanized |
| Well Contamination History | | August 2021 | None |
| Is inundation of well possible? | | Not likely | Not likely |
| 6' X 6' X 4" Concrete Pad | | Ok | Ok |
| SET BACKS | Septic Tank | 9 tanks > 200' | 9 tanks >200' |
| | Reuse Water | N/A | N/A |
| | WW Plumbing | >200' | >200' |
| | Other Sanitary Hazard | None seen | None seen |
| PUMP | Type | Submersible | Submersible |
| | Manufacturer Name | Unk | Franklin Electric |
| | Model Number | Unk | 2366029020 |
| | Rated Capacity (gpm) | 26 | 26 |
| | Motor Horsepower | 10 | 10 |
| Well casing 12" above grade? | | OK | OK |
| Well Casing Sanitary Seal | | OK | OK |
| Raw Water Sampling Tap | | OK | OK |
| Above Ground Check Valve | | OK | OK |
| Fence/Housing | | Locked fence | Locked fence |
| Well Vent Protection | | OK | OK |

COMMENTS Well 1 - EC positive August 18, 2021. 5 repeats showed negative results.

Well #2 check valve was leaking at the time of the inspection but corrected per photo documentation on 3/19/25.

University Oaks MHP

PWS ID # 2381208
Survey Date 03/03/2025

CHLORINATION (Disinfection)

Type: Hypo-Chlorination
Make Stenner 45MHP10 Capacity 10 gpd
Chlorine Feed Rate set at 7
Avg. Amount of Cl₂ gas used N/A
Chlorine Residuals: Plant 0.72 Remote 0.55
Remote tap location 11170 NE 106 Ct. road hydrant
DPD Test Kit: On-site With operator
 None Not Used Daily
Injection Points before H tank
Booster Pump Info N/A
Comments N/A

~~**AERATION (Gases, Fe, & Mn Removal)**~~

~~Type _____ Capacity _____
Aerator Condition _____
Bloodworm Presence _____
Visible Algae Growth _____
Protective Screen Condition _____
Comments _____

_____~~

STORAGE FACILITIES

(B) Bladder (CW) Clearwell (C) Contact (E) Elevated
(G) Ground (H) Hydropneumatic (S.C.) See Comments

| Tank Type/Number | H | | |
|-----------------------------------|---------|--|--|
| Capacity (gal) | 5,000 | | |
| Material | steel | | |
| By-pass Piping | Yes | | |
| Gravity Drain | Yes | | |
| PRV/ARV | PRV | | |
| Protected Openings | Yes | | |
| Access Padlocked | Yes | | |
| Pressure Gauge | Yes | | |
| On/Off Pressure | 40/60 | | |
| Sight Glass or Level Indicator | S.G. | | |
| Fittings for Sight Glass | Yes | | |
| Height to Bottom of Elevated Tank | NA | | |
| Height to Max. Water Level | NA | | |
| Last Insp Done* | 11/2021 | | |
| Next Insp Due* | 11/2026 | | |

Comments N/A

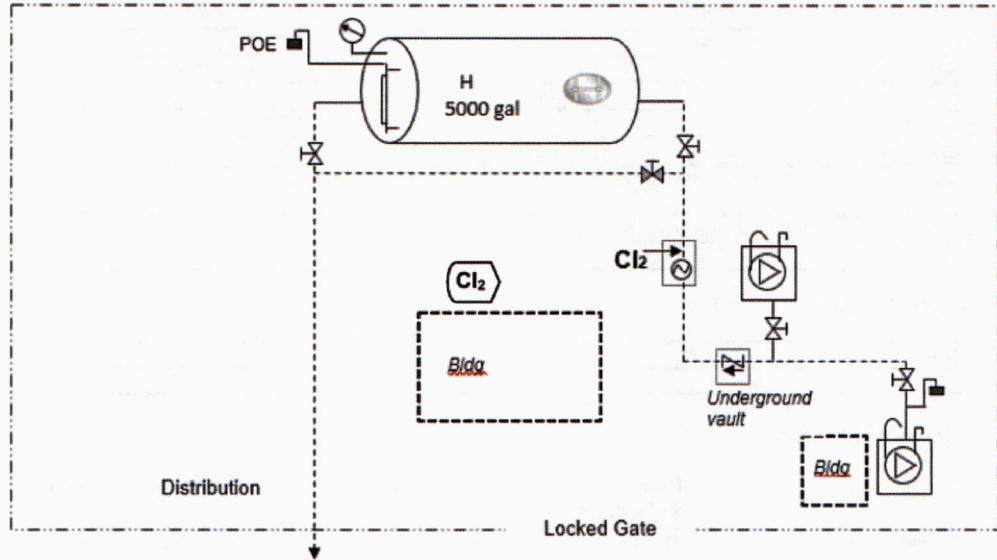
**FL PE 5-yr inspection of finished water storage tank with 11"x15" access manhole.*










HIGH SERVICE PUMPS

| Pump Number | | | |
|----------------|--|--|--|
| Type | | | |
| Make | | | |
| Model | | | |
| Capacity (gpm) | | | |
| Motor HP | | | |
| Date Installed | | | |
| Maintenance | | | |

Comments _____

SCHEMATIC (not to scale):



| SCHEMATIC KEY | |
|---|---|
| well head and casing well w/Turbine pump |  chlorine injection point Cl₂ → |
| check valve |  flow meter  |
| threadless (smoothbore) tap |  pressure gauge  |
| threaded tap w/ HBVB point of entry tap |  POE gate valve - open, closed   |
| well vent |  |

| Monitoring Schedule | | | | | |
|---------------------|------------|-------------|----------|----------|----------------------|
| Chemical | Next Due | Comments | Chemical | Next Due | Comments |
| Bacteriologicals | 2025 April | Monthly | VOCs | 2027 | Triennial |
| Disinfectant Levels | 2025 April | with Bactis | SOCs | 2027 | Triennial |
| Nitrate & Nitrite | 2025 | Annual | Rads | 2027 | 3 year |
| Inorganics | 2027 | Triennial | DBPs | 2027 | Triennial August |
| Asbestos | 2030 | 9 year | Pb-Cu | 2026 | Triennial, June-Sept |
| Secondaries | 2027 | Triennial | WQPs | N/A | |

*Sample locations vary. If you have any questions, please contact your inspector.

| MONITORING VIOLATIONS | MCL VIOLATIONS |
|-----------------------|----------------|
| N/A | N/A |

MONITORING COMMENTS:

N/A

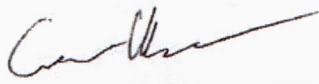
DEFICIENCIES:

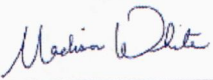
| # | Deficiency | Rule Reference | Corrective Action | Category | Severity | Corrected |
|---|--|----------------|---|-----------|----------|-----------------------|
| 1 | No record that the calibration of the finished-drinking-water flow meter has been checked. | 62-555.350(2) | The calibration of finished-drinking-water flow meters should be checked at least once every 5 years. | Treatment | MIN | YES RTC 3/18/25 |
| 2 | Well #2 check valve was leaking. | 62-555.350(2) | Repair or contact the Department if replacement is necessary. | Pumps | MIN | YES RTC 3/19/25 |

Any deficiency marked with an asterisk (*) is a repeat violation.

ADDITIONAL COMMENTS:

Met with Ross Bogert and the water plant is now in compliance at this time.

Inspector: 
 Christopher Williams, Environmental Specialist II (904) 256-1521
 Christopher.Williams@FloridaDEP.gov

Approved by: 
 Madison White, Environmental Consultant



CPA-WSFWP

Water Supply Facilities Work Plan Amendments

[October 21, 2025, Board of County Commissioners]

Presented by:

Nick Hill, AICP, of JBPro

Levy County Staff Planner

Petition Background

§373.109, Florida Statutes

Requires Water Management Districts to develop a **Regional Water Supply Plan**

The Regional Water Supply Plan must include:

- 20-year planning horizon for potable water needs
- Assessment of existing and projected potable water demands in the region
- Evaluation of available water sources
- Identification of **recommended** interventions to meet potable water demands

Petition Background (Cont'd)

In March 2024, the Suwannee River Water Management District approved its **Western Water Supply Plan**

The Western Water Supply Plan finds that:

- Groundwater can meet some but not all projected demand
- Without interventions, sustainability of natural systems is at risk
- Interventions will require new water projects throughout the region

Petition Background (Cont'd)

While various interventions were recommended throughout the region, two major projects were targeted for Levy County:

| Project Name | Agency Resp. | Description | Status | Est. Comp. Date | Total Capital Cost |
|---|--------------|--|----------|-----------------|--------------------|
| Waccasassa Water and Wastewater Cooperative | W3C | Creation of Regional Water Authority; Design & construction of a Water Treatment Plant and Wastewater Treatment Facility | Planned | 2030 | \$60m |
| University Oaks Phase 4 | Levy | Infrastructure replacement of water mains to reduce water loss | Underway | 2024 | \$300k |

Source: Western Water Supply Plan Appendix (March 2024)

Petition Background (Cont'd)

§163.3177(6)(c)4, Florida Statutes

Within 18 months of regional water supply plan adoption, **local governments must:**

1. Develop a 10-year *water supply facilities workplan* (WSFWP) which:
 - Ensures sufficient and projected potable water supply for local systems
 - Identifies and plans for interventions to meet its potable water demands
2. Update the Comprehensive Plan to:
 - Adopt the WSFWP
 - Implement the provisions of the WSFWP, as needed

Petition Summary

To amend the *Goals, Objectives, & Policies* of the Levy County Comprehensive Plan to adopt and implement the WSFWP, as required by Florida Statutes

These amendments impact three Elements:

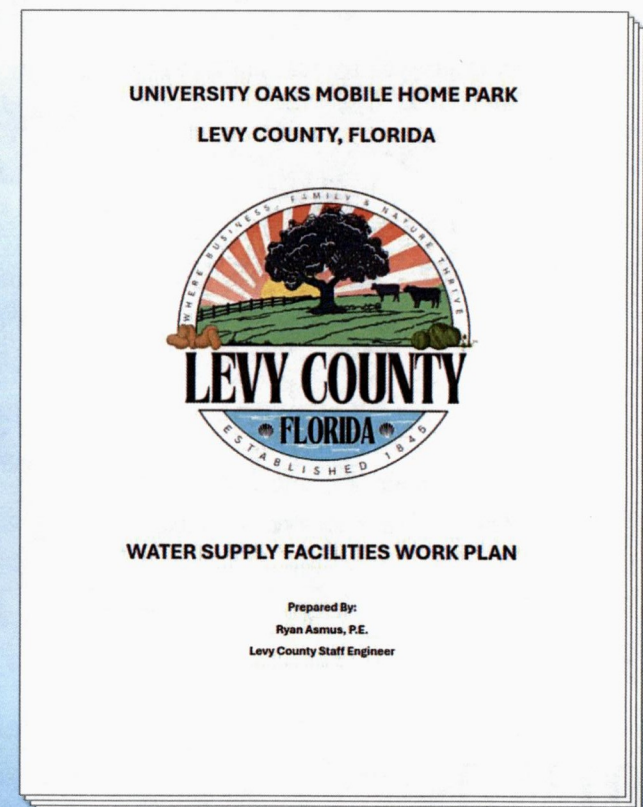
- I. Infrastructure Element
- II. Conservation Element
- III. Intergovernmental Coordination Element

Water Supply Facilities Work Plan

Levy County is responsible for two potable water systems:

- University Oaks Mobile Home Park
- Manatee Utilities

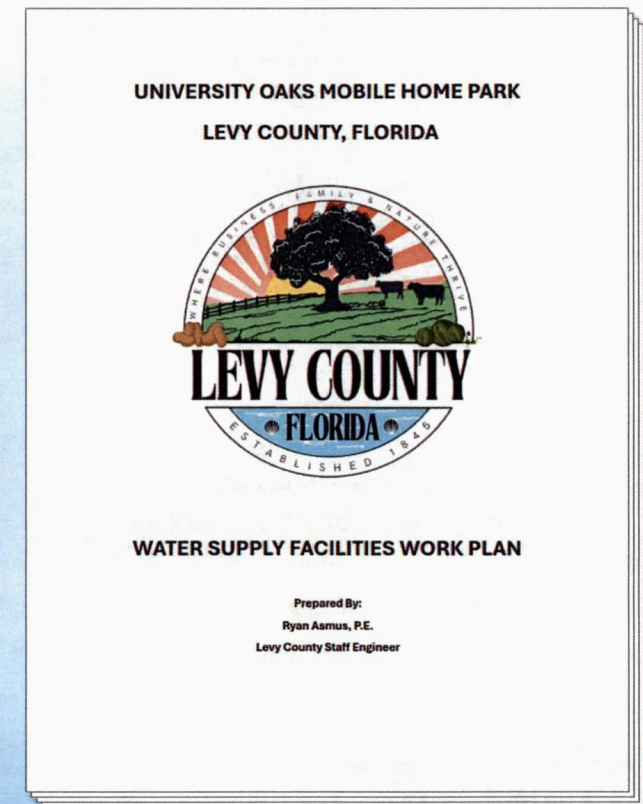
The WSWFP focuses exclusively on the University Oaks system as this is the only system identified for improvements in the regional plan



Water Supply Facilities Work Plan (Cont'd)

The WSFWP includes:

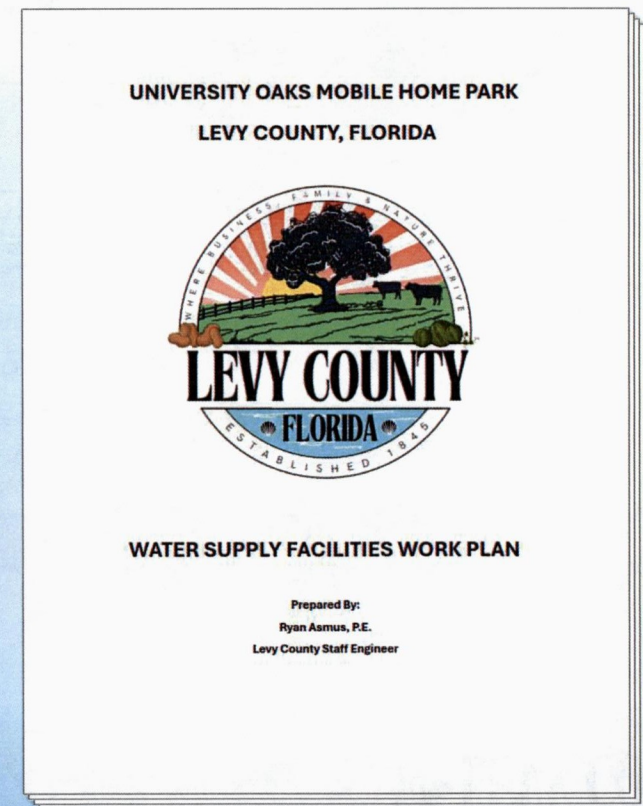
- A detailed system overview
- Demand projections through 2034
- Improvements and conservation considerations



Water Supply Facilities Work Plan (Cont'd)

The WSFWP finds that:

- The system has sufficient capacity to meet projected demand
- Planned infrastructure upgrades will reduce leaks and improve reliability
- Conservation and efficiency remain essential to sustain water resources
- Continued monitoring ensures compliance and supports future planning



Proposed Amendments

Infrastructure Element

Objective 6 Water Supply Facilities Work Plan

Maintain, update and implement a Water Supply Facilities Work Plan consistent with giving due consideration to the regional water supply plans of the Suwannee River and Southwest Florida Water Management Districts and in accordance with Florida Statutes.

Policy 6.1 The County hereby adopts, by reference, the University Oaks Mobile Home Park Levy County Water Supply Facilities Work Plan (September 2025), into the Comprehensive Plan.

Policy 6.2 The County shall update its Water Supply Facilities Work Plan at least once every five years, or within 18 months after the Suwannee River or Southwest Florida Water Management District adopts an updated regional water supply plan, whichever is first.

Strike-out is JBPro wording, highlighted is Planning Commission recommendation.

Proposed Amendments (Cont'd)

Infrastructure Element (Cont'd)

Policy 6.3 Consistent with Chapter 163.3177, Florida Statutes, future updates to the Levy County Water Supply Facilities Work Plan must:

- a. Cover a planning period of at least 10 years.
- b. Identify the alternative water supply projects, traditional water supply projects, water conservation measures, and reuse programs necessary to meet the water needs identified within the County's jurisdiction.
- c. Incorporate, as applicable, project options from the relevant regional water supply plan that the County elects to implement.
- d. Identify public, private, and regional water supply facilities necessary to serve existing and new development during the planning horizon.

Policy 6.4 The County shall continue to participate in the development of updates to the regional water supply plans and other water supply initiatives facilitated by the Suwannee River and Southwest Florida Water Management Districts.

Note. The provisions of *Potable Water Quantity and Quality Sub-Element Policy 1.6* have been incorporated into new Policy 6.3.

Proposed Amendments (Cont'd)

Conservation Element

Water Conservation Programs

Policy 6.18 To support responsible water use and promote long-term water resource sustainability, the County shall explore and evaluate a range of water conservation strategies, both within its County-owned potable water service areas and, where appropriate, at the countywide level. These strategies may include, but are not limited to:

- a. Establishing a tiered rate structure that increases the cost of water as usage exceeds baseline consumption levels;
- b. Providing public education, outreach materials, and hosting informational events focused on water conservation practices;
- c. Limiting line and hydrant flushing to the minimum necessary to maintain system quality and exercise critical equipment; and
- d. Securing hydrants and flushing valves to prevent unauthorized use of water and ensure access is restricted to County staff and emergency responders.

These measures may be implemented individually or in combination, as appropriate to the County's operational role, available resources, and coordination with the Water Management Districts or other utility providers.

Proposed Amendments (Cont'd)

Intergovernmental Coordination Element

Water Supply Planning Coordination

Policy 5.4 The County shall coordinate with the Suwannee River and Southwest Florida Water Management Districts, and any applicable regional water supply authority, to ensure the Comprehensive Plan remains consistent with the County gives due consideration to each District's Regional Water Supply Plan and other regional initiatives through the exchange of information, participation in plan updates, and consideration of regional strategies in local decision-making.

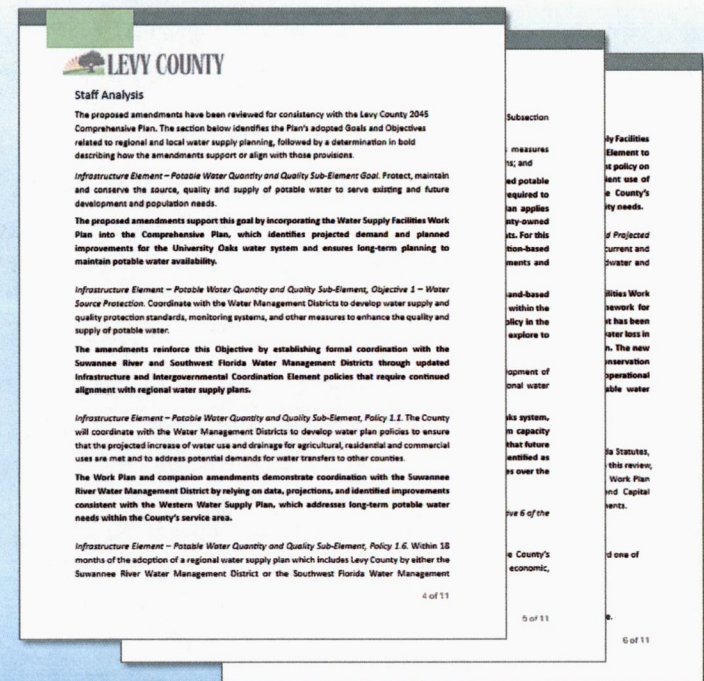
Policy 5.5 The County shall coordinate with the municipalities located within Levy County to address shared water supply needs, maintain consistency between local comprehensive plans, and support intergovernmental approaches to long-term water resource planning. Coordination may include data sharing, review of proposed plan amendments, and participation in joint planning initiatives where appropriate.

Strike-out is JBPro wording, highlighted is Planning Commission recommendation.

Consistency with the Current Levy County 2045 Comprehensive Plan

The proposed amendments were reviewed against the provisions of the adopted Comprehensive Plan.

The analysis included in the *Staff Report* demonstrates that the proposed amendments are consistent with the Plan.



Staff Findings

Staff finds that Petition CPA-WSFWP **is consistent** with:

1. The water supply planning requirements of §163.3177, Florida Statutes;
2. The provisions of the Suwannee River Water Management District's Western Water Supply Plan; and
3. The adopted Goals, Objectives, & Policies of the Levy County 2045 Comprehensive Plan

CPA-WSFWP

Water Supply Facilities Work Plan Amendments

[October 21, 2025, Board of County Commissioners]

Questions or Comments?



Levy County Board of County Commissioners
PO Box 310, Bronson, Florida, 32621
310 School Street, Bronson, Florida, 32621
Phone: 352.486.5218

LEVY COUNTY

Development Services Division

Presented by: Nick Hill, AICP, JBPro, Levy County Staff Planner
Date: 10-21-2025
Petition: CPA-WSFWP
Applicant: Levy County Board of County Commissioners (BOCC)



Commissioners

Charlie Kennedy, District 1
Rock Meeks, District 2
Desiree Mills, Chair, District 3
Tim Hodge, Vice Chair, District 4
Johnny Hiers, District 5



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Request Summary

This is a staff-initiated request to amend the Levy County 2045 Comprehensive Plan to adopt, by reference, the Levy County Water Supply Facilities Work Plan (WSFWP) and to update related provisions of the *Infrastructure, Conservation, and Intergovernmental Coordination Elements*. This amendment is required by Section 163.3177(6)(c)4, Florida Statutes, which mandates adoption of a local WSFWP within 18 months after the applicable Water Management District adopts a Regional Water Supply Plan. The Suwannee River Water Management District adopted the *Western Water Supply Plan* in March 2024, requiring Levy County to adopt its WSFWP by September 2025.

Background

The WSFWP ensures that local comprehensive plans are coordinated with regional water supply planning and state law, while addressing the potable water needs of County-owned utility systems. Levy County owns and operates two potable water systems: the University Oaks Mobile Home Park (MHP) system and the Manatee Utilities system. Among the County's systems, only the University Oaks MHP has been recommended for improvements in the Western Water Supply Plan. Accordingly, the WSFWP focuses exclusively on the University Oaks MHP system.

To implement the WSFWP and maintain internal consistency, the following elements of the Comprehensive Plan have been amended:

- The *Infrastructure Element* has been amended to incorporate the Water Supply Facilities Work Plan by reference and to establish procedures for future updates to ensure continued consistency with state and regional planning requirements.
- The *Intergovernmental Coordination Element* has been amended to strengthen provisions for collaboration with the Suwannee River and Southwest Florida Water Management Districts, as well as with municipalities within Levy County, to support coordinated water supply planning.
- The *Conservation Element* has been amended to introduce a new policy outlining water conservation strategies the County may consider for its potable water systems, reinforcing broader goals of resource efficiency and long-term sustainability.

Staff Analysis

Staff has reviewed the proposed amendments for consistency with the Levy County 2045 Comprehensive Plan. The following section identifies the Goals, Objectives, and Policies most



LEVY COUNTY

pertinent to regional and local water supply planning, with each followed by a **bolded** determination indicating how the amendments support or align with the Comprehensive Plan.

Infrastructure Element – 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.

The proposed amendments support this goal by incorporating the WSFWP into the Comprehensive Plan, which identifies projected demand, planned improvements, and strategies to ensure long-term potable water availability.

Infrastructure Element – Potable Water Quantity and Quality Sub-Element, 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.

The amendments reinforce this Objective by establishing formal coordination with the Suwannee River and Southwest Florida Water Management Districts through updated policies to the Comprehensive Plan that require continued alignment with regional water supply plans.

Infrastructure Element – Potable Water Quantity and Quality Sub-Element, 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.

The WSFWP and companion amendments demonstrate coordination with the Suwannee River Water Management District by relying on data, projections, and identified improvements consistent with the Western Water Supply Plan, which addresses long-term potable water needs within the County's service area.

Infrastructure Element – Potable Water Quantity and Quality Sub-Element, Policy 1.6. Within 18 months of the adoption of a regional water supply plan which includes Levy County by either the Suwannee River Water Management District or the Southwest Florida Water Management District (whichever is later), the County shall amend its Comprehensive Plan to (Subsection 163.3177(6)(c), Florida Statutes):

- 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



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The WSFWP confirms that, within the County-owned potable water service areas, no traditional or alternative water supply projects are required to meet projected demand during the 10-year planning period. The WSFWP applies exclusively to the University Oaks MHP system—the only County-owned system identified in the Western Water Supply Plan recommended for improvements. For this system, the WSFWP identifies University Oaks Phase 4 as a conservation-based infrastructure project intended to reduce water loss through line replacements and meter upgrades.

The WSFWP also recommends additional conservation strategies, such as demand-based rate structures and public outreach, to further support responsible water use within the service area. These conservation strategies are reinforced through a new policy in the Conservation Element, which outlines a range of measures the County may explore to reduce water waste and promote long-term efficiency.

- 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.

The WSFWP provides a 10-year planning framework for the University Oaks MHP system, including projected demand based on population growth scenarios, system capacity analysis, and identification of capital improvements. The Plan demonstrates that future needs can be met within existing capacity, with University Oaks Phase 4 identified as the only project recommended to maintain system performance and reduce losses over the planning horizon.

[Note: The provisions of Policy 1.6 have been incorporated into proposed Policy 6.3 under Objective 6 of the Infrastructure Element's Potable Water Quantity and Quality Sub-Element.]

Conservation Element – Goal. Protect, conserve, enhance, or appropriately use the County's natural resources in a manner which maximizes their long term viability and economic, recreational, and natural value.

The proposed amendments are consistent with this goal by adopting the WSFWP through the Infrastructure Element and adding a new Conservation Element policy on water conservation strategies. Collectively, these amendments promote the efficient use of potable water resources, reduce unnecessary water loss, and ensure that the County's groundwater resources continue to support long-term environmental and community needs.



Conservation Element – Objective 6 - Protect the Quality and Quantity of Current and Projected Water Sources. Protect, appropriately use and conserve the quality and quantity of current and projected water sources within the County including surface water, springs, groundwater and waters that flow into the Gulf of Mexico.

The proposed amendments advance this Objective by adopting the WSFWP into the Infrastructure Element, which establishes a 10-year framework for sustainable potable water supply planning for County-owned systems. The new Conservation Element policy supports this objective further by identifying conservation practices the County may pursue, including rate structures, outreach, and operational improvements, to protect both the quality and quantity of the County's potable water resources.

Staff Findings

CPA-WSFWP has been evaluated for consistency with Chapter 163, Florida Statutes, the applicable regional water supply plan, and the Levy County 2045 Comprehensive Plan. Based on this review, staff finds that the amendments are consistent with all applicable state, regional, and local requirements.



Levy County Planning Commission Recommendations

On September 22, 2025, the Planning Commission recommended approval of the petition to the Levy County BOCC with the following modifications:

INTERGOVERNMENTAL COORDINATION ELEMENT

Water Supply Planning Coordination

Policy 5.4 The County shall coordinate with the Suwannee River and Southwest Florida Water Management Districts, and any applicable regional water supply authority, to ensure the County gives due consideration to each District's Regional Water Supply Plan and other regional initiatives through the exchange of information, participation in plan updates, and consideration of regional strategies in local decision-making.

INFRASTRUCTURE ELEMENT

Water Supply Protection

Policy 5.4 The County will cooperate with the Water Management Districts in instituting water conservation measures to address drought conditions giving due consideration to the regional water supply plans of the Suwannee River and Southwest Florida Water Management Districts and in accordance with Florida Statutes.