



LEVY COUNTY COMPREHENSIVE PLAN **WHAT REAL PURPOSE DOES THIS SECTION SERVE?**

The Levy County Comprehensive Plan is the guiding document that establishes the framework for growth management, land use planning, and resource protection within Levy County. This plan has been prepared in accordance with the requirements set forth in Sections 163.3177 and 163.3178, Florida Statutes (F.S.), ensuring a coordinated, consistent, and data-driven approach to planning for the county's future.

Levy County's Comprehensive Plan is a blueprint adopted by the Board of County Commissioners ~~adopted~~ to guide the development of future residential, commercial, and industrial land uses, conservation, cultural, and recreational amenities.

The elements of the Comprehensive Plan are interrelated and ~~developed~~ designed to maintain consistency across all planning components, ensuring a comprehensive and cohesive strategy for managing the county's growth and development. The Plan is supported by relevant and up-to-date data and analysis, reflecting the latest demographic, economic, and environmental trends influencing Levy County.

This Comprehensive Plan incorporates an updated 25-year planning period, covering the timeframe ~~2025-2035 and 2025-2045~~ 2050. ~~These~~ This planning horizons provides a structured approach to long-term development, infrastructure investment, and land use management. The updated data and analysis used in amending the elements of the Comprehensive Plan ensure alignment with these planning periods, fostering sustainable growth and resource conservation for the county's future.

Through this plan, Levy County reaffirms its commitment to responsible growth management, environmental stewardship, and the well-being of its residents. The policies and strategies outlined within this document provide the necessary guidance to achieve the county's vision while remaining adaptable to future challenges and opportunities.



Levy County 2050 Vision Statement

Levy County is defined by its abundant open spaces, clean water, and the unique character of a landscape shaped by natural areas, managed forests, agricultural lands, springs, and rivers. In a state where many communities have been transformed by rapid growth, Levy County remains a place where the heritage of Old Florida endures. We recognize a shared responsibility to conserve and protect this environment and rural way of life, which is the foundation for our future.

Our vision is rooted in stewardship of the County's natural resources, working lands, and existing communities. We are dedicated to preserving the low-density rural and agricultural development pattern that has helped safeguard Levy County's character, water resources, and working lands. We will support the long-term viability of agriculture, aquaculture, forestry, and ecotourism while protecting the quiet beauty, dark skies, and ecological health that make Levy County unique.

When growth occurs, it should be carefully planned, fiscally responsible, and aligned with the County's character and natural systems. Commercial, industrial, and higher density development should be directed to municipalities, existing communities, and suitable areas with infrastructure, including central water and wastewater treatment where necessary. Throughout all planning decisions, preserving our landscape, springs, rivers, and aquifer will remain a top priority.

By 2050, Levy County will remain a sustainable, resilient, and distinctly rural community, protecting its working and wild lands, safeguarding its water resources and dark skies, and preserving its unique sense of place for future generations.

Levy County is blessed with abundant open space and clean water, unspoiled natural areas and dark night skies. Our landscape, dominated by these natural areas, managed forests, and agricultural lands and nourished by numerous springs and rivers, was once common in Florida. To date, largely free from the intense development and growth pressures which have impacted other parts of the state, Levy County remains one of the few, and disappearing, Florida counties in a condition that would be recognizable to our parents, grandparents, and generations before them.

This environment, and its increasing rarity, is what makes Levy County and its communities unique and special. Whatever else our vision for the future may be, it includes a desire, and a recognition of an obligation, to preserve and protect what we now have. Preservation has been facilitated by the current apportionment of our permitted land uses- with approximately 93% of our lands designated for Natural Resources and Conservation, Forestry/Rural Residential, or Agricultural/Rural Residential and allowing for very limited commercial or industrial uses and residential densities of, at most, one unit per 10 acres.

The resulting restriction of intense development to very limited areas has served us well, bequeathed us an asset of increasing rarity and value, and remains consistent



with our vision for our future. Where and when growth and development occurs it must be balanced with preservation of our existing landscape and environment. In finding that balance, preservation of that landscape and environment must always be given great, if not dispositive, weight.

Consistent with the foregoing, growth and development, particularly commercial and industrial, are to be directed largely to municipalities and nearby lands. Residential development at a remove from municipalities should be driven to existing historic subdivisions; and ordinances and regulations adopted to facilitate the extension of central water and wastewater to those areas. More intense residential development into the future should be strictly limited to areas with then available central water and sewer or approved only conditioned on the contemporaneous provision of the same, or in situations where density enhancements are offset by appropriate land or water preservation measures.

Also consistent with the foregoing, more intense growth and development should be located to capitalize on connectivity of existing urbanized areas with resources outside our borders. Development, when appropriate, should be directed to the east of Williston with its connectivity to Ocala-Marion County, northeast of Williston and Bronson with their connectivity to Gainesville- Alachua County, north of, and between, Chiefland and Fanning Springs with their access to US 19, and south and east of Inglis-Yankeetown with their connectivity to growing areas of Citrus and Marion Counties. The remaining portions of Levy County, consisting of virtually all of the lands north of, and not within close proximity to SR 40, west of, and not in close proximity to SR 40 or SR 121, and south of and not in close proximity to US 27, excepting lands within municipalities or designated Rural Commercial Nodes (RCNs), should be free of all intensive residential development and, with some strictly controlled and limited exceptions, commercial or industrial development that is not directly related to, and appropriate for, agricultural, forestry, or conservation uses, including ecotourism.

This Vision Statement is an integral part of the Levy County Comprehensive plan and is deemed incorporated in each and every Goal, Policy and Objective of the same.



FUTURE LAND USE ELEMENT

Pursuant to Section 163.3177(6)(a), FS, the following represents the Future Land Use Goals, Objectives, and Policies of the Levy County. These Goals, Objectives, and Policies are intended to address establishing and realizing the county's vision of its future as summarized in the Vision Statement, toward which the community's land use programs and activities are ultimately directed. The county's comprehensive plan is an essential feature of both short-term and long-term planning. It also contains the process and documentation for implementing the broad, long-term vision for future land uses, the county's built environment, and their its interaction with local municipalities. It contains a map of future land uses addressing the physical elements in the area ~~that covers~~ covering a ~~10-year and 20~~ 25-year planning horizon (2025-2050).

Unincorporated Levy County Acreage by Future Land Use Category

Future Land Use Category	Acreage	Percentage	Density (Units/Acre)
Natural Resources (NR) and Conservation (CON)	123,767 <u>180,227</u>	18.0% <u>22.87%</u>	0
Forestry/Rural Residential (F/RR)	291,888 <u>318,259</u>	42.4% <u>40.38%</u>	1U/20 acres
Agricultural/Rural Residential (A/RR)	223,130 <u>239,466</u>	32.4% <u>30.38%</u>	1U/10 acres
Rural Residential (RR)	27,127 <u>27,453</u>	4.0% <u>3.48%</u>	1U/3 acres
Urban Low-Density Residential (LDR)	12,920 <u>13,525</u>	1.9% <u>1.72%</u>	1U/1 acre
Urban Medium Density Residential (MDR)	1,281 <u>1,435</u>	0.2% <u>0.18%</u>	5U/1 acre
Urban High Density Residential (HDR)	0	0	8U/ acre
Commercial (C)	2,226 <u>2,520</u>	0.32%	N/A
Industrial (I)	629.66 <u>634</u>	0.09% <u>0.08%</u>	N/A
Isolated Industrial	0	0	N/A
Recreation (REC)	160 <u>158</u>	0.02%	0
Public & Institutional Facilities (PF)	4,364 <u>4,522</u>	0.57%	0
Total	788,200	100%	-

Source: Levy County Planning & Zoning Department



GOALS, OBJECTIVES, AND POLICIES

Goal :

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

To promote a fiscally responsible and complementary development pattern that directs urban and higher-intensity growth to municipalities, Municipal Service Districts(MSDs), RCNs, and other suitable areas designated by the Comprehensive Plan where public facilities and services are available or planned, while protecting Levy County's critical assets, its rural character, agricultural and forestry economy, working lands, abundant natural and open spaces, scenic roads and vistas, water resources, natural systems, dark skies, and unique sense of place including to appropriately limit and direct growth consistent with the Vision Statement. The county is committed to effectively planning for anticipated growth, based on current data and projections. Throughout Florida explosive growth, beyond prior trends and projections, is most often the result of, and led by, residential demand. Controlling, limiting, and directing to the extent it happens, residential growth, is critical to this Goal and to assuring that required infrastructure and public services are in place and to preserve the county's critical assets.

Objective 1: ~~Guidelines for Future Land Use Categories~~ Future Land Use Framework and Rural/Urban Development Pattern

~~Establish land use categories that allow sufficient acreage for residential, commercial, office, mixed-use, industrial, education, agricultural, recreation, conservation and public and institutional uses while establishing a clear separation between urban and rural land uses.~~ Establish and maintain a Future Land Use Map and land use framework that provide sufficient land for residential, commercial, office, mixed-use, industrial, educational, agricultural, recreation, conservation, public, and institutional uses, while maintaining a clear distinction between urban, rural, agricultural, forestry, conservation, and resource-based land use patterns.

Policy 1.1 The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Comprehensive Overlay Zones (which are group of Overlay Zones which together include all lands in the County), Distinct Overlay Zones. Urban Areas will be delineated as MSDs. These areas are for development characterized by social, economic, and institutional activities ~~which that~~ are predominantly based on the manufacture, production, distribution, or provision of services in a setting ~~which that~~ typically includes higher densities and intensities of residential and non-residential development, not generally associated with



agricultural areas. Rural Areas are characterized as low-density areas supported by social, economic, and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low-density development. The Comprehensive Overlay Zones are intended to recognize and appropriately preserve, as the county grows into its vision, existing patterns of development, and to steer new growth and development to the most appropriate areas of the county, including outward from existing more urban areas. All lands in the county shall be included in one of at least four Comprehensive Overlay Zones including, at a minimum, a Primary Urban Growth Zone, a Secondary Urban Growth Zone, a Limited Growth Zone, and a Restricted Growth Zone. Which, subject to the creation and description of other Comprehensive Overlay Zones, shall consist of:

Primary Urban Growth Zone-all lands lying within MSDs or RCNs.

Secondary Urban Growth Zone-described areas of largely contiguous lands lying adjacent to existing MSDs and extending therefrom (i) in the case of the Williston MSD generally easterly and northeasterly toward Marion and Alachua counties and westerly toward Bronson; and (ii) in the case of Bronson generally northeasterly toward Alachua county and easterly toward Williston; and (iii) in the case of the Fanning Springs and Chiefland MSDs generally northerly toward Dixie and Gilchrist counties; and (iv) in the case of the Inglis MSD generally southerly toward Citrus County and easterly toward Marion County, excluding any portions of the forgoing within the Coastal High Hazard Zone. Land adjacent and contiguous to RCN's which RCN's have been substantially fully developed may also be included in the Secondary Urban Growth Zone. Antiquated subdivisions and existing subdivision platted at urban densities may also be included in the Secondary Urban Growth Zone. The extent and configuration of any portion of the Secondary Urban Growth Zone will be based on county's reasonable estimate of lands needed to meet anticipated residential growth, based on current projections, over the next 20 years and the preferred direction and location of such growth and development.

Limited Growth Zone-all lands not lying within the Primary Urban Growth Zone, the Secondary Urban Growth Zone, and the Restricted Growth Zone.

Restricted Growth Zone-those lands initially identified by the county as least appropriate for increased development opportunities whether now or in the future in light of the county's expressed vision and intention to preserve the very substantial bulk of the county with current uses and currently available intensities of development, including all land within the Coastal High Hazard Zone. It is anticipated that the Restricted Growth Zone will consist of virtually all of the lands north of, and not within close proximity to SR 40, west of, and not in close proximity to SR 40 or SR 121, and south of and not in close proximity to US 27, excepting lands within municipalities or designated Rural Commercial Nodes (RCNs), and that such lands should be free of all intensive residential development and, with some strictly controlled and limited exceptions, commercial or industrial development



that is not directly related to, and appropriate for, agricultural, forestry, or conservation uses, including passive recreation and resource based tourism.

Distinct Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed-use districts, the Springs Protection Zone (SPZ), and Environmentally Sensitive Lands (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted land development and zoning regulations will provide specific boundary guidelines and standards, where appropriate.

Policy 1.2 Municipal Service Districts and Urban Development - The County shall continue to use MSDs as the primary unincorporated planning framework for urban and higher-density development where central water, central sewer, transportation facilities, public safety, schools, drainage, solid waste, recreation, and other public facilities and services are available or planned.

Policy 1.3 Rural Development Pattern - Outside municipalities, MSDs, RCNs, and other areas specifically designated by the Comprehensive Plan for higher-intensity development, the County shall maintain a predominantly rural development pattern characterized by agriculture, forestry, conservation, rural residential uses, resource-based recreation, limited rural commercial and industrial activity, and low-density development consistent with the Future Land Use Map.

Policy 1.4 Direction of Growth - The County shall encourage higher-density residential, commercial, industrial, mixed-use, and public facility development to locate within municipalities, MSDs, RCNs, Joint Planning Areas where established by interlocal agreement, or other areas designated by the Comprehensive Plan where adequate public facilities and services are available or planned.

Policy 1.5 Municipal Edges and Service Efficiency - Future Land Use Map amendments that would increase density or intensity near the edge of a MSD, municipality, or existing developed area shall be evaluated for compatibility, logical extension of services, infrastructure efficiency, environmental suitability, and consistency with the County's rural character and long-term growth management framework.

Policy 1.2 **1.6** Land use categories on the Future Land Use Map shall be defined as follows:

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



Urban Low-Density Residential (ULDR)

This land use category shall allow for areas that are predominantly single-family residential uses and accessory and supportive uses to residential development. The maximum residential density is, absent density enhancements or bonuses, one (1) dwelling unit per acre, or two (2) dwelling units per acre with the provision of central water and sewer. This land use is only permitted within an MSD or within portions of the Secondary Growth Area lying either (i) within ½ mile of an MSD or (ii) adjacent to property already developed at a density of, or in excess of, that permitted hereunder.

Urban Medium Density Residential (UMDR)

This land use category provides for areas that are predominantly for residential uses consisting of single family, duplex and triplex residential uses and accessory and supportive uses to residential development. The maximum density is, absent density enhancements or bonuses, five (5) dwelling units per acre. This land use is only permitted within an MSD. This land use must have central water and sewer services.

Urban High Density Residential (UHDR)

This land use category provides for areas that are predominantly for residential uses consisting of single family, duplex, triplex, quadplex and townhome residential uses and accessory and supportive uses to residential development. The maximum density is, absent density enhancements or bonuses, eight (8) dwelling units per acre. This land use is only permitted within an MSD. This land use must have central water and sewer services.

Commercial (C)

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-half [1/2] acre within a MSD and one (1) acre in any other area, and the maximum floor area ratio is 0.8 within a MSD and 0.5 in any other area. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a MSDs and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

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

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

**Industrial (I)**

This land use category provides for industrial uses ranging from light manufacturing to intensive activities ~~and as well as~~ supportive uses, including accessory/subordinate commercial uses. Industrial land uses are described by levels of intensity of either Light Industry or Heavy Industry. This land use is permitted within an MSD. The minimum lot size is one (1) acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

Isolated Industrial (II)

This land use category potentially provides for uses that are viewed as unusually obnoxious and having substantial negative impacts on adjacent and nearby properties such as, if otherwise permitted within the County, mining, rock crushing, materials handling and processing (particularly outdoor material handling and processing), metal shredding, wood chipping and mulching, material burning or incineration, composting, wastewater treatment, data centers and other uses. The preceding identification of uses shall not constitute a commitment on the part of the county to provide locations for the same or any other use deemed obnoxious. The land use category is made available in recognition of the fact that such obnoxious uses are often most appropriately located on large parcels which can provide very substantial buffering and are remote from substantially developed areas.

Given the unique purpose of this category the county shall, simultaneously with or before designating a use as permitted within this category, (i) adopt Special Use Permit requirements that address potential off-site impacts of such use and other potential externalities of such use. Requirements will include, but not be limited to, site design, access, traffic, noise, lighting, buffering, setbacks, stormwater management, hours of operation, environmental impacts water usage, utility access and usage, public facility availability, and other relevant factors supported by competent, substantial evidence; (ii) establish the procedures and requirements for, and require the land owner and other appropriate parties enter into, a development agreement pursuant to the Florida Local Government Development Agreement Act setting forth the conditions, restrictions or other requirements of permit approval and operation pursuant thereto, and enforcement procedures and default remedies. Typically this category shall, in areas which are otherwise predominately F/RR, A/RR, and/or NR-CON categories, be limited to low-traffic uses and trips contemplated to be created with regard to any impacted road segment should be strictly limited.

Rural Commercial Node (RCN)

This category provides mixed-use development, including limited neighborhood commercial, residential, and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular trips for retail services and employment. RCNs include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store,



daycare, supermarket, farm related sales and service, and restaurants and other similar uses. RCNs shall be classified as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of RCNs shall be provided in the zoning map series.

The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .50 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

All Rural General Commercial classifications shall be characterized by the following criteria: located on SIS or SHS transportation facilities only, have a maximum node size of one hundred (100) acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .50 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

Within a node, the minimum lot size for commercial development is one-half (1/2) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within RCNs shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of RCNs shall be consistent with Policy ~~1.7~~ 1.11.

Forestry/Rural Residential (F/RR)

This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based, passive and/ or non-spectator based recreational uses, including walking and horseback riding trails and trailhead facilities and appropriate types and intensities of camping, picnic and private event sites, conservation uses, and very low density rural development, spatially separated from forestry uses. The maximum residential density is, absent density enhancements or bonuses, one (1) unit per twenty (20) acres. The minimum parcel size is, absent density enhancements or bonuses, twenty (20) acres, or parcel of record as of December 31, 1989. New Greenfield Turnpikes (???), toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Agricultural/Rural Residential (A/RR)

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based, passive and/or non-spectator based recreational



uses, including walking and horseback riding trails and trailhead facilities and appropriate types and intensities of camping, picnic and private event sites, conservation uses, and very low density rural development. The maximum residential density is, absent density enhancements or bonuses, one (1) unit per ten (10) acres. The minimum parcel size is, absent density enhancements or bonuses, ten (10) acres, or parcel of record as of December 31, 1989. New Greenfield Turnpikes (???), toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Rural Residential (RR)

This category provides for rural low-density single-family residential use, accessory and supportive uses to rural residential development, and limited agricultural uses. The maximum residential density is, absent density enhancements or bonuses, one (1) dwelling unit per 3 acres. Minimum Parcel size is, absent density enhancements or bonuses, three (3) acres, or parcel of record as of December 31, 1989. The county may allow, in exchange for clustering or other density enhancement or bonus provisions, or favored site planning options, allow the use of commonly owned or available open spaces or common areas for resource based, passive and/or non-spectator based recreational uses,

Parks and Recreation (PR)

This category provides for publicly or privately owned recreational sites for active or passive recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses, event and concert sites and venues, fair grounds, outdoor festival grounds ,spectator sport facilities and other large outdoor gatherings or assemblies, together with appropriate types, sizes, and numbers of concessions. Appropriate types and intensities of camping, picnic and private event sites may be allowed as accessory uses. The minimum parcel size is five (5) acres. The maximum lot coverage is ten percent (10%). This land use is permitted within a MSD or within rural areas outside of the MSD boundary.

This land use category provides for some uses that are viewed as unusually obnoxious and as having substantial negative impacts on adjacent and nearby properties. Such obnoxious uses are often most appropriately located on large parcels which can provide very substantial buffering and are remote from substantially developed areas.

In the case of uses that the county determines are obnoxious the county shall, simultaneously with or before designating a use as permitted within this category, (i) adopt Special Use Permit requirements that address potential off-site impacts of such use and other potential externalities of such use. Requirements will include, but not be limited to, site design, access, traffic, noise, lighting, buffering, setbacks, stormwater management, hours of operation, environmental impacts, water usage, utility access and usage, public facility availability, and other relevant factors supported by competent, substantial evidence; (ii) establish the procedures and requirements for, and require the land owner and other appropriate parties enter into, a development agreement pursuant to the Florida Local Government Development Agreement Act setting forth the conditions, restrictions or other requirements of permit approval and operation pursuant thereto, and enforcement procedures and default remedies. Typically this category shall, in areas which are otherwise predominately F/RR, A/RR, and/or NR-CON categories, be limited to (i) low-traffic uses and trips contemplated to be created with regard to any impacted road segment should be strictly limited; or (ii) be used for high-traffic purposes on an infrequent and intermittent basis of a kind, under conditions (including conditions imposed by the county) and on a frequency, consistent with existing road capacity

**Natural Resources and Conservation (NR-CON)**

These categories provide for the conservation of natural resources, and Environmentally Sensitive Lands (ESL) including, but not limited to areas designated for floodplain, streamside, river and coastal resource management purposes. This category also provides for areas designated for conservation purposes, and owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. Public and private ESL, specified in the Conservation Element, shall conform to densities standards for Conservation land uses. This land use is permitted within a MSD or within rural areas outside of the MSD boundary. Park facilities and services, agricultural/ forestry uses and resource based, passive, and/or non-spectator based recreational activities and facilities that are compatible and complement conservation purposes of the area and are consistent with jurisdictional management plans shall be allowed in this category. This may include, but not be limited to, walking and horseback riding trails and trailhead facilities, appropriate picnic, private event, and camping sites and hunting/fishing activities. Appropriate types and intensities of concessions may be allowed as an accessory use. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis. For public lands, development and activities shall be limited to resource based recreation access purposes. New Greenfield Turnpikes (????), toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

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

- a. **Riverine and Coastal Flooding Areas in MSDs** - The maximum Residential Density is as follows:

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

* Septic Tanks are prohibited



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

- Note:
1. Central sewer is not allowed by this Comprehensive Plan unless provided by the county, a municipality, special districts, including Community Development Districts, meeting the requirements of Florida law or within MSDs or RCNs, as provided in the Infrastructure Element.
 2. Gross acreage for all developments shall be calculated using usable uplands and wetlands, excluding jurisdictional wetlands, open water or submerged lands.

b. Riverine and Coastal Flood Areas in Rural Areas - The County has designated all riverine and coastal floodplains in the County as "Conservation Areas." The maximum density is one (1) unit per twenty (20) acres or parcel of record as of December 31, 1989. Tracts of record, as of December 31, 1989, may be deemed vested for density purposes, but are not vested for purposes of complying with "concurrency", as defined and required in Chapter 163, Florida Statutes.

Public and Institutional Facilities (PIF)

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

At the approximately 3,100 acre site owned by Florida Power Corporation DBA Progress Energy Florida, Inc. c/o Duke Energy Center (the "Duke Site") designated on the Future Land Use Map as Public and Institutional Facilities no more than two (2) nuclear generating units with a maximum capacity of 3,000 megawatts shall be allowed unless specifically authorized by a comprehensive plan amendment adopted by ordinance of the Board of County Commissioners. Maximum full-time employment operations shall not exceed 1,500 individuals without an additional comprehensive plan amendment. In addition to the foregoing, uses permitted in the Isolated Industrial category are permissible on the Duke Site subject to (i) compliance with all prerequisites and requirements for being assigned the Isolated Industrial category; and (ii) the requirement that such uses do not during non-construction phases of operation have, in aggregate with any generating units operating from site, maximum full time employment in excess of 1,500 individuals without an additional comprehensive plan amendment.



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

Historic Resources Land Use

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

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

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

Supportive residential uses include neighborhood level recreational facilities such as parks and playgrounds and other uses that complement the County's recreation and open space system (i.e., greenway trails and trailhead facilities); community facilities and services such as churches, schools, day care services, group homes, lodges, and community centers. Allowable neighborhood commercial use shall be limited to professional offices and limited personal retail services utilizing existing residential structures. New construction for the purpose of neighborhood commercial use shall be permitted by means of the Special Exception process in order: to ensure compatibility with adjacent residential uses and; to regulate the number and location of the uses. All neighborhood commercial uses must be located along a paved collector road or minor arterial. WHY DO WE HAVE? WHY NOT JUST RELY ON TRADITIONAL HOME OCCUPATION PROVISIONS?

Land Use- Zoning Compatibility Table

LAND USE - ZONING COMPATIBILITY TABLE	
Land Use Categories	Zoning Districts
Forestry/Rural Residential (F/RR)	FRR, NR-CON, PR, PF, PUD, II



Agriculture/Rural Residential (A/RR)	ARR, NR-CON, PR, PF, PUD, II
Rural Residential (RR)	RR, NR-CON, PR, PF, RR3-C, PUD
Urban Low Density Residential (ULDR)	R-1, NR-CON, PR, PIF, PUD
Urban Medium Density Residential (UMDR)	R-2, NR-CON, PR, PIF, PUD
Urban High Density Residential (UHDR)	R-3, NR-CON, PR, PIF, PUD
Natural Resources and Conservation (NR-CON)	All Zoning Districts
Parks and Recreation (PR)	All Zoning Districts, limited in NR-CON
Rural Commercial Node (RCN)	F/RR, A/RR, RR, RMU, NR-CON, PR, PIF, PUD
Commercial (C)	C-1, C-2, C-3, C-4, NR-CON, PR, PIF, PUD
Industrial (I)	I, C-1, C-2, C-3, C-4, NR-CON, PR, PPF, PUD
Isolated Industrial (II)	II
Public and Institutional Facilities (PIF)	All Zoning Districts

Policy 1.3 1.7 The county encourages incremental development of MSD's that radiate outward from the municipal limits. Future land use map amendments that propose higher densities and intensities of development at the edge of an MSD boundary, ~~as opposed to~~ rather than radiating outward from the municipal limit, shall be discouraged by the county and will be subject to review for compatibility and the efficient provision of services. RCNs are intended to provide compact, limited, rural-serving commercial and employment opportunities that reduce trip lengths, support established communities, and avoid strip commercial development along rural highways.

Policy 1.8 The county will adopt and implement restrictions, regulations and strategies to appropriately limit residential growth and drive the same (i) to the Primary Urban Growth Zone, and the Secondary Urban Growth Zone and existing subdivisions, and (ii) away from the Restricted Growth Zone. These strategies shall include, but not necessarily be limited to:

1.8.1 Limiting more intensive residential zoning districts to The Primary Urban Growth Zone and/or the Secondary Urban Growth Zone; and

1.8.2 Limiting the total number of residential building permits to an amount based upon current projected residential growth (the "Martin County Model");

1.8.3 Creating incentives for use of existing subdivided lands, including antiquated subdivisions, which incentives may include density bonuses or enhancements.

Policy 1.4 1.9 Urban residential densities, defined herein as any development with a gross



density of greater than two (2) dwelling units per acre, will be permitted only within the MSD.

Policy 1-5 ~~1.10~~ Rural residential densities, defined herein as any development with a gross density of one (1) dwelling unit per three (3) acres, will be permitted only within appropriately zoned portions of the Primary Urban Growth Zone and the Secondary Urban Growth Zone, and preexisting subdivisions. Density bonuses and enhancements may be allowed, including consistent with Planned Unit Development (PUD) guidelines in ~~Policies 3.3 and 3.4~~ of this element.

Policy 1-6 ~~1.11~~ Numerous unincorporated but locally recognized and named ~~established~~ communities exist throughout the County. These communities are recognized on the Future Land Use Map as Fowler's Bluff, Camp Azalea, Rosewood/Sumner, Gulf Hammock, Morriston, Montbrook and Raleigh (Locally Recognized Communities). Within Locally Recognized Communities), the county will allow existing and new commercial development to serve the needs of the local community, and existing commercial use shall be deemed conforming.

Policy 1-7 ~~1.12~~ RCNs shall be depicted on the Future Land Use map series and based on existing land use patterns and environmental suitability. The boundaries may extend a maximum of 1,320 feet in length or width, extending from the center of the intersection or extending along a roadway. The boundary length or width may be increased up to an additional 330 feet for the following purposes: to extend the boundaries to an existing lot line in order to accommodate an existing business or to prevent the creation of a lot or portion of a lot that would not be developable due to density limitations or minimum lot size. The maximum acreage of a RCN shall not exceed that provided in Policy 1.6. Where a property fronts two roads of different functional classification, access from the site will be from the lower classified road, to the maximum extent possible and designed to ensure there is no interference with the operation of the intersection.

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

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

Policy 1-8 ~~1.13~~ The Commercial Future Land Use Map designation shall be limited to MSDs, as well as Locally Recognized Communities and the US Hwy 19 Commercial area between Fanning Springs and Chiefland.

Policy 1-9 ~~1.14~~ The County shall promote industrial and commercial development, as provided within the Economic Element and the Future Land Use Element. This is accomplished by the Future Land Use Map and policies which provide for commercial and industrial development in appropriate locations and according to performance criteria which discourage urban sprawl or leap frogging, manage access and appropriately address water and wastewater.

**Mixed Use Development/Commercial Development Guidelines**

Policy ~~1.10~~ 1.15 Along principal arterials, commercial development within Planned Unit Developments (P.U.D.s) may be permitted based on the following criteria:

- a. Commercial uses may be approved in residential P.U.D.'s provided that the amount of commercial land is limited to ten (10) acres per five hundred (500) approved dwellings in the P.U.D. (Dwelling units per acre shall not exceed, absent density enhancements or bonuses, the densities established for the land use category in which the P.U.D. is located.)
- b. For non-commercial and non-residential P.U.D.'s, such as those in F/RR, A/RR, I, NR-CON, PR, and PIF, the amount of commercial land area is limited to the lesser of either:
 1. Ten (10) acres per one hundred (100) acres of principal use; or
 2. Ten (10) square feet of floor area per one hundred (100) square feet of principal use floor area. **HOW DOES THIS WORK IN AN AGRICULTURAL OR FORESTRY PUD?**
 3. In addition, the principal uses in non-commercial and non-residential P.U.D.'s shall be consistent with the land use category in which the P.U.D. is located.
- c. Development permits for commercial land uses within P.U.D.'s shall be issued in direct proportion to and shall not exceed the percentage of building permits that have been issued for the principal uses; e.g., if ten percent (10%) of the principal use building permits have been issued, then building permits for up to ten percent (10%) of the commercial land use (computed from a. above) may be issued, etc. **HOW DOES THIS WORK IN AN AGRICULTURAL OR FORESTRY PUD?**
- d. Commercial uses within P.U.D.'s shall be located not less than one (1) mile from a commercial node which is shown on the Future Land Use Map, and shall be located not less than one (1) mile from other commercial land uses within P.U.D.'s, unless the other commercial uses are immediately adjacent. "Immediately adjacent" shall include commercial uses which would be adjacent except for an intervening right-of-way.
- e. Commercial uses within P.U.D.'s shall be located on local roads within the interior of the P.U.D., or at the intersection of collector or arterial roads and a major access road to the P.U.D.



- f. Commercial uses within P.U.D.'s shall not have direct access to arterial roads. All such access shall be from local or collector roads, and any direct access to collector roads shown on the Transportation Circulation Element map series shall be located to meet Florida Department of Transportation standards.
- g. Regardless of the mix of land uses within the P.U.D., the commercial uses(s) shall be accessory uses to and shall be functionally related to the principal use(s), and shall not be dependent on the flow of traffic on the arterial system.

Policy ~~1.111~~ 1.16 Proposed Planned Unit Developments shall provide a clustered development design and shall document a high percentage of internal capture of vehicle trips through an appropriate mix of land uses. As used herein, "internal" specifically excludes access to non-highway oriented commercial development directly from or to any arterial road as functionally classified by this plan.

Policy ~~1.12~~ 1.17 The expansion of industrial land uses will be encouraged. New Mining operations will be permitted only in the II category.

Family Homestead Exemption

Policy 1.18 The Land Development Code shall, as contemplated by section 163.3179 (Family Homestead), Florida Statutes, allow an individual owning a parcel conveyed to them by their grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild to be used solely for a homestead residence by that individual, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any individual. The adopted Land Development Code will establish the performance standards, including, but not limited to, minimum lot sizes, access requirements, and construction requirements to implement this policy.

Objective 2: Future Growth Areas

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

Concurrency

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



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

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

School Siting Guidelines

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

Objective 3: Innovative Land Development Regulations, Agricultural Preservation, Forestry, Open Space, and Rural Compatibility.

Encourage the use of innovative land development regulations that promote complementary mixed land uses, compatible development, protection of natural resources, preservation of open space, and the continued viability of agricultural, forestry, aquaculture, and resource-based uses, including tourism and outdoor recreation, as defining components of Levy County's character, economy, and long-term development pattern.

Development Standards

Policy 2.5 3.1 The County will ensure the provision of adequate public facilities through zoning ordinances and subdivision regulations that will require that proposed developments provide suitable land area for utilities including, but not limited to, water, sewer, public schools, solid waste and drainage.

Policy 2.6 3.2 The County will regulate development within all areas subject to flooding. The adopted Floodplain Maintenance Ordinance shall limit and provide design criteria for land within the 100 year flood zone. Methods including: zoning and subdivision regulations, development clustering incentives and requirements for open space shall be used to minimize adverse development impacts.

Policy 2.7 3.3 Potable water wellfields will be protected by requiring contiguous development (located within 660 feet) to either be of very low residential density or be served by central sewer and be consistent with **Conservation Element Policy 6.8.**



Planned Unit Development (PUD)

Policy 3.1 3.4 Innovative land use development patterns, including P.U.D.'s and cluster development shall be permitted and encouraged. Land development regulations shall establish standards for cluster subdivisions.

Open Space and Agricultural Land Protection

Policy 3.2 3.5 Open space will be required to be provided within all residential and mixed use development through lot coverage requirements in the Levy County Land Development Code and the requirement for usable open space as contained within the subdivision regulations. Open space shall be defined as undeveloped land which is free of structures and equipment except that incidental to the land's open space uses. Open space can include, but may not be limited to, the use of land for flood protection, creating a sense of spatial separation for incompatible land uses, the provision of passive recreation, active recreation, or conservation uses, historical site preservation and areas for agricultural operations. All residential development within the Rural Residential (one dwelling unit per 3 acres) Future Land Use designation will be required to preserve open space according to the following criteria:

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

Policy 3.3 3.6 Agricultural areas will be protected from the encroachment of incompatible development. Development shall be limited, absent density enhancements or bonuses, to a minimum tract size of at least ten (10) acres.

Policy 3.4 3.7 Commercial forestry areas will be protected from the encroachment of incompatible development. Development shall be limited, absent density enhancements or bonuses, to a minimum tract size of twenty (20) acres.

Policy 3.5 3.8 Future Land Use Map amendments proposing a change in land use to the Rural Residential (RR-one dwelling unit per 3 acres) designation shall meet the following minimum criteria:

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



considered only when located adjacent to property with an existing Rural Residential designation.

Policy 3.6 3.9 Transfer of development rights or rural land stewardship methods shall be reviewed and evaluated in the future for feasibility in Levy County for the preservation of forestry, agricultural, natural resource and conservation lands.

Policy 3.10 Recognition of Working Lands - The County recognizes bona fide agricultural, forestry, aquaculture, and related rural industries as integral to Levy County's rural character, economic base, open space system, water resource protection strategy, and natural resource management framework.

Policy 3.11 Protection from Incompatible Encroachment - The County shall discourage premature or incompatible development patterns that may adversely affect the continued viability of bona fide agricultural or forestry operations, resource-based industries, natural resource or conservation lands.

Policy 3.12 Rural Lands Compatibility - Proposed development adjacent to agricultural, forestry, conservation, natural resource, and coastal lands outside the Primary Growth Zone should be designed to reduce potential land use conflicts through appropriate setbacks, buffering, access management, stormwater design, disclosure or plat notes, and other measures established in the Land Development Code.

Policy 3.13 Rural land Preservation Tools - The County may consider voluntary and incentive-based tools to support preservation of agricultural, forestry, conservation, natural resource and coastal lands, including conservation easements, clustering, rural land stewardship, transfer or purchase of development rights, donation of development rights, agricultural best management practices, density enhancements and bonuses, and coordination with state, regional, or nonprofit conservation programs.

Policy 3.14 The County may evaluate the feasibility of establishing an Active Agricultural Preservation Overlay, Agricultural Preservation Area, or similar planning tool to identify lands actively used or useful for, or indirectly significant for, bona fide agricultural, forestry, aquaculture, or related rural operations, including coastal lands. Such an overlay would be intended to support rural character, agricultural preservation, environmental protections, voluntary conservation strategies, compatibility review, and long-range coordination with infrastructure and natural resource planning. The overlay shall not reduce existing Future Land Use Map densities or prohibit otherwise lawful uses unless separately supported by data and analysis, approved by the county, and adopted in accordance with applicable law.

Policy 3.15 Rural Economic Multiplier Effect - When evaluating long-range land use policy changes or Future Land Use Map amendments involving substantial rural acreage, the County may consider potential effects on agricultural production, forestry operations, aquaculture, rural employment, tourism, supporting businesses, and the local economic multiplier effect generated by agriculture, forestry, aquaculture, tourism and related rural industries.



Complementary Mixed Land Use Development

Policy 3.7 3.16 Non-residential uses (i.e., commercial, industrial, recreational, community facilities and uses) that are “functionally related” or “compatible” to rural and/or agricultural land uses may be permitted in the rural areas of the County.

a. “Functionally related” uses are those uses, activities and developments ~~which~~ that are consistent with one of the following guidelines and development requirements. Occur in connection to farm/agricultural operations, and/or provide services related to the production or marketing of agricultural products. These uses may include, but not limited to, farm equipment repair, large animal veterinary services and farm related sales, packing, crating and shipping facilities. The following development requirements shall apply:

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

“Compatible “ uses are those uses, activities and developments, whether (i) naturally or (ii) as a result of required design criteria reducing potential land use conflicts including appropriate setbacks, buffering, access management, stormwater design, disclosure or plat notes, restrictions on noise, traffic, lighting, vibrations, and other measures established in the Land Development Code, are capable and likely to coexist in a stable manner over time without undue negative direct or indirect impacts to public safety, rural character, agricultural operations, forestry operations, natural resources, property enjoyment, or quality of life.

Proposed developments shall be reviewed to ensure such development is functionally related or compatible with surrounding land uses, are not adverse to the public interest and are consistent with the other provisions and requirements in the Comprehensive Plan.

Development Controls

Policy 3.9 3.17 Regulations for buffering of incompatible land uses shall be set forth in the land development, zoning and subdivision regulations.

Policy 3.10 3.18 Levy County has adopted sign regulations as a part of the land development regulations. These regulations ~~will~~ specify the acceptable types, sizes, locations, and other controls essential to the protection of the public health, safety, and general welfare.

Accessory Dwelling Unit (ADU)

Policy 3.11 3.19 The County has provisions for Accessory Dwelling Units (ADU) which ~~are~~ are a second, smaller accessory dwelling permitted on a homesteaded (???) parcel one (1) acre or greater in size. This ~~takes the place of~~ replaces the old guest house and hardship variance provisions. Additionally, this can be a means of providing affordable housing throughout the



county.

Objective 4: Coastal Area

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

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

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

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

Objective 5: Redevelopment and Infill Development

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

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

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

Policy ~~5.3~~ 5.2 The County shall use the remedial provisions of the standard building code and consider adoption of a standard code addressing substandard housing.



Policy 5.4 5.3 The County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Florida Building Code and land development Regulations.

Policy 5.5 5.4 The County will continue to enforce appropriate regulations regarding illegal junkyards.

Policy 5.6 5.5 The County will coordinate rehabilitation and/or demolition programs with the North Central Florida Regional Housing Authority to further efforts to eliminate substandard housing.

Policy 5.7 5.6 The County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Policy 5.8 5.7 An exception to the standards in this plan is allowable for affordable housing, as a means of reducing land and infrastructure costs, as follows:

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

Policy 5.9 5.8 The Planning and Zoning Director or designee may grant an administrative variance to the front yard setback requirements for affordable housing if it is necessary to allow infill development to conform to the setbacks of existing homes on either side, even if those setbacks are nonconforming.

Objective 6: Non-Residential Uses in Rural Areas

~~Reduce the number and intensity of non-residential uses in the rural areas that are inconsistent with the community's character and future land uses by encouraging the conversion of these uses to less intense and more compatible uses. Provide for limited, compatible non-residential uses in rural areas, including uses that are approved for Isolated Industrial designated areas, where such uses support established communities, agriculture, forestry, aquaculture, resource-based recreation, rural services, or the traveling public, while avoiding scattered, premature, or strip commercial development inconsistent with the County's rural character and Future Land Use Map.~~

Rural Commercial Development

Policy 6.1 Allowable rural commercial uses will be encouraged to utilize existing residences for professional offices and to provide for low-intensity neighborhood retail services. New structures and non-office commercial uses may be permitted and shall be consistent with the following guidelines and criteria.



a. Development and Location Guidelines:

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

b. Access and Spacing Criteria:

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

c. General Provision:

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

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

Policy 6.2 Existing and continually active commercial and industrial land uses, as of January 23, 1990, located outside designated MSDs shall be recognized as conforming rural commercial (CRC) uses.

Policy 6.3 The County will encourage redevelopment of conforming rural commercial (CRC) uses to developments and activities that are consistent with the Future Land Use Map.

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



prohibited.

Policy 6.4 The County will identify non-residential uses that are inconsistent with the Future Land Use map series and use tracking procedures to ensure that change of uses, expansions and modifications are consistent with Policy 6.4 6.3.

Policy 6.5 Value-Added Rural Economy - The County should support value-added agricultural, forestry, aquaculture, agritourism, tourism, passive and/or non-spectator based recreational uses, including walking and horseback riding trails and trailhead facilities and appropriate types and intensities of camping, picnic and private event sites, and resource-based business opportunities in locations that are compatible with adjacent rural residential, agricultural, forestry, natural resource and conservation lands and that do not require inefficient extensions of public facilities or services.

Policy 6.6 The County shall discourage new non-residential development that would create or contribute to strip commercial patterns along rural highways, unless such development is located within a designated RCN, MSD, municipality, or other area determined to be suitable based on access, infrastructure, environmental, and compatibility considerations.

Policy 6.7 [Scenic Roads]

Objective 7: Natural and Historical Resources Ensure that natural and historical resources are protected from the adverse impacts of development.

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

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

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

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



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

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

Objective 8: Intergovernmental Coordination

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

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

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

Policy 8.3 The County shall encourage the establishment of Joint Planning Areas with the various municipalities, where appropriate and mutually agreed upon through interlocal agreement, to support coordinated future land use planning, annexation coordination, infrastructure planning, public facility service delivery, natural resource protection, and compatibility between municipal and unincorporated development patterns. Additional implementation guidance for Joint Planning Areas shall be provided in the Intergovernmental Coordination Element.

Objective 9: Evaluation of the Comprehensive Plan

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

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

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

Policy 9.3 The County shall review and assess the boundaries of each MSD during the Evaluation and Appraisal process or periodically, in coordination with the appropriate municipality,



and may amend MSD boundaries based on the criteria established in Policies 11.1 and ~~11.2~~ 11.7.

Objective 10: ~~Compatibility~~

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

~~**Policy 10.1** All new subdivisions proposed to be developed adjacent to agricultural land uses or existing agricultural operations shall provide design elements on the plat to mitigate the potential for nuisances caused by either use. Such design elements may include: larger lots than the minimum required for the land use designation, increased setbacks along the boundary abutting the agricultural land use, provision of a non-deciduous vegetative screening, and an interior road system designed to direct traffic away from intensive farming operations.~~

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

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

Objective 10: Compatibility and Performance Standards

Promote compatibility among adjacent land uses by establishing clear planning criteria and implementing Land Development Code standards that allow different uses to coexist in a stable manner over time without undue direct or indirect negative impacts to public safety, rural character, agricultural operations, forestry operations, natural resources, property enjoyment, or quality of life.

Policy 10.1 For purposes of the Future Land Use Element, compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Policy 10.2 The County shall evaluate compatibility based on the characteristics of the proposed use, existing and planned surrounding land uses, site design, access, traffic, noise, lighting, buffering, setbacks, stormwater management, hours of operation, environmental impacts, public facility availability, and other relevant factors supported by competent, substantial evidence.



Policy 10.3 Agricultural and Forestry Interface - New subdivisions proposed adjacent to agricultural land uses, forestry land uses, or existing agricultural or forestry operations shall include design measures to reduce potential land use conflicts. Such measures may include larger lots than the minimum required for the land use designation, increased setbacks along the boundary abutting the agricultural or forestry use, non-deciduous vegetative screening, disclosure or plat notes, access management, stormwater design, and an interior road system designed to direct traffic away from intensive farming or forestry operations.

Policy 10.4 Where a proposed non-residential, industrial, mining, heavy commercial, public facility, utility, or other higher-intensity use is adjacent to rural residential, agricultural, forestry, conservation, or other lower-intensity lands, the County shall require appropriate compatibility transitions through the Land Development Code. Such transitions may include increased setbacks, vegetative buffers, berms, fencing, building orientation, location of less intensive site components near property edges, access management, lighting controls, noise attenuation, and operational limitations.

Policy 10.5 Objective Performance Standards - The County shall consider updates to the Land Development Code to establish objective performance standards for compatibility, including standards for buffering, setbacks, noise, vibration, lighting, glare, dust, access, heavy truck routing, hours of operation, and protection of adjacent agricultural, forestry, rural residential, and conservation lands.

Policy 10.6 Dark-Sky Protection - The County shall encourage outdoor lighting practices that preserve Levy County's natural dark and starry skies, reduce glare, minimize light trespass, protect wildlife and livestock, support rural quality of life, and improve energy efficiency. The County may implement dark-sky lighting standards through the Land Development Code, including shielded fixtures, downward-directed lighting, lower color-temperature lighting, timers, motion controls, and limits on light trespass.

Policy 10.7 Mining and High-Impact Uses - Mining, heavy industrial, high-intensity utility, and similar high-impact uses shall be evaluated for compatibility with adjacent residential, agricultural, forestry, conservation, public facility, and environmentally sensitive lands. Such evaluation may include setbacks, buffering, haul routes, noise, dust, vibration, blasting, water resource impacts, reclamation, hours of operation, and other mitigation measures required through the Land Development Code or development approval process.

Policy 10.8 Competent Substantial Evidence - Compatibility determinations for Future Land Use Map amendments, rezonings, special exceptions, conditional uses, or other development approvals shall be based on the Comprehensive Plan, the Land Development Code, applicable review criteria, and competent, substantial evidence in the record.

Objective 11: Amendments to the Future Land Use Map

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

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

- ~~1. Consistency with the Levy County Comprehensive Plan.~~



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

Objective 11: Future Land Use Map Amendments and Rural Land Use Suitability

Ensure that Future Land Use Map amendments are evaluated for consistency with the Comprehensive Plan, compatibility, rural character, public facility availability, environmental suitability, agricultural and forestry viability, natural resource protection, and the County's long-term growth management framework.

Policy 11.1 General FLUM Amendment Criteria

In addition to other applicable Comprehensive Plan policies, proposed Future Land Use Map amendments shall be evaluated based on: a. Consistency with the Comprehensive Plan; b. Compatibility with surrounding existing and planned land uses; c. Availability and adequacy of public facilities and services; d. Transportation access and roadway capacity; e. Drainage, stormwater, floodplain, and water resource considerations; f. Soil conditions, topography, wetlands, springs protection, aquifer recharge, and other natural resources; g. Proximity to municipalities, MSDs, RCNs, existing communities, and existing development; h. Potential effects on agricultural, forestry, aquaculture, and related rural operations; i. Whether the proposed amendment would contribute to scattered, premature, or inefficient development; j. Whether the proposed amendment supports compact, orderly, and fiscally responsible growth; and k. Whether the proposed amendment discourages urban sprawl.

Policy 11.2 Rural Land Use Suitability Factors

For proposed Future Land Use Map amendments involving Agricultural/Rural Residential, Forestry/Rural Residential, Rural Residential, Natural Resources and Conservation, or lands adjacent to such categories, the County may consider rural land use suitability factors, including compatibility with surrounding agricultural, forestry, rural residential, and conservation lands; public facility availability; environmental suitability; water resource impacts; septic suitability; flood-prone lands; agricultural viability; and the potential for scattered or inefficient rural development.

Policy 11.3 No Automatic Reduction of Existing Rights



Rural land use suitability policies shall not be interpreted to reduce the density of lands already designated on the Future Land Use Map or prohibit otherwise lawful uses unless such changes are separately supported by data and analysis, reviewed by the County Attorney, and adopted in accordance with applicable law.

Policy 11.4 Infrastructure Efficiency

The County may consider whether a proposed Future Land Use Map amendment would create premature, inefficient, or fiscally unsustainable demand for transportation, drainage, potable water, wastewater, solid waste, emergency response, public schools, law enforcement, fire protection, or other public facilities and services.

Policy 11.5 Natural Resource and Water Resource Protection

For proposed Future Land Use Map amendments involving rural, agricultural, or environmentally sensitive lands, the County may consider potential impacts to water supply, aquifer recharge, springs protection, wetlands, flood-prone areas, stormwater management, drainage patterns, septic suitability, wastewater treatment, nutrient loading, and conservation lands.

Policy 11.6 Agricultural and Rural Economy

For proposed Future Land Use Map amendments involving substantial rural acreage, the County may consider whether the proposed amendment would adversely affect the long-term viability of agricultural production, forestry operations, aquaculture, rural employment, supporting businesses, the local economic multiplier effect generated by agriculture, forestry, aquaculture, and related rural industries, or the County's rural economic base.

Policy 11.2 Policy 11.7 In addition to the evaluation criteria stated in Policy 11.1, expansion of a MSD, and reclassification of a parcel from the Restricted Growth Area or Secondary Growth Area to the Primary Growth Area, shall be in the form of a large-scale land use amendment that demonstrates the following, as applicable:

1. The additional land use acreage is required at urban densities and intensities to meet the needs of development within Levy County;
2. Lands within the existing MSD are not capable or suitable for the type of urban development proposed, with the resulting need for additional land to meet the existing need for urban development;
3. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;
4. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
5. Expansion of an MSD area does not result in a negative impact on environmentally sensitive lands or natural resources;

In addition to the evaluation criteria stated in Policy 11.1 reclassification of a parcel from the Restricted Growth Area to the Secondary Growth Area shall be in the form of a large-scale land use amendment that demonstrates the following, as applicable:



6. The additional land use acreage is required at the increased densities and intensities available in the Secondary Growth Area to meet the needs of development within Levy County;
7. Lands within the existing Secondary Growth area are not capable or suitable for the type of development proposed, with the resulting need for additional land to meet the existing need for such development;
8. Population growth projections have changed with a resulting need for additional land at increased densities or intensities;
9. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at densities or intensities available in the Secondary Growth Area;
10. Expansion of the Secondary Growth Area does not result in a negative impact on environmentally sensitive lands or natural resources;

Objective 12: Compatibility of Lands Adjacent to an Airport

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

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

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

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