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3                   **ORDINANCE NUMBER 2025-4**  
4

5           **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**  
6           **AMENDING THE LEVY COUNTY COMPREHENSIVE PLAN**  
7           **BASED ON AN EVALUATION AND APPRAISAL**  
8           **REQUIRED BY SECTION 163.3191, FLORIDA STATUTES,**  
9           **INCLUDING REMEDIAL AMENDMENTS REQUIRED BY A**  
10          **COMPLIANCE AGREEMENT ENTERED INTO PURSUANT**  
11          **TO SECTION 163.3184(6), FLORIDA STATUTES;**  
12          **PROVIDING FOR EXCLUSION FROM CODIFICATION;**  
13          **PROVIDING A SEVERABILITY CLAUSE; PROVIDING A**  
14          **REPEALING CLAUSE; PROVIDING DIRECTION TO THE**  
15          **CLERK AND COUNTY STAFF; AND PROVIDING**  
16          **EFFECTIVE DATES.**  
17

18  
19           **WHEREAS**, in 1990, the Board of County Commissioners of Levy County, Florida  
20 (the “Board”) adopted the Levy County Comprehensive Plan pursuant to the provisions  
21 of Chapter 163, Florida Statutes, and have subsequently amended the Plan in  
22 accordance with the requirements of State Law (the “Comprehensive Plan”);  
23

24           **WHEREAS**, by letter dated October 3, 2022, the Florida Department of Economic  
25 Opportunity (the “State Land Planning Agency”) notified the County that it was time to  
26 initiate and complete an Evaluation and Appraisal of the County’s Comprehensive Plan  
27 as required by Section 163.3191, Florida Statutes;  
28

29           **WHEREAS**, in accordance with Sections 163.3184(2)(c)(4) and (11), Florida  
30 Statutes, the adoption of Comprehensive Plan amendments based on an Evaluation and  
31 Appraisal follow the State Coordinated Review Process which requires two public  
32 hearings - the first public hearing (for first reading of the Ordinance) is referred to as the  
33 “transmittal stage” and the second public hearing (for the second and final reading of the  
34 Ordinance) is referred to as the “adoption stage”;  
35

36           **WHEREAS**, on October 2, 2023, the Levy County Planning Commission heard  
37 and recommended transmittal of the Evaluation and Appraisal amendments attached as  
38 Exhibits to Ordinance No. 2023-10;  
39

Note: In the Exhibits to this Ordinance, deletions are shown ~~stricken~~, additions are shown underlined; and the remedial amendments (meaning those made after adoption of Ordinance No. 2023-10) are highlighted.

1       **WHEREAS**, on October 17, 2023, the Board approved Ordinance No. 2023-10 on  
2 first reading and directed staff to transmit the Evaluation and Appraisal amendments  
3 attached as Exhibits to that Ordinance, along with the supporting data and analysis, to  
4 the State Land Planning Agency (due to a change in State law effective on May 31, 2023  
5 that Agency was now the Florida Department of Commerce) and other state reviewing  
6 agencies;

7  
8       **WHEREAS**, after receiving an Objections, Recommendations and Comments  
9 (“ORC”) Report dated December 18, 2023 from the State Land Planning Agency, on  
10 February 20, 2024, the Board approved a County response to the ORC Report and  
11 adopted Ordinance No. 2023-10 on second and final reading, and both were sent to the  
12 State Land Planning Agency;

13  
14       **WHEREAS**, on April 12, 2024, the State Land Planning Agency issued a  
15 Statement of Intent to find the County’s Comprehensive Plan Amendment (adopted by  
16 Ordinance No. 2023-10) Not in Compliance and shortly thereafter filed a legal challenge  
17 with the Florida Division of Administrative Hearings (Case No. 24-1427);

18  
19       **WHEREAS**, after staff negotiations and Board approval on January 7 2025, the  
20 State Land Planning Agency and the County entered into a Stipulated Settlement  
21 Agreement (the “Compliance Agreement”) pursuant to Section 163.3184(6), Florida  
22 Statutes, which established the Remedial Actions necessary to bring the County’s  
23 Comprehensive Plan Amendment into Compliance;

24  
25       **WHEREAS**, the County was awarded a State Community Planning Technical  
26 Assistance (CPTA) Grant and contracted with an outside consultant (Infrastructure  
27 Consulting & Engineering) to prepare the Data and Analysis and Plan Amendments  
28 necessary to satisfy the agreed upon Remedial Actions;

29  
30       **WHEREAS**, on March 17, 2025, the Consultant presented Petition No. CPA 25-01  
31 (consisting of additional Data and Analysis and Plan Amendments necessary to satisfy  
32 the agreed upon Remedial Actions) to the Planning Commission and they recommended  
33 approval to the Board;

34  
35       **WHEREAS**, on March 25, 2025, the Board heard and approved Petition No. CPA  
36 25-01;

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1       **WHEREAS**, in accordance with Section 6 and 7 of the Compliance Agreement,  
2 this Ordinance contains all Remedial Amendments necessary to bring the County's  
3 Comprehensive Plan into Compliance. Such Amendments being supported by relevant  
4 and appropriate Data and Analysis as required by Section 163.3177(1)(f), Florida  
5 Statutes.

6  
7       **WHEREAS**, if this Ordinance is adopted by the Board, it will be transmitted to the  
8 State Land Planning Agency for review. If the State finds the Remedial Amendments  
9 satisfy the Compliance Agreement, it will issue a Notice of Intent to find the County's  
10 Comprehensive Plan in Compliance and dismiss the legal challenge that is pending with  
11 DOAH. If the State finds the Remedial Amendments do not satisfy the Compliance  
12 Agreement, it will proceed with the legal challenge; and

13  
14       **WHEREAS**, in accordance with Section 163.3184(6)(d), Florida Statutes, and  
15 Section 7 of the Compliance Agreement, this Ordinance will be heard at a single adoption  
16 hearing. As such, in accordance with the adoption stage notice set forth in Section  
17 163.3184(11)(b), Florida Statutes, notice was given by publication of an advertisement in  
18 a newspaper of general circulation notifying the public of the adoption hearing on this  
19 proposed ordinance in the Levy County Government Center in Bronson, Florida, to be  
20 held at least five calendar days after the day the advertisement was published.

21  
22       **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners  
23 of Levy County, Florida that:

24  
25       **SECTION 1.** Each Element of the Comprehensive Plan is attached to this  
26 Ordinance as follows:

- 27
- 28       • The **Future Land Use Element** is amended as set forth in **Exhibit "A."**
  - 29
  - 30       • The **"2026 Future Land Use Map" within the Future Land Use Element**  
31       **Map Series** is amended (to correct mapping errors and remove annexed  
32       parcels) as set forth in **Exhibit "B."**
  - 33
  - 34       • The **Housing Element** is amended as set forth in **Exhibit "C."**
  - 35
  - 36       • The **Property Rights Element** is set forth in **Exhibit "D."** There are no

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revisions to this Element.

- The **Intergovernmental Coordination Element** is set forth in **Exhibit “E.”**  
There are no revisions to this Element.
- The **Infrastructure Element** is amended as set forth in **Exhibit “F.”**
- The **Recreation and Open Space Element** is set forth in **Exhibit “G.”**  
There are no revisions to this Element.
- The **Public School Facilities Element** is amended as set forth in **Exhibit “H.”**
- The **Springs Protection Element** is set forth in **Exhibit “I.”** There are no revisions to this Element.
- The **Coastal Management Element** is amended as set forth in **Exhibit “J.”**
- The **Conservation Element** is set forth in **Exhibit “K.”** There are no revisions to this Element.
- The **Capital Improvements Element** is amended as set forth in **Exhibit “L.”**
- The **Economic Element** is amended as set forth in **Exhibit “M.”**
- The **Transportation Circulation Element** is amended as set forth in **Exhibit “N.”**

**SECTION 2. Data and Analysis.** In accordance with Section 163.3177(1)(f), Florida Statutes, these Comprehensive Plan amendments are based upon relevant and appropriate Data and Analysis by the County, as set forth in the “Levy County Florida Comprehensive Plan Background Data & Analysis Update Report” dated March 25, 2025 prepared by Infrastructure Consulting & Engineering. The Data and Analysis Report is available for public inspection and copy at the Levy County Planning and Zoning Department, 320 Mongo Street, Bronson, Florida or by email request to [planning@levycounty.org](mailto:planning@levycounty.org). Such Data and Analysis is not deemed a part of the

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1 Comprehensive Plan.

2  
3 **SECTION 3. Direction to Staff.** In accordance with Section 7 of the Compliance  
4 Agreement, within 10 working days after adoption of this Ordinance, the County Manager,  
5 or designee, shall transmit: (a) this Ordinance with Exhibits “A” through “N” attached, and  
6 (b) the supporting Data and Analysis Report referenced in Section 2 of this Ordinance, to  
7 the State Land Planning Agency, the North Central Florida Regional Planning Council  
8 and to any other unit of local government or government agency that has filed a written  
9 request for same (if any), and to each intervenor in the DOAH proceeding (if any.)  
10

11 **SECTION 4. Exclusion from the Code; Incorporation into the Comprehensive**  
12 **Plan; Direction to Staff.** This Ordinance shall not be codified in the Code of Ordinances  
13 of Levy County, Florida. However, once the Comprehensive Plan amendments adopted  
14 in Section 1 of this Ordinance become effective (as set forth in Section 7 of this  
15 Ordinance), the County Manager, or designee, shall incorporate the Amendments into  
16 the official County Comprehensive Plan that is on file with the County Planning and  
17 Zoning Department.  
18

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

26 **SECTION 6. Repealing Clause.** All ordinances or parts of ordinances and all  
27 resolutions or parts of resolutions of Levy County in conflict herewith are hereby repealed  
28 to the extent of such conflict.  
29

30 **SECTION 7. Direction to the Clerk; Effective Dates for Ordinance and**  
31 **Comprehensive Plan Amendments.** In accordance with Section 125.66, Florida  
32 Statutes, the Clerk to the Board of County Commissioners is directed to file this Ordinance  
33 with the Florida Department of State within 10 days after adoption and upon such filing,  
34 this Ordinance shall become effective.  
35

36 However, in accordance with Section 163.3184(6)(f), Florida Statutes, and Section

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1 9 of the Compliance Agreement, the Comprehensive Plan Amendments (in Section 1 of  
2 this Ordinance) will become effective in accordance with the Notice of Intent to find the  
3 Comprehensive Plan Amendments in compliance issued by the State Land Planning  
4 Agency.

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

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

17  
18 **APPROVED AT A SINGLE ADOPTION HEARING** on June 3, 2025.

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

21  
22  
23 \_\_\_\_\_  
24 Desiree Mills, Chair

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

28  
29 \_\_\_\_\_  
30 Matt Brooks, Clerk

31 Approved as to form and legal sufficiency

32  
33 \_\_\_\_\_  
34 Nicolle M. Shalley, County Attorney

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**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 a long-term end 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 creating a broad, long-term vision for future land uses, the county's built environment, and its interaction with the local municipalities. It contains a map of future land uses addressing the physical elements in the area that covers a 10-year and 20-year planning horizon (2025-2035-2045).

*Unincorporated Levy County Acreage by Future Land Use Category*

<b>Future Land Use Category</b>	<b>Acreage</b>	<b>Percentage</b>	<b>Density (Units/Acre)</b>
Natural Resources and Conservation (NR-CON)	123,767	18.0%	0
Forestry/Rural Residential (F/RR)	291,888	42.4%	1U/20 acres
Agricultural/Rural Residential (A/RR)	223,130	32.4%	1U/10 acres
Rural Residential (RR)	27,127	4.0%	1U/3 acres
Urban Low-Density Residential (LDR)	12,920	1.9%	1U/1 acre
Urban Medium Density Residential (MDR)	1,281	0.2%	5U/1 acre
Urban High-Density Residential (HDR)	0	0%	12U/1 acre
Commercial (C)	2,226	0.32%	N/A
Industrial (I)	629.66	0.09%	N/A
Recreation (REC)	160	0.02%	0
Public & Institutional Facilities (PF)	4,364	0.64%	0

*Source: Levy County Planning & Zoning Department*



## GOALS, OBJECTIVES AND POLICIES

### Element Guide:

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

**Goal:**

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

**Objective 1                      Guidelines for Future Land Use Categories**

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

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

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

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

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

This land use category shall allow for areas that are predominantly single family residential uses and accessory and supportive uses to residential development. The maximum residential density is one (1) dwelling unit per acre, or two (2) dwelling units per acre with the provision of central water and sewer. ~~or parcel of record as of December 31, 1989. This land use is permitted within an MSD.~~

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

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

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

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

**Commercial**

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

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

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

**Industrial**

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

**Rural Commercial Node**

This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular trips for retail services and employment. Rural Commercial Nodes include residential offices such as



physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series.

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

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

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

### **Forestry/Rural Residential**

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

### **Agricultural/Rural Residential**

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/or non-spectator based recreational uses, conservation uses, and very low density rural development. The maximum residential density is one (1) unit per ten (10) acres, ~~except as otherwise provided by Policy 3.3.~~ The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989. ~~Public schools are~~



~~permitted in this land use category.~~ New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

### **Rural Residential**

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

### **Recreation**

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

### **Natural Resources and Conservation**

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

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



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

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

\* Septic Tanks are prohibited

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

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

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

#### ~~Natural Reservation~~

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



### **Public and Institutional Facilities**

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

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

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

### **Historic Resources Land Use**

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

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

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



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

### **Land Use- Zoning Compatibility Table**

<b><u>LAND USE - ZONING COMPATIBILITY TABLE</u></b>	
<b><u>Land Use Categories</u></b>	<b><u>Zoning Categories</u></b>
<u>Forestry/Rural Residential (F/RR)</u>	<u>FRR, NR-CON, PR, PF, PUD</u>
<u>Agriculture/Rural Residential (A/RR)</u>	<u>ARR, NR-CON, PR, PF, PUD</u>
<u>Rural Residential (RR)</u>	<u>RR, NR-CON, PR, PF, RR3-C, PUD</u>
<u>Urban Low Density Residential (ULDR)</u>	<u>R-1, NR-CON, PR, PF, PUD</u>
<u>Urban Medium Density Residential (UMDR)</u>	<u>R-2, NR-CON, PR, PF, PUD</u>
<u>Urban High Density Residential (UHDR)</u>	<u><del>R-3</del>, NR-CON, PR, PF, PUD</u>
<u>Natural Resources <del>eservation</del> - Conservation (NR-CON)</u>	<u>All Zoning Categories</u>
<u>Parks and Recreation (PR)</u>	<u>All Zoning categories, limited in NR-CON</u>
<u>Rural Commercial Node (RCN)</u>	<u>F/RR, A/RR, RR, RMU, NR-CON, PR, PF, PUD</u>
<u>Commercial C</u>	<u>C-1, C-2, C-3, C-4, NR-CON, PR, PF, PUD</u>
<u>Industrial (I)</u>	<u>I, C-1, C-2, C-3, C-4, NR-CON, PR, PF, PUD</u>

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

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

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



Policy 3.3 and 3.4 of this element.

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

**Policy 1.7** Rural Commercial Nodes (RCN) shall be depicted on the Future Land Use map series and based on existing land use patterns and environmental suitability. The boundaries may extend a maximum of 1,320 feet in length or width, extending from the center of the intersection or extending along a roadway. The boundary length or width may be increased up to an additional 330 feet for the following purposes: to extend the boundaries to an existing lot line in order to accommodate an existing business or to prevent the creation of a lot that would not be developable due to residential density limitations. The maximum acreage of a Rural Commercial Node shall not exceed that provided in Policy 1.2. Where a property fronts two roads of different functional classification, access from the site will be from the lower classified road, to the maximum extent possible and designed to ensure there is no interference with the operation of the intersection.

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

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

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

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



### Mixed Use Development/Commercial Development Guidelines

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

- a. Commercial uses may be approved in residential P.U.D.'s provided that the amount of commercial land is limited to ten (10) acres per five hundred (500) approved dwellings in the P.U.D. (Dwelling units per acre shall not exceed the densities established for the land use category in which the P.U.D. is located.)
- b. For non-residential P.U.D.'s, such as industrial, recreational or agri-business, the amount of commercial land area is limited to the lesser of either:
  - 1. Ten (10) acres per one hundred (100) acres of principal use; or,
  - 2. Ten (10) square feet of floor area per one hundred (100) square feet of principal use floor area.
  - 3. In addition, the principal uses in non-residential P.U.D.'s shall be consistent with the land use category in which the P.U.D. is located.
- c. Development permits for commercial land uses within P.U.D.'s shall be issued in direct proportion to and shall not exceed the percentage of building permits that have been issued for the principal uses; e.g., if ten percent (10%) of the principal use building permits have been issued, then building permits for up to ten percent (10%) of the commercial land use (computed from a. above) may be issued, etc.
- d. Commercial uses within P.U.D.'s shall be located not less than one (1) mile from a commercial node which is shown on the Future Land Use Map, and shall be located not less than one (1) mile from other commercial land uses within P.U.D.'s, unless the other commercial uses are immediately adjacent. "Immediately adjacent" shall include commercial uses which would be adjacent except for an intervening right-of-way.
- e. Commercial uses within P.U.D.'s shall be located on local roads within the interior of the P.U.D., or at the intersection of collector or arterial roads and a major access road to the P.U.D.
- f. Commercial uses within P.U.D.'s shall not have direct access to arterial roads. All such access shall be from local or collector roads, and any direct access to collector roads shown on the Transportation Circulation Element map series shall be located to meet Florida Department of Transportation standards.
- g. Regardless of the mix of land uses within the P.U.D., the commercial uses(s) shall be accessory uses to and shall be functionally related to the principal use(s), and shall not be dependent on the flow of traffic on the arterial system



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

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

### **Family Homestead Exemption**

**Policy 1.13** Pursuant to ~~the authority of~~ section 163.3179, Florida Statutes, a homestead of an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of a the person who conveyed a the parcel of land to the recipient said individual, may be used solely for a homestead residence by the recipient said individual, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any recipient individual. The adopted Land Development Code will establish the performance standards to implement this policy.

### **Objective 2 Future Growth Areas**

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

### **Concurrency**

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

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

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

### **School Siting Guidelines**

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



## Development Standards

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

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

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

## Objective 3 Innovative Land Development Regulations

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

### Planned Unit Development (PUD)

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

## Open Space and Agricultural Land Protection

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

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

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



~~dwelling unit per five (5) acres from the undeveloped portion of the same common ownership to be utilized for agriculture and/or open space use, excluding wetlands.~~

**Policy 3.4** Commercial forestry areas will be protected from the encroachment of incompatible development. ~~Residential subdivisions will be discouraged in areas designated for primarily commercial forestry use. Development shall be limited to a minimum tract size of twenty (20) acres. As an incentive to conserve the use of land for silviculture and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Code, shall receive a density bonus of one (1) dwelling unit per ten (10) acres from the undeveloped portion of the same common ownership to be utilized for silviculture and/or open space use, excluding wetlands.~~

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

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

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

### **Complementary Mixed Land Use Development**

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

- a. Occur in connection to farm/agricultural operations, and/or provide services related to the production or marketing of agricultural products. These uses may include, but not limited to, farm equipment repair, large animal veterinary services and farm related sales, packing, crating and shipping facilities. The following development requirements shall apply:



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

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



## **~~Home Occupation~~**

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

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

## **Development Controls**

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

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

## **Accessory Dwelling Unit (ADU)**

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

## **Objective 4 Coastal Area**

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

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

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



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

### **Objective 5    Redevelopment and Infill Development**

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

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

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

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

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

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

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

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

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

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



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

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

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

## **Objective 6 Non-Residential Uses in Rural Areas**

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

### **Rural Commercial Development**

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

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

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

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

- a. **Development and Location Guidelines:**



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

**b. Access and Spacing Criteria:**

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

**c. General Provision:**

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

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

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

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

- a. Changes in the primary use of these properties shall be limited to uses of equal or less intensity as provided in the land development regulations.
- b. Expansion and/or change of use of conforming rural commercial or industrial uses shall only be allowed on the developed parcel of record and shall meet all current development and buffering standards.



- c. Re-establishment of a use that is inconsistent with the Future Land Use map series, which has been abandoned or discontinued for a period of one (1) year shall be prohibited.

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

## **Objective 7 Natural and Historical Resources**

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

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

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

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

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

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

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

## **Objective 8 Intergovernmental Coordination**

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

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



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

### **Objective 9 Evaluation of the Comprehensive Plan**

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

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

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

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

### **Objective 10 Compatibility**

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

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

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

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

### **Objective 11 Amendments to the Future Land Use Map**



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

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

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

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

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



## **Objective 12 Compatibility of Lands Adjacent to an Airport**

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

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

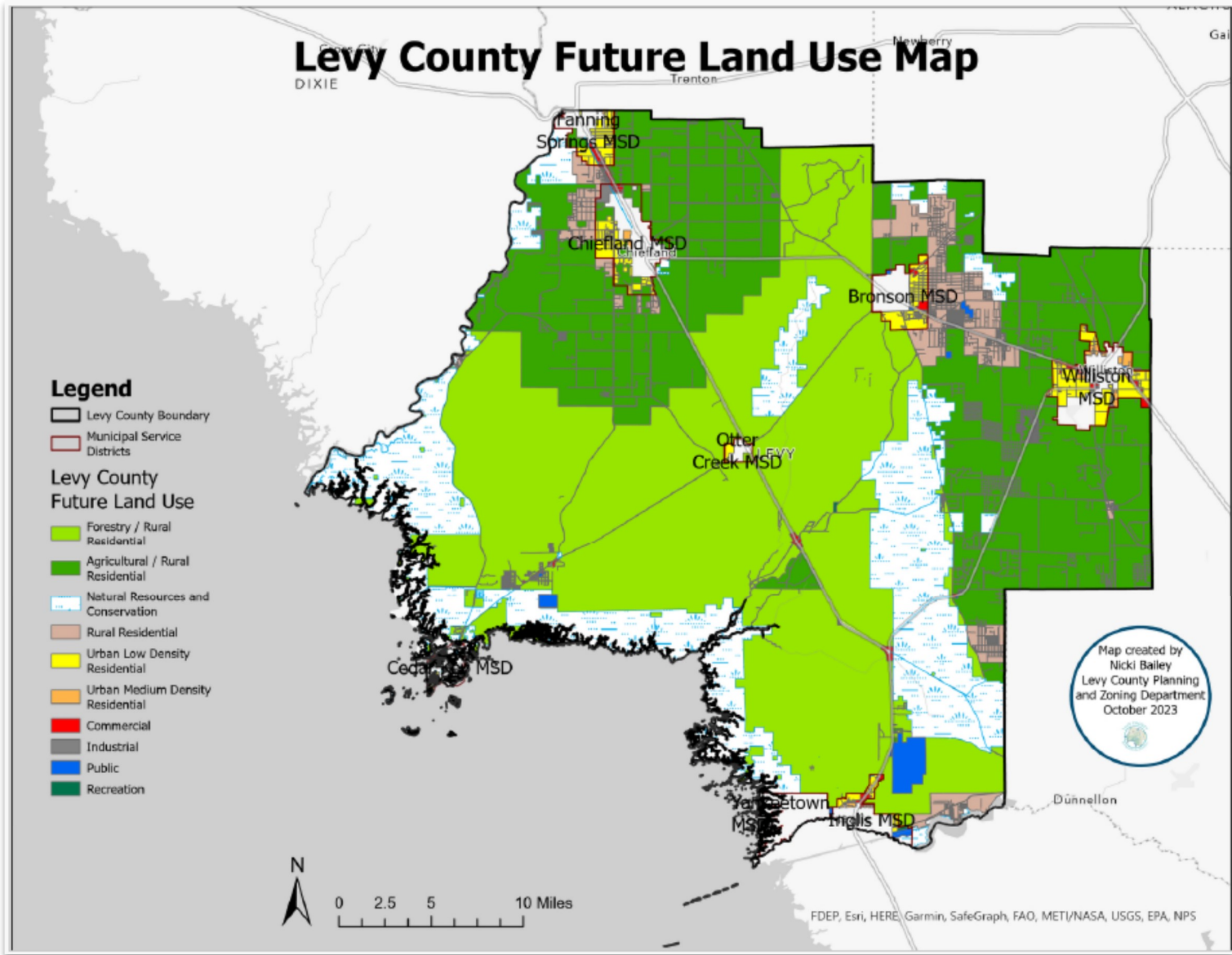
**Policy 12.2** The Levy County Land Development Code shall include regulations concerning airport zones, airport height limitations and airport land use restrictions.

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





Levy County Future Land Use



## EAR Updates 2023 – GIS Edits

### Land Use Codes Key

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

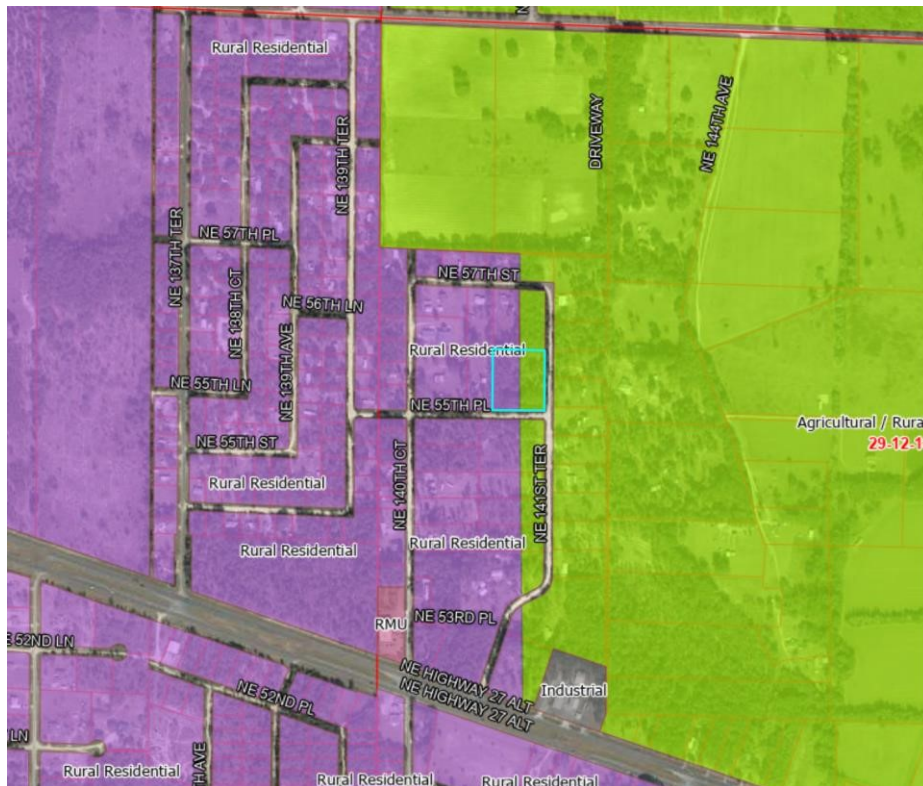
\*With access to services.

### Changes to Future Land Use Map

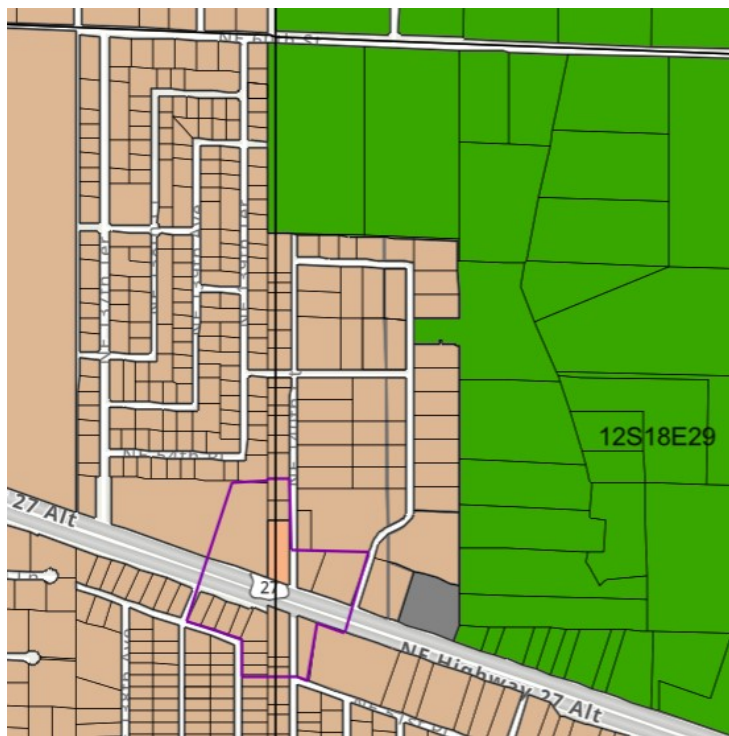
Parcel Number	Acreage	Original Land Use	Adjusted Land Use	Rationale
0675300000	2.43	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675300300	1.21	A/RR	RR	Map error, B&R Subdivision area
0675600800	1.32	Split RR and A/RR	RR	Map error, split LU, B&R Subdivision area
0675600700	1.32	Split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

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

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



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



Brown is Rural Residential, Green is A/RR.

Public Parcels Zoning\_05\_16\_2023

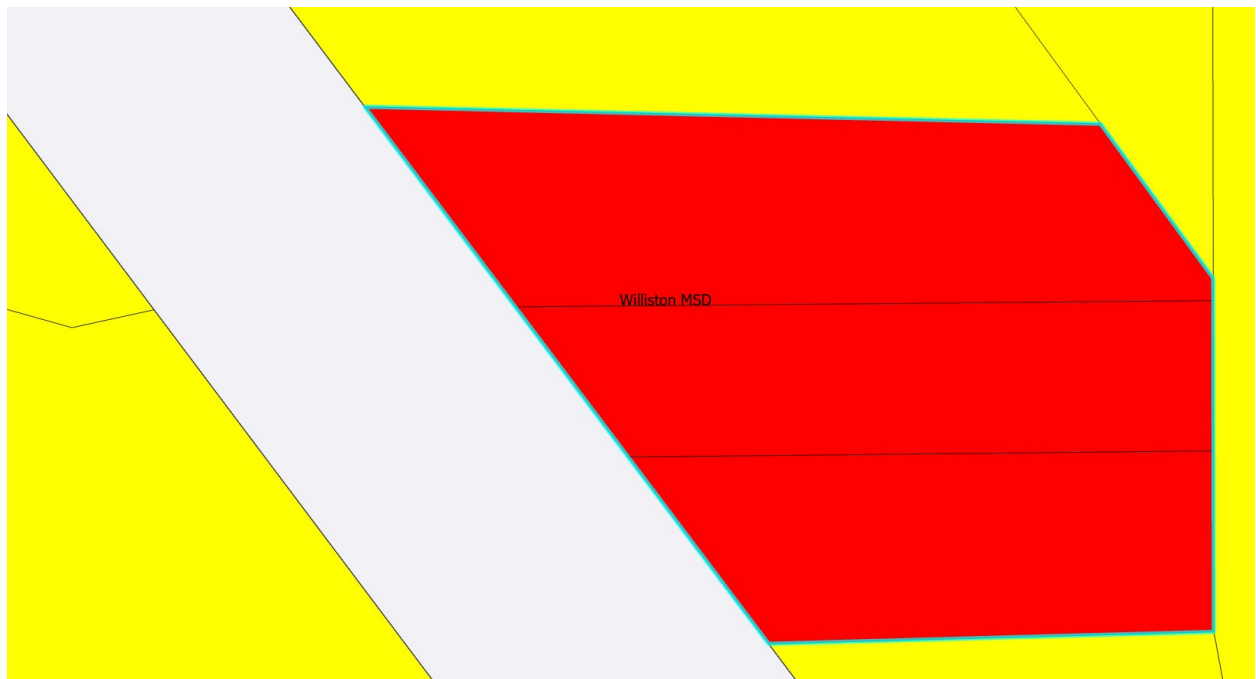
d: Add Calculate Selection: Select By Attributes Zoom To Switch Clear Delete Copy Highlighted: Unselect Reset Zoom To Switch Clear

OBJECTID *	Shape *	Levy_FLU_1	Zoning Category	acre	Shape_Length	Shape_Area	Date of Change	Notes	Ordinance Number
86	Polygon ZM	Williston MSD	C-3	863.235637	2825.752612	449650.095152	25 May 2023, 2:29 PM	CZ 22-01	2022-16

Click to add new row.

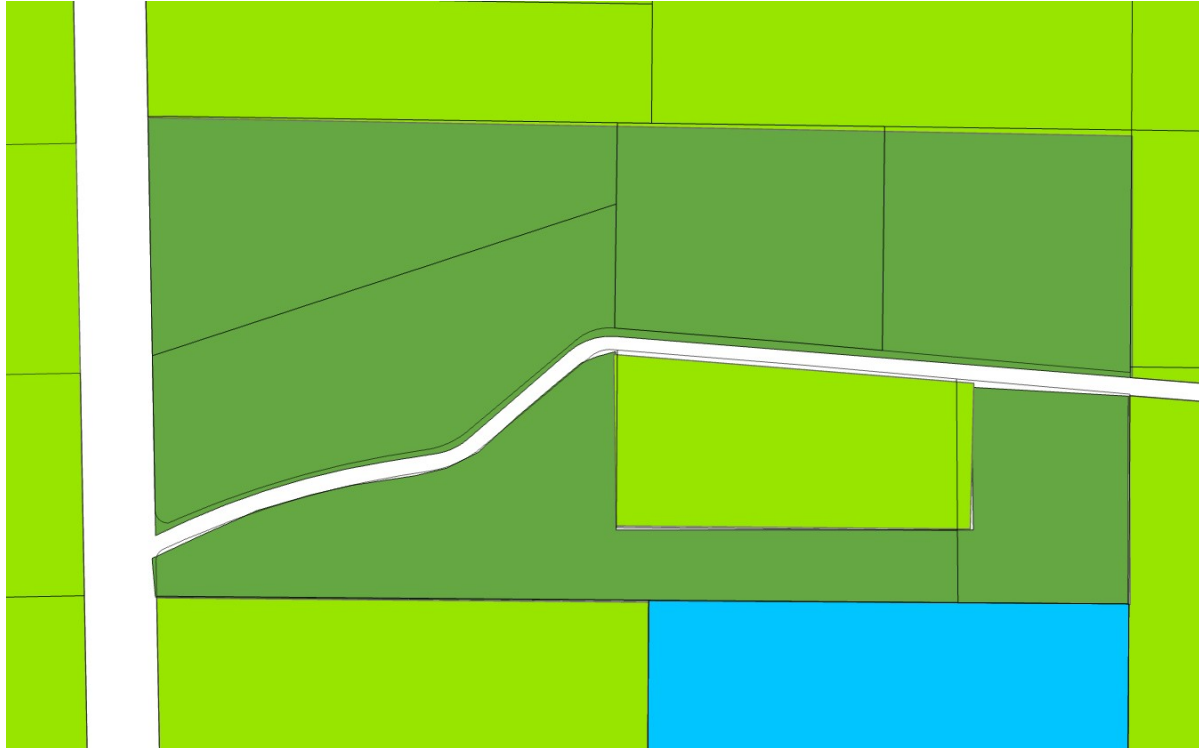
**Ransdell-Challa SSA 22-03 and CZ 22-04, Ordinance 2023-2, 1426400000, 1426600000, 1426500000**

**Change of Future Land Use from ULDR to Commercial**

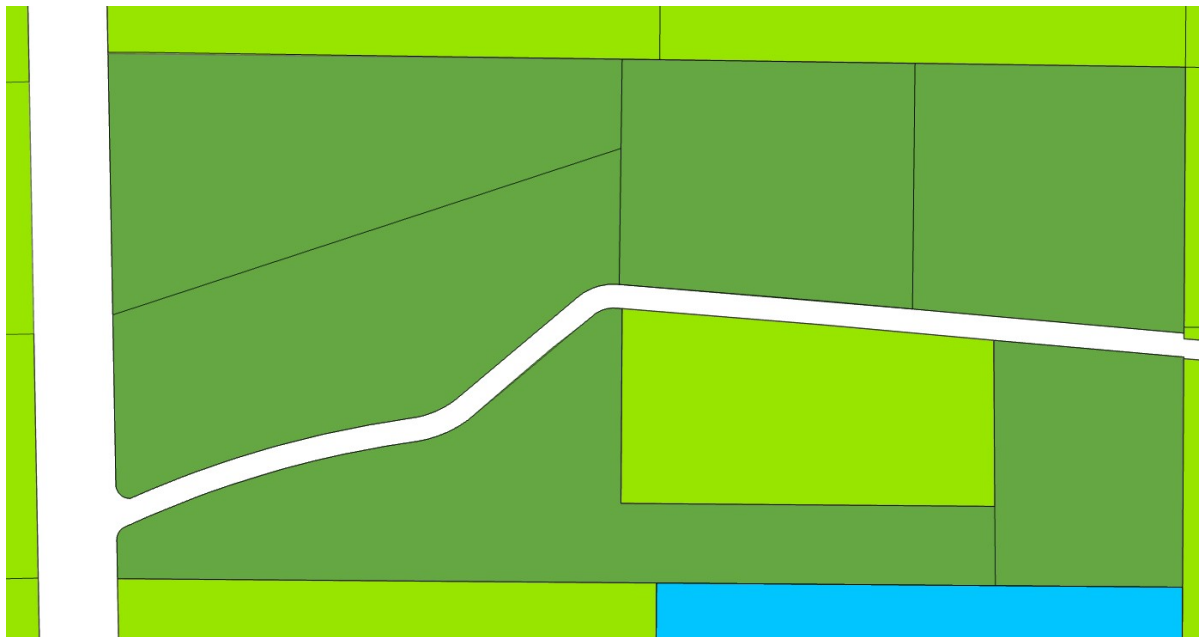


**Parcel:** 1436501600 (62.39 ac) was split into five parcels following CZ 01-21, a change of zoning from F/RR to A/RR. Ordinance 2021-008. New parcel IDs: 2223800500, 2223800200, 2223800100, 2223800300, and 2223800400, all containing at least 10 acres.

**Before:**



**After:**



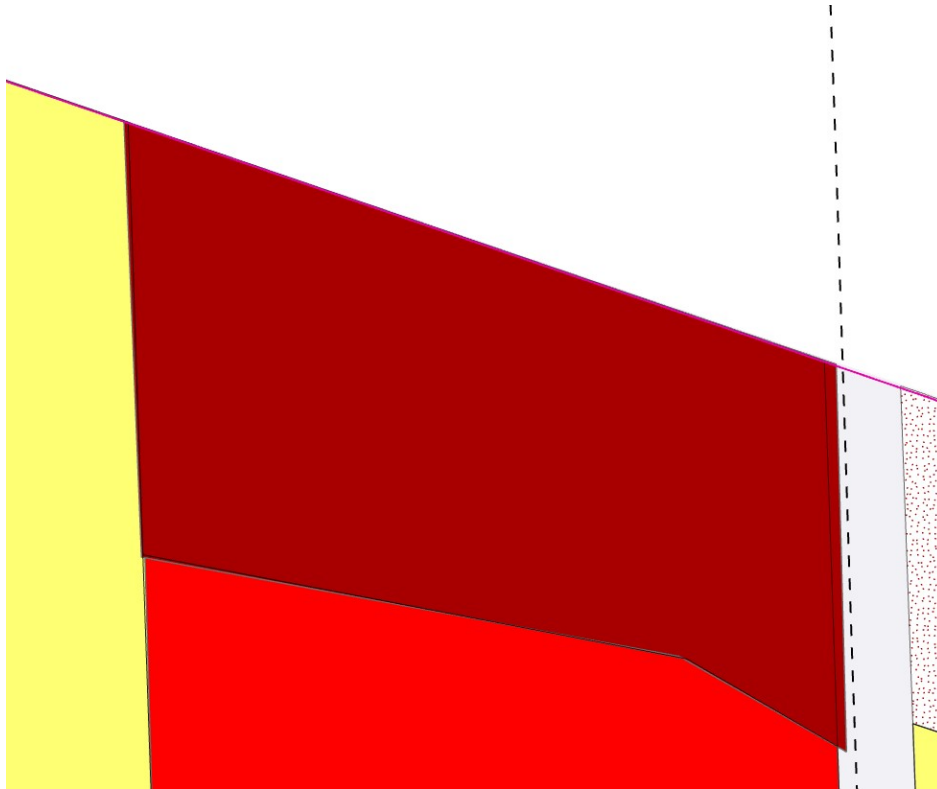
Parcel ID

0427000100:

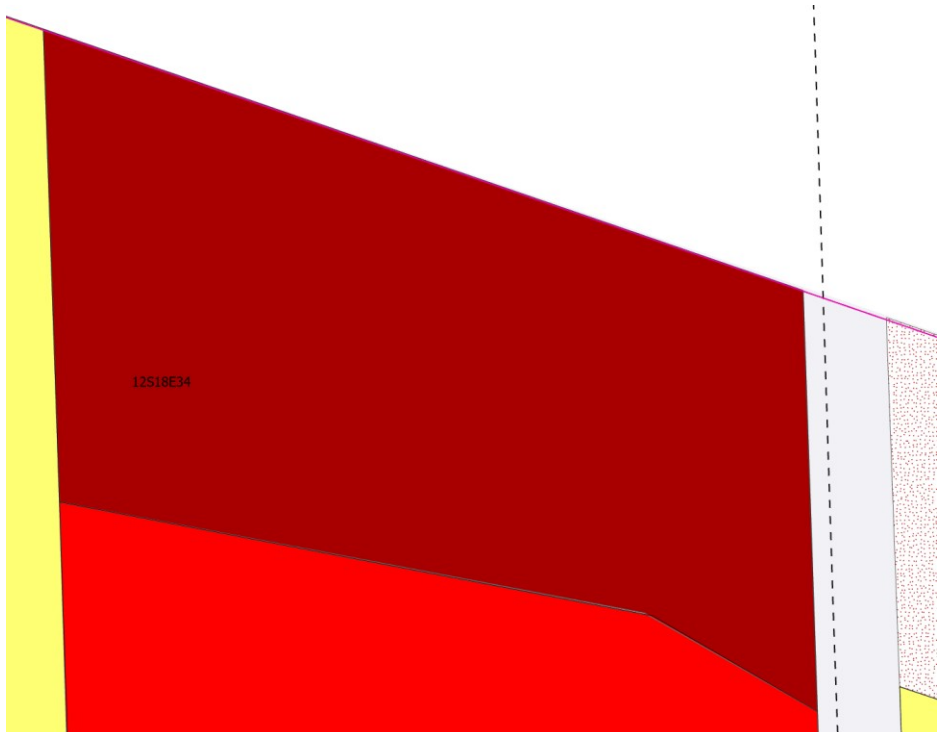
Ord 2022-6

F/RR to C

Before:

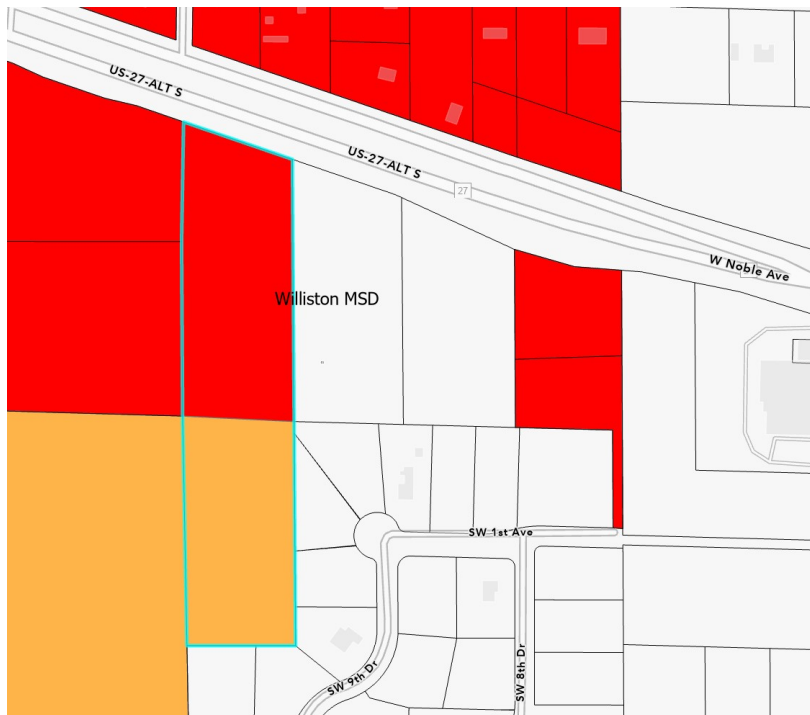


After:

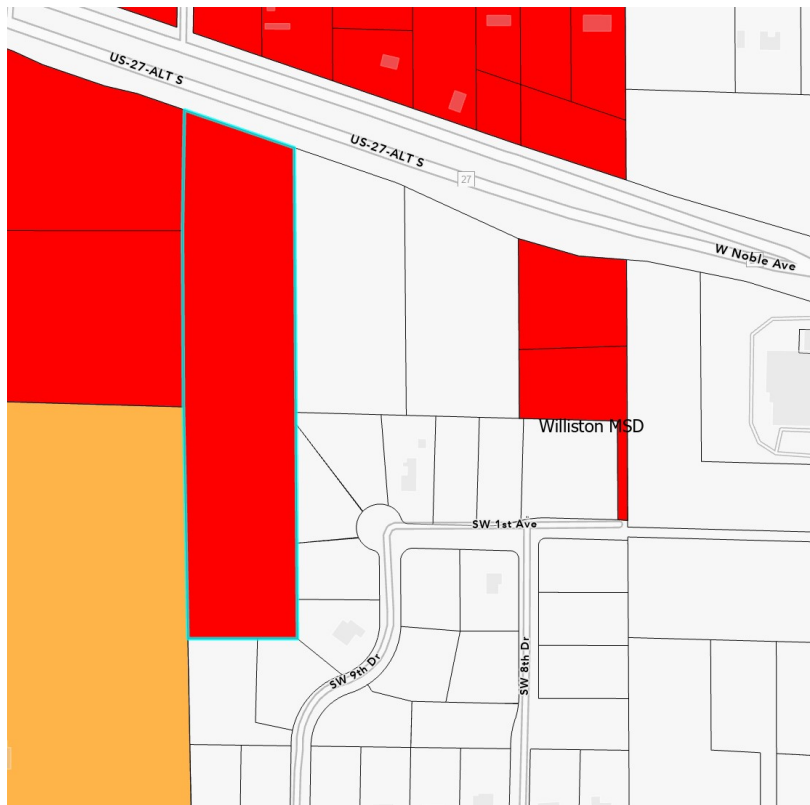


Parcel 0433100100, 11.61 acres split between UMDR and C, changed to all C in SSA 22-02.

Before:



After



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

Before



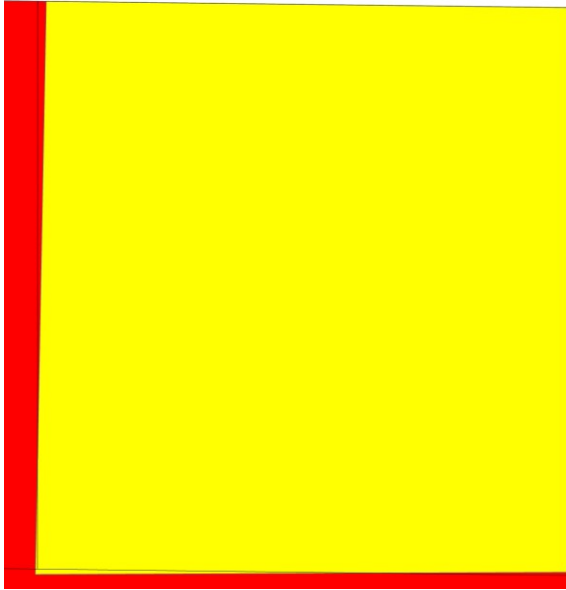
After



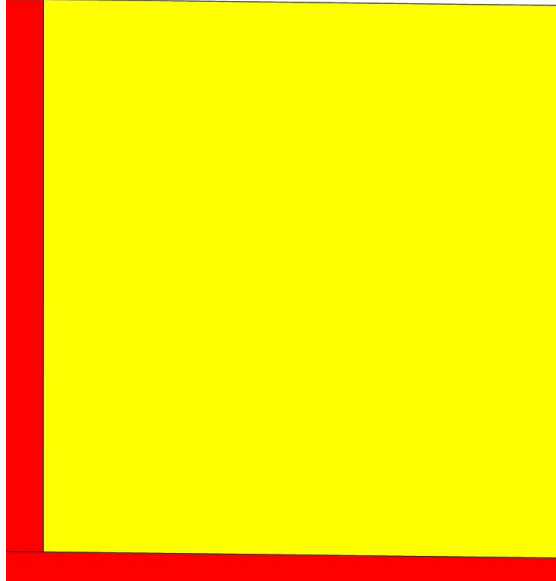
## Examples of Cleaned-Up Edges

**0753101800**

Before:

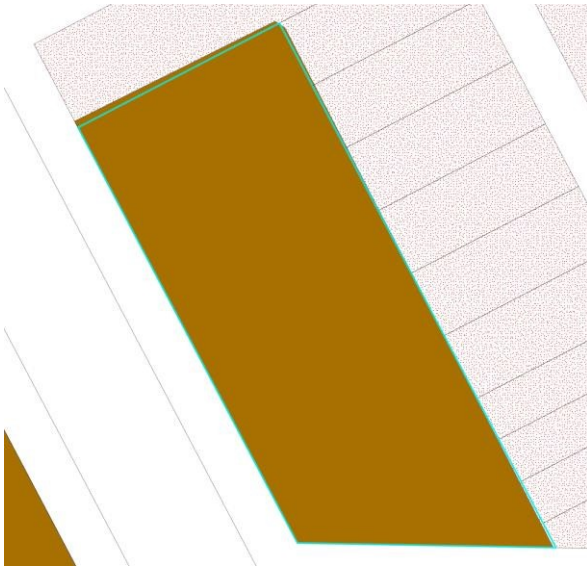


After:



**0757601400**

Before:



After:



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

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

**Goal:**

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

**Objective 1    Affordable Housing**

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

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

**Community Development Principals**

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



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

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

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

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

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

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

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

## **Objective 2 Implementation of Housing Programs**

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

### **Program Development**

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

### **Funding**

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

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

### **Inventory**

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

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

**Policy 2.6** Support housing assistance programs for neighborhoods evidencing a need for revitalization including, but not limited to, the east Williston and Chiefland areas. Revitalization projects shall



be implemented contingent upon available funding sources.

### **Objective 3 Very Low, Low and Moderate Housing**

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

#### **State Housing Initiative Partnership (SHIP)**

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

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

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

#### **Affordable Housing Location Guidelines**

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

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

#### **Development Incentives**

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

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



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

### **Affordable Housing Standard**

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

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

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

### **Objective 4 Substandard Housing**

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

### **Development Standards**

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

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

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

### **Rehabilitation and Demolition**

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

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

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

### **Funding**

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

### **Relocation Housing**

**Policy 4.6** Levy County shall provide relocation assistance for residents displaced as a result of



government activities and by natural events.

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

### **Objective 5 Licensed Group Homes and Foster Care Facilities**

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

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

### **Community Residential Homes Siting Guidelines**

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

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

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

### **Objective 6 Historic and Significant Housing**

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

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

### **Historic Resource Protection**

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



development regulations.

### **Rehabilitation and Readaptive Use**

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

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

**PROPERTY RIGHTS ELEMENT****GOALS, OBJECTIVES AND POLICIES**

**Goal:** Ensure private real property rights are considered in local decision-making and that judicially acknowledged and constitutionally protected private property rights are respected through the inclusion of a Property Rights Element within the Levy County Comprehensive Plan. For purposes of the Property Rights Element, the term “property owner” or “real property owner” means the person who holds legal title to the real property that is the subject of and directly impacted by the action of the County in its local decision-making. The term does not include another governmental entity.

**Objective 1**

Implement and maintain mechanisms to ensure that private property rights are considered in local decision-making. Provided, nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law. Further, nothing herein shall require the County to ascertain or determine the existence of any purported private interest in real property, which when disputed is within the jurisdiction of the circuit courts (see s. 26.012(g), Florida Statutes (2021), and Art. V, Sec. 20(c)(3), Fla. Const.).

**Policy 1.1** The right of a real property owner to physically possess and control his or her interests in the real property, including easements, leases, or mineral rights.

**Policy 1.2** The right of a real property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to applicable federal, state, and local law.

**Policy 1.3** The right of a real property owner to privacy and to exclude others from the property to protect the property owner’s legal interests in such real property, subject to applicable federal, state, and local law.

**Policy 1.4** The right of a real property owner to dispose of his or her real property interest through sale or gift.



**INTERGOVERNMENTAL COORDINATION ELEMENT****GOALS, OBJECTIVES AND POLICIES****Element Guide:**

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



## INFRASTRUCTURE ELEMENT

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:

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

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

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

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

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

#### **Natural Drainage/ Water Quality**

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

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

#### **Aquifer Recharge Sub-Element**

##### **Goal:**

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

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

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



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

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

## **Wetland Preservation**

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

## **Objective 2 Water Conservation**

Conserve water and water resources to protect springs.

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

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

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

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

## **Solid Waste Sub-Element**

### **Goal:**

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

## **Objective 1 Solid Waste Management and Services**

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



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

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

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

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

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

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

### Landfill Timeframe and Management

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

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

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

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



### **Solid Waste Level of Service**

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

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

### **Potable Water Quantity and Quality Sub-Element**

#### **Goal:**

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

### **Objective 1      Water Source Protection**

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

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

#### **Water Transfers**

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

### **Monitoring Groundwater Resources and Potable Water Supply LOS**

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

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

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

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



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

In their regional water supply plans effective as of July 2018, the SRWMD and SWFWMD determined that Levy County's water supply facilities are sufficient for the ten-year planning period. Therefore, there are no alternative or traditional water supply projects identified as being necessary to meet the water needs identified in the two water management districts' regional water supply plans for the Levy County area. Until such time that water supply facilities are determined to be insufficient for the planning period, Levy County will continue with its adopted and implemented water conservation measures currently in place. In addition, the County will support and cooperate in the ongoing water conservation measures and programs directed or operated by the SRWMD and SWFWMD.

**Objective 2 Estuary and Living Marine Resources**

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

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

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

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

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

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

**Objective 3 Discourage Urban Sprawl**

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

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



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

#### Provision of Service in Municipal Service Districts/ Guidelines

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

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

#### Private Potable Water Facilities/Countywide

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

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

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

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



#### **Objective 4 Potable Water Facility LOS, Operations and Deficiencies**

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

##### **Potable Water Level of Service**

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

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

##### **Interlocal Coordination**

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

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

##### **Facility Operation and Maintenance**

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

##### **Capital Improvement Priorities**

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

- Priority # 1: The replacement of a facility which poses an imminent threat to the public health or safety.



Priority # 2: The replacement of essential public services; i.e. water services to County offices and departments, and County utility operations.

Priority # 3: All others.

### **Objective 5 Water Conservation**

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

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

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

### **Natural Resource Protection**

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

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

### **Water Supply Protection**

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

### **Sanitary Sewer Sub-Element**

#### **Goal:**

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

### **Objective 1 Discouraging Urban Sprawl**

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

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

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



stubs to provide future hook-ups to central sewers when they become available.

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

### Sanitary Sewer Level of Service

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

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

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

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

### Wastewater Treatment Systems Guidelines

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

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

**Policy 1.9** As defined by this Comprehensive Plan:

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



## Centralized Wastewater Treatment Systems Guidelines

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

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

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

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

### Package Treatment Plants/ Other residential development

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

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

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

#### a. Locations:

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

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

- a. 200 platted lots outside of a Municipal Service District, (or homes constructed) within a one-mile radius of the proposed location.
- b. 1,000 vehicles per day, average daily traffic on an abutting road.
- c. The distance to any other developed rural commercial node is two (2) miles or greater.



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

**b. Densities of Development:**

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

**c. Design:**

**General**

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

**Capacity**

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

**Pretreatment**

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

**Future Expansion**

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



shall be reserved for future effluent disposal needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.

**Emergency back-up**

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

**Waivers**

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

**d. Facility Monitoring:**

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

**e. Operations/Maintenance:**

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

**f. Financial Responsibility:**

The owner of a wastewater treatment plant shall demonstrate proof of financial assurance to the satisfaction of the Board. This is intended to provide assurance that the facility will be properly operated and maintained. Such proof will also provide that, in the event of abandonment or other event that necessitates County or public operation of the plant, County and other public financial resources will be protected. The Board reserves the right and authority to deny any project which it considers not to be financially responsible. Financial responsibility may be reviewed on an annual basis.

**g. Shutdown Order:**

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



## **Objective 2 Treatment Plant Failures**

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

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

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

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

### **Monitoring Program**

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

## **Interlocal Coordination**

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

### **Utilities Sub-Element**

#### **Goal:**

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

## **Objective 1 Utility Guidelines**

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

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

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



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

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

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

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

**RECREATION AND OPEN SPACE ELEMENT****GOALS, OBJECTIVES AND POLICIES****Element Guide:**

<b>Objective 1</b>	<b>Public Park and Recreation</b> Park and Recreation Level of Service Standards Public Boat Ramps Public Fishing Piers Canoe Trail System
<b>Objective 2</b>	<b>Public and Private Recreation</b> Recreational Development Guidelines Community and Neighborhood Park Development
<b>Objective 3</b>	<b>Open Space</b> Open Space Level of Service Natural Resource Protection Flood-prone Areas Mitigation

**Goal:**

Maintain and improve activity and resource based recreation facilities and open space systems to meet the future needs of residents in Levy County.

**Objective 1    Public Park and Recreation**

Ensure that park and recreational opportunities are adequately provided and available to the public including, access to beaches, shoreline, and other waterways, at the adopted level of service to accommodate the County's population growth.

**Park and Recreation Level of Service Standards**

**Policy 1.1** The level of service will be measured by summing the total County and public owned acreage by park type and dividing by the current estimates of County population in the unincorporated areas.

**Policy 1.2** The level of service standard for public parks and recreation shall be two (2) acres per one thousand (1,000) persons. The County shall incorporate adopted level of service standards in the land development regulations to ensure that no development will lower the level of service below adopted standards.

**Policy 1.3** Roadways, parking and other facilities will be properly maintained and improved based on recreational demands and Transportation Circulation Element scheduling and development guidelines.

**Policy 1.4** Construction and improvement plans to existing freshwater and saltwater beaches and in vegetative areas adjacent to rivers, springs and freshwater lakes will be coordinated with appropriate



regulatory agencies during the permitting process to ensure the protection of the County's natural resources.

### **Public Boat Ramps**

**Policy 1.5** County owned and/or maintained boat ramps will be continually monitored by the Parks Department to evaluate the efficiency of existing facilities, and identify needed improvements and modifications.

**Policy 1.6** The County shall pursue Florida Boating Improvement Program (FBIP) funds and other grant programs for the development of boat ramps. Priorities and future expenditures of those monies will be based on the recommendations from the Parks and Recreation Department.

**Policy 1.7** New boat ramp locations will be evaluated and selected based on the environmental suitability of the site. Selection criteria will include, but is not limited to, rating the potential level of environmental disturbance and the adverse impacts to the manatees.

### **Public Fishing Piers**

**Policy 1.8** The County will investigate the feasibility of constructing and maintaining public fishing piers and boat docks and identifying alternative facility locations. The Parks Department will evaluate funding sources, needs and options, in coordination with appropriate municipalities, state and federal permitting agencies, the Grants Coordinator and the County Engineer. To promote self-supporting facilities, the leasing and rental of the facilities may be considered.

### **Canoe Trail System**

**Policy 1.9** The County supports the development and promotion of the Big Bend Paddling Trail, a system of inter-connected freshwater and saltwater canoe trails, utilizing the Suwannee, Wekiva and Withlacoochee Rivers and the Gulf of Mexico. This effort will be coordinated with the various agencies maintaining public ownerships which might own land to be utilized as primitive or improved camping and/or rest areas.

## **Objective 2     Public and Private Recreation**

Coordinate public and private resources to meet the County's recreational needs based on population growth and the demands generated by new development.

**Policy 2.1** The County shall develop and adopt incentives in local ordinances for developers to provide recreation facilities and buffers for open space in their developments.

**Policy 2.2** The County shall develop and adopt incentives and/or require developers to provide recreation facilities in their developments, before pursuing funds from state or federal sources to provide recreational facilities and infrastructure.

### **Recreational Development Guidelines**

**Policy 2.3** Standards in the land development regulations shall require developments of certain sizes and densities including, but not limited to, residential Planned Unit Developments and Developments of Regional Impacts to provide on-site recreational land dedications to serve the new



residents. To the maximum extent possible, open space and recreation lands shall be designated in a manner that protects environmentally sensitive features of the land.

**Policy 2.4** The following park types and sizes shall be utilized as guidelines and may be the basis for the providing of recreational sites for public acquisitions and by proposed developments of a certain size, density and intensity.

Type of Park	Standard	Minimum Size
a. Neighborhood Park - <i>Description-</i> a park that serves the population of a neighborhood and is generally accessible by bicycle and pedestrian ways	Two (2) acres per one thousand (1,000) persons	five (5) acres
b. Community Park- <i>Description-</i> a park located near major roadways, and designed to serve the needs of more than one neighborhood	Three (3) acres per one thousand (1,000) persons	Twenty-five (25) acres

**Policy 2.5** The County will consider the adoption of alternative methods for new developments to meet recreational requirements. Options may include, but are not limited to, on site dedication of land for neighborhood or community recreational facilities, fee in lieu of providing land dedication, and off-site acquisition and management of land for recreational purposes. Fees obtained in lieu of on-site development of recreational facilities shall be utilized for current or future community recreational site and facility improvement needs.

### **Community and Neighborhood Park Development**

**Policy 2.6** The development of community and neighborhood parks will be encouraged in or around the most rapidly developing urban areas. Funding of recreation facilities will be allotted to each municipal recreation service area based on its population.

**Policy 2.7** The site selection process for community and neighborhood parks will be coordinated through the Parks Department, Planning Department and Development Department. County, municipal and/or school sites will be utilized as the nucleus for these parks to reduce costs and maximize utilization.

**Policy 2.8** The County will seek to establish an interlocal agreement with the Levy County School Board to provide the multiple-use of school recreational facilities to meet the community need for playgrounds.

**Policy 2.9** The County will pursue agreements with the appropriate entity to provide for recreational uses of designated Natural Reservation on the Future Land Use map, consistent with park management plans.

### **Funding**

**Policy 2.10** Municipal, state and federal financial assistance for County recreational expenditures shall be pursued annually and incorporated in the County budget.



**Policy 2.11** The County will investigate methods to fund infrastructure and services to encourage self-supporting recreational facilities, including users fees, leases and rentals.

### **Objective 3    Open Space**

Promote efficient and attractive development patterns and preserve the environmentally sensitive features of the land through the adequate provision of open space by public agencies and private enterprise.

#### **Open Space Level of Service**

**Policy 3.1** The level of service standard for Open Space is one hundred (100) acres per one thousand (1,000) persons.

**Policy 3.2** The dedication of open space shall be required in new subdivisions through land D development regulations. Standards for the provision of open space for new developments will be implemented through the Subdivision Regulations. Using the Greenbelt Law shall be a means of achieving the open space standard.

#### **Natural Resource Protection**

**Policy 3.3** Promote the acquisition of open space by public agencies and private enterprise and the development of natural environmental areas with picnicking, camping, hiking, boating and other improvements.

**Policy 3.4** In coordination with appropriate state and federal agencies, identify areas of local interest for acquisition of open space and natural reservations and, promote the education of local landowners on potential tax and public relations benefits associated with land dedications and donations.

**Policy 3.5** Natural Reservation areas, owned by state or federal entities, shall be designated on the Future Land Use map series and protected from incompatible land uses.

**Policy 3.6** The County endorses the acquisition and development of natural areas that will continue to improve the quality of resource-based recreation opportunities throughout the County. The County is generally opposed to, and does not support, efforts to place large acreage in public ownership with no plans for public utilization.

#### **Flood-prone Areas**

**Policy 3.7** Identify flood-prone areas on public and private lands and reserve those areas for open space, and/or appropriate recreational activities [ball fields, picnic areas, nature trails, open space, etc.]

#### **Mitigation**

**Policy 3.8** Promote the reclamation of mined areas for recreational and other purposes.

**Policy 3.9** Prepare and consider for adoption local ordinances dealing with mine reclamation for recreation purposes. For pre-existing (prior to July, 1996) mines overburden will be leveled pursuant to LDR's upon closure and prior to the issuance of new permits.

**PUBLIC SCHOOL FACILITIES ELEMENT**

As of the 2023-24 school year, the Levy County School District serves approximately 5,629 students across 15 schools, resulting in an average student-teacher ratio of 19.21:1. While specific data on classroom capacity is not readily available, the district's average class size of 22 students suggests that schools are operating near their capacity limit. The district has experienced a slight decline in enrollment, with a 1.1% decrease from the previous year. Given these factors, Levy County's schools are operating at or near their capacity, which may limit their ability to accommodate future increases in student enrollment. However, the district continuously monitors and adjusts its plans to address these factors. (Source: Florida Office of Economic and Demographic Research Nature Coast Times Article;)

**GOALS, OBJECTIVES AND POLICIES****Element Guide:****GOAL 1: COORDINATE AND MAINTAIN A HIGH-QUALITY EDUCATION SYSTEM**

- Objective 1.1: Coordination and Consistency**
- Objective 1.2: Public School Facility Siting and Availability**
- Objective 1.3: Enhance Community Design**
- Objective 1.4: Coordinate Land Use with School Capacity**

**GOAL 2: IMPLEMENT PUBLIC SCHOOL CONCURRENCY**

- Objective 2.1: Level of Service Standards**
- Objective 2.2: Concurrency Service Areas**
- Objective 2.3: Process for School Concurrency**
- Objective 2.4: Proportionate-Share Mitigation**
- Objective 2.5: Capital Facilities Planning**

**GOAL 1 COORDINATE AND MAINTAIN A HIGH-QUALITY EDUCATION SYSTEM**

Levy County shall collaborate and coordinate with the Levy County School District and other local government entities to ensure high quality public school facilities which meet the needs of Levy County's existing and future population.

**Objective 1.1 Coordination and Consistency**

Levy County shall establish coordination and review procedures to ensure consistency of the Levy County Comprehensive Plan with the plans of the Levy County School District, County and municipalities within the County.



**Policy 1.1.1** Pursuant to the executed Levy County School Interlocal Agreement the legislative bodies of Levy County, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland will meet with the School District annually, to provide opportunities to discuss issues of mutual concern. The Levy County School District will monitor, evaluate and find mechanisms to improve upon, mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools as needed.

**Policy 1.1.2** Levy County and the Levy County School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually, as required by the Interlocal Agreement.

**Policy 1.1.3** Annually, by April 1<sup>st</sup>, pursuant to the School Interlocal Agreement, Levy County shall provide the Levy County School District with information on growth and development trends within their respective jurisdictions. This information shall be in tabular, graphic, or textual formats, and shall include the following:

- a. the type, number, and location of residential units that have received zoning or site plan approval;
- b. information about future land use map amendments that might affect school facilities;
- c. building permits issued in the proceeding year, and the locations of the permitted uses;
- d. information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students; and
- e. identification of any development orders issued that require provision of a school site as a condition of development approval.

**Policy 1.1.4** Pursuant to the Levy County School Interlocal Agreement, Levy County shall include a representative appointed by the Levy County School Board as a non-voting member of the Levy County Planning Commission to the designated Local Planning Agency, as required by Florida Statutes.

## **Objective 1.2 Public School Facility Siting and Availability**

Levy County shall coordinate with the Levy County School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Levy County Comprehensive Plan.

**Policy 1.2.1** Levy County shall ensure consistency between new school construction and related public facilities and the Levy County Comprehensive Plan.

**Policy 1.2.2** Levy County will coordinate with the Levy County School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the Comprehensive Plans.

**Policy 1.2.3** In reviewing proposed school sites, Levy County will consider each site, as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property.



**Policy 1.2.4** The County will coordinate with the Levy County School District for the selection of future school sites based on the following:

- a. The acquisition of school sites which allow for future expansions to accommodate future enrollment, in accordance with the adopted level of service (LOS) standards and other facility needs which coordinate with the development in Levy County and are deemed beneficial for joint-uses, as identified by the Levy County School District and the County, to the extent feasible; and
- b. The coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

**Policy 1.2.5** Public schools shall be sited so as to provide access to a collector or an arterial roadway, where feasible.

**Policy 1.2.6** High schools should be located and planned so as to provide sufficient buffers to adjacent residential uses and ensure sufficient onsite parking and traffic controls to avoid disruptive traffic congestion.

**Policy 1.2.7** Levy County and the Levy County School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school.

**Policy 1.2.8** Levy County shall coordinate with the Levy County School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 1013, Florida Statutes regarding flood plain and school building requirements.

**Policy 1.2.9** Levy County shall provide the Levy County School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

### **Objective 1.3 Enhance Community Design**

Levy County shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities that are compatible with surrounding land uses.

**Policy 1.3.1** Levy County shall collaborate with the Levy County School District on the siting of Levy County facilities such as parks, libraries, and community centers. These facilities shall be planned near existing or planned public schools, to the extent feasible.

**Policy 1.3.2** Levy County will look for opportunities to collocate and share use of County facilities when preparing updates to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

**Policy 1.3.3** Levy County shall continue working with the Levy County School District to provide recreational programs and facilities.



**Policy 1.3.4** All public schools shall be encouraged to provide bicycle and pedestrian access consistent with Florida Statutes, where feasible.

**Policy 1.3.5** Levy County shall coordinate with the Levy County School District to ensure that pedestrian and bicycle facilities are provided adjacent to future school sites in the e County to allow safe access for pedestrians and bicyclists.

**Policy 1.3.6** Future elementary and middle schools in the County should be located and planned so as to allow adjacent residential uses easy access to the school site through roadway, pedestrian, and bicycle connections, to the extent feasible.

**Policy 1.3.7** Levy County shall coordinate planning activities mandated by the Comprehensive Plan related to use of the Levy County School District's property as potential recreation sites.

**Policy 1.3.8** Levy County shall coordinate planning activities mandated by the Comprehensive Plan with the Levy County School District for related land use and development plans.

**Policy 1.3.9** When applicable, Levy County will continue to coordinate efforts with the Levy County School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

**Policy 1.3.10** Encourage the Levy County School District to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs, where feasible.

#### **Objective 1.4 Coordinate Land Use with School Capacity**

Levy County shall coordinate with the Levy County School District concerning petitions for Future Land Use Map amendments, rezonings, and developments of regional impact for residential development with to assure adequate school capacity.

**Policy 1.4.1** As provided for in Florida Statutes, Levy County will take into consideration the Levy County School District's comments and findings on the availability of adequate school capacity in the evaluation of Comprehensive Plan amendments and other land use decisions including developments of regional impact.

**Policy 1.4.2** Where capacity will not be available to serve students from the property seeking Future Land Use Map amendments and developments of regional impact for residential development, the Levy County Board of County Commissioners will coordinate with the Levy School District to ensure adequate capacity will be available by requiring that the developer enter into a Capacity Enhancement Agreement (CEA) with the School District to assure that capacity is planned and funded to accommodate future students.

**Policy 1.4.3** In reviewing petitions for Future Land Use Map amendments, rezonings, or final subdivision plat and site plan approval for residential development, which may affect student enrollment or school facilities, the Levy County Board of County Commissioners will consider the following issues:

1. Levy County School District comments and findings of available school capacity;
2. Available school capacity or planned improvements to increase school capacity;



3. Compatibility of land uses adjacent to existing schools and future school sites;
4. The collocation of parks, recreation and community facilities with school sites;
5. The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;
6. Traffic circulation plans to serve schools and the surrounding neighborhood;
7. The provision of off-site signalization, signage, access improvements serve schools;
8. The inclusion of school bus stops and turnarounds;
9. Available school capacity or planned improvements to increase school capacity;

**Policy 1.4.4** Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Concurrency Service Area Maps contained within this Element.

## **GOAL 2 IMPLEMENT PUBLIC SCHOOL CONCURRENCY**

Levy County shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the Levy County School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and Levy County's authority for land use decisions, including the authority to approve or deny Comprehensive Plan amendments, re-zonings or other development orders that generate students and impact the Levy County School District.

### **Objective 2.1 Level of Service Standards**

Levy County, through implementation of its concurrency management system and in coordination with the Levy County School District shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards.

**Policy 2.1.1** The 5-Year District Facilities Work Program will be evaluated annually to ensure that it meets the LOS standards.

**Policy 2.1.2** The LOS standards set forth herein shall be applied consistently throughout Levy County by all local governments and the School District district-wide to all schools of the same type, as agreed upon by the Levy County Inter local Agreement.

**Policy 2.1.3** Consistent with the Interlocal Agreement, the uniform, district-wide LOS standards shall be adopted in the Public School Facilities and Capital Improvements Elements of the Levy County Comprehensive Plan. The LOS shall be the Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate for all school types.

**Policy 2.1.4** A change to the LOS standard shall not be effective until all Comprehensive Plan amendments are effective and until the Interlocal Agreement is amended to reflect the new LOS standard and is fully executed.

**Policy 2.1.5** No LOS standard shall be amended without showing that the amended LOS is supported by adequate data and analysis and can be achieved and maintained within the five years of the Five-Year Schedule of Capital Improvements Plan.

### **Objective 2.2 Concurrency Service Areas**



Levy County shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

**Policy 2.2.1** The six concurrency service areas have been established and documented in the data and analysis support documents for the Public School Facilities Element and a map of these six concurrency service areas shall be provided in the data and analysis.

**Policy 2.2.2** Concurrency service areas (CSA) shall be established and subsequently modified for the following purposes:

- To maximize available school capacity;
- To make efficient use of new and existing public schools in accordance with the level of service standards,
- To take into account minimizing transportation costs,
- To limit maximum student travel times,
- To achieve socio-economic, racial and cultural diversity objectives, where applicable
- To recognize the capacity commitments resulting from the local governments' within Levy County's development approvals for the CSA and for contiguous CSAs.
- To protect the unique character of the existing schools in the district

**Policy 2.2.3** Concurrency service areas shall be designed so that the adopted LOS standards will be able to be achieved and maintained for each year of the five years of the Five- Year Schedule of Capital Improvements Plan.

**Policy 2.2.4** The maps attached to this document as Exhibit A- Existing Schools, Exhibit B- Concurrency Service Areas, and Exhibit C- Future Educational Facilities are hereby adopted.

### **Objective 2.3 Process for School Concurrency**

In coordination with the School District, Levy County maintains a public school concurrency process. Levy County shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted LOS standards for public school concurrency.

**Policy 2.3.1** The County shall not deny a final residential subdivision plat or final residential site plan due to a failure to achieve and maintain the adopted LOS standards for public school capacity if all of the following factors are shown to exist:

1. The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the Levy County Comprehensive Plan.
2. The Capital Improvements Element and Levy County School District's education facilities plan provide for school facilities adequate to serve the proposed development and the project includes a plan that demonstrates that the capital facilities needed as a result of the project can be reasonably provided.



3. There is a provision by which the landowner will be assessed a proportionate share of the cost of providing the school facilities necessary to serve the proposed development.

**Policy 2.3.2** School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval or site plan, proposed or established after the effective date of the Public Schools Facilities Element.

**Policy 2.3.3** The following residential development shall be considered exempt from the school concurrency requirements:

1. Lots of record recorded in Levy County prior to the adoption of the initial Public Schools Facilities Element.
2. Subdivisions having received final subdivision plat approval prior to the effective date of the initial Public Schools Facilities Element.
3. Multi-family residential development having received final site plan approval prior to the effective date of the initial Public Schools Facilities Element
4. Amendments to approved residential development, which have received final subdivision plat or site plan approval prior to the effective date of the Public Schools Facilities Element, and do not increase the number of residential units or change the type of residential units proposed.
5. Amendments to age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
6. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

**Policy 2.3.4** The uniform methodology for determining if a particular school is over capacity shall be determined by the Levy County School District and adopted into the Levy County Public School Facilities Element.

**Policy 2.3.5** The Levy County School District hereby selects the permanent FISH capacity based on utilization rate as the uniform methodology for existing schools.

**Policy 2.3.6** Levy County shall issue concurrency approvals for subdivision plats or site plans for residential development consistent with Policy 5.1(4) in the Capital Improvements Element.

**Policy 2.3.7** In order to protect the limitations of the Cedar Key School, students living in CSA 6, or possible future students generated from residential development in CSA 6; will attend schools in CSA 2, CSA 3, or CSA 5, depending on available capacity of the schools in the CSAs.



## Objective 2.4 Proportionate-Share Mitigation

Proportionate-share mitigation alternatives shall be available to development to satisfy school concurrency requirements.

**Policy 2.4.1** In the event that there is not sufficient capacity in the affected CSA or the adjacent CSA, proportionate-share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and LOS can be assured.

**Policy 2.4.2** Levy County will allow mitigation alternatives that will achieve and maintain the adopted level of service standard consistent with the adopted School District's 5- Year District Facilities Work Program.

**Policy 2.4.3** In the event that the proportionate-share mitigation option is selected, the mitigation shall be negotiated and agreed to by the Levy County School District and shall be sufficient to offset the demand for public school facilities projected to be required by the development.

Acceptable forms of mitigation shall include:

- School construction
- Contribution of land
- Payment for construction and/or land acquisition

**Policy 2.4.4** Any mitigation accepted by the Levy County School District, and subsequently agreed to by the applicable local government entity shall:

- Be allocated toward a permanent school capacity improvement identified in the School District's 5-Year District Facilities Work Program which satisfies the demands created by the proposed development.
- Be proportionate to the demand projected to be created by the proposed development.
- Be executed by a legally binding agreement between the School District and the developer. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers' commitment to continuing renewal of the agreement upon its expiration.
- Any required amendments to the Levy County School District's 5-Year District Facilities Work Program shall be included in the next update and adoption cycle.
- Relocatables may be accepted as a means of proportionate share mitigation.

**Policy 2.4.5** Mitigation shall be directed to projects on the Levy County School District's 5-Year District Facilities Work Program that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding agreement between the School District, and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its 5-Year



District Facilities Work Program. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

**Policy 2.4.6** The amount of mitigation required for each school level shall be determined by using the following formula:

(# of housing units) x (student generation rate) x (generation rate by student level) x (student station cost adjusted to local costs and land value) - applicable credits = proportionate share mitigation amount

This calculation should be repeated for all student levels, i.e. elementary, middle, and high school.

Pursuant to Section 163.3180(6) (h)2.b. Florida Statutes, the applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value as of the date of contribution.

**Policy 2.4.7** The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the Levy County School District in accordance with professionally accepted methodologies.

## **Objective 2.5 Capital Facilities Planning**

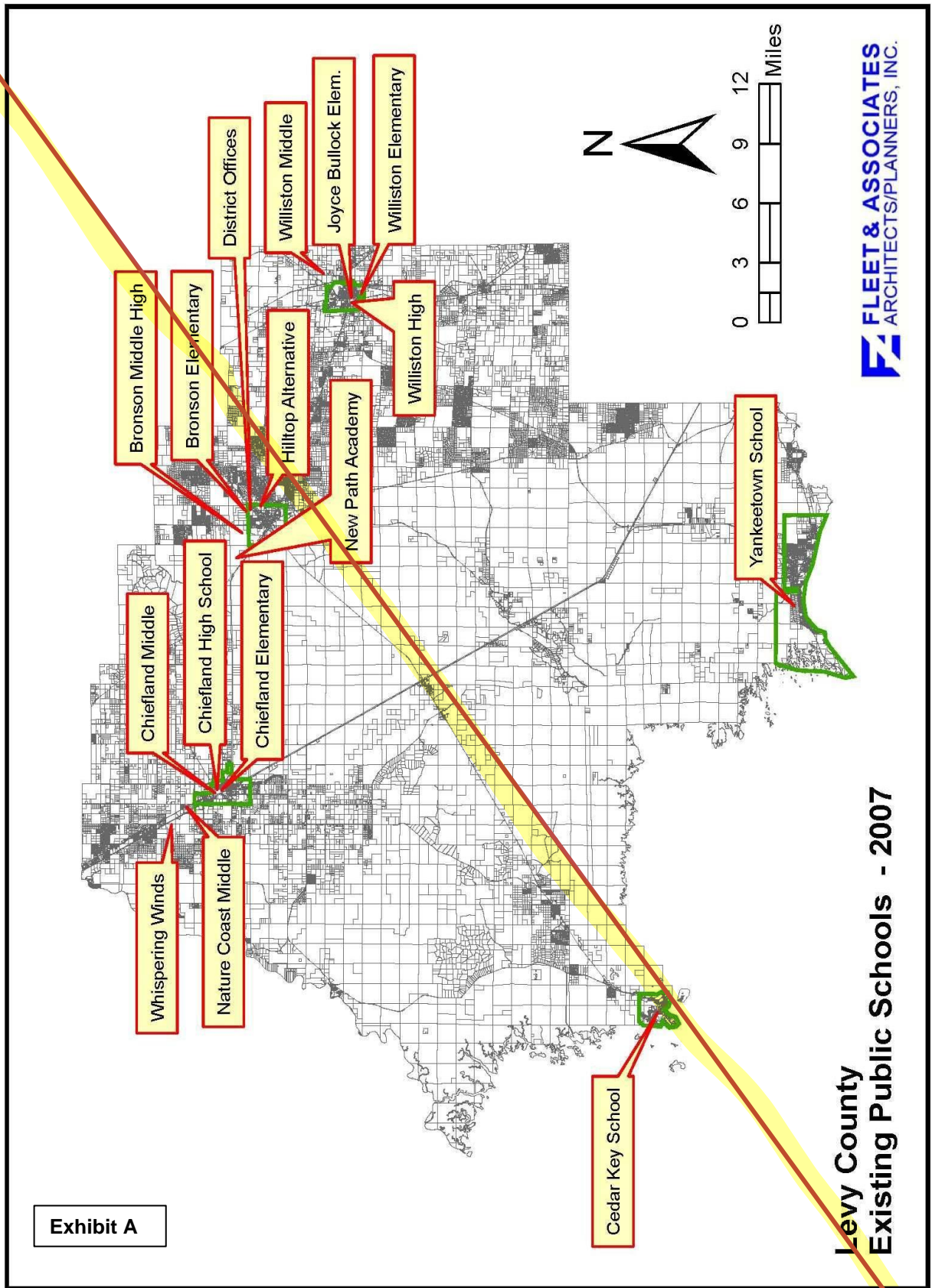
Levy County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

**Policy 2.5.1** Levy County shall ensure that future development is assessed a proportionate share of the cost of providing the school facilities necessary to serve the proposed development if sufficient capacity is not available to meet the development's demands.

**Policy 2.5.2** Levy County hereby incorporates by reference the Levy County School District's annually updated Five-Year Facilities Work Program, which includes school capacity sufficient to meet and maintain anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.



<u>School Name</u>	<u>Address</u>	<u>City</u>
<b>Public Schools</b>		
<u>Levy District Office</u>	<u>480 Marshburn Dr.</u>	<u>Bronson</u>
<u>Bronson Elementary School</u>	<u>400 Ishie Ave.</u>	<u>Bronson</u>
<u>Bronson Middle/High School</u>	<u>8691 NE 90<sup>TH</sup> St.</u>	<u>Bronson</u>
<u>Cedar Key High School</u>	<u>951 Whiddon Ave.</u>	<u>Cedar Key</u>
<u>Chiefland Elementary School</u>	<u>1205 NW 4<sup>th</sup> Ave.</u>	<u>Chiefland</u>
<u>Chiefland Middle/High School</u>	<u>808 N Main St.</u>	<u>Chiefland</u>
<u>Joyce M. Bullock Elementary School</u>	<u>130 SW 3<sup>rd</sup> St.</u>	<u>Williston</u>
<u>Levy Virtual School Franchise</u>	<u>480 Marshburn Dr.</u>	<u>Bronson</u>
<u>Nature Coast Middle School</u>	<u>6830 NW 140<sup>th</sup> St.</u>	<u>Chiefland</u>
<u>Whispering Winds Charter School</u>	<u>2481 NW Old Fanning Rd.</u>	<u>Chiefland</u>
<u>Williston Elementary School</u>	<u>801 South Main St.</u>	<u>Williston</u>
<u>Williston Middle/High School</u>	<u>350 SW 12 Ave.</u>	<u>Williston</u>
<u>Yankeetown School</u>	<u>4500 Highway 40 W.</u>	<u>Yankeetown</u>
<b>Private Schools</b>		
<u>Creekside Christian School</u>	<u>171 SW 3<sup>rd</sup> St.</u>	<u>Otter Creek</u>
<u>Vision Christian Academy</u>	<u>18680 NE 75<sup>th</sup> St. County Rd. 335</u>	<u>Williston</u>
<u>Williston Central Christian Academy</u>	<u>225 SE 4<sup>th</sup> St.</u>	<u>Williston</u>
<u>Williston Christian Academy</u>	<u>17531 US-27 Alt.</u>	<u>Williston</u>



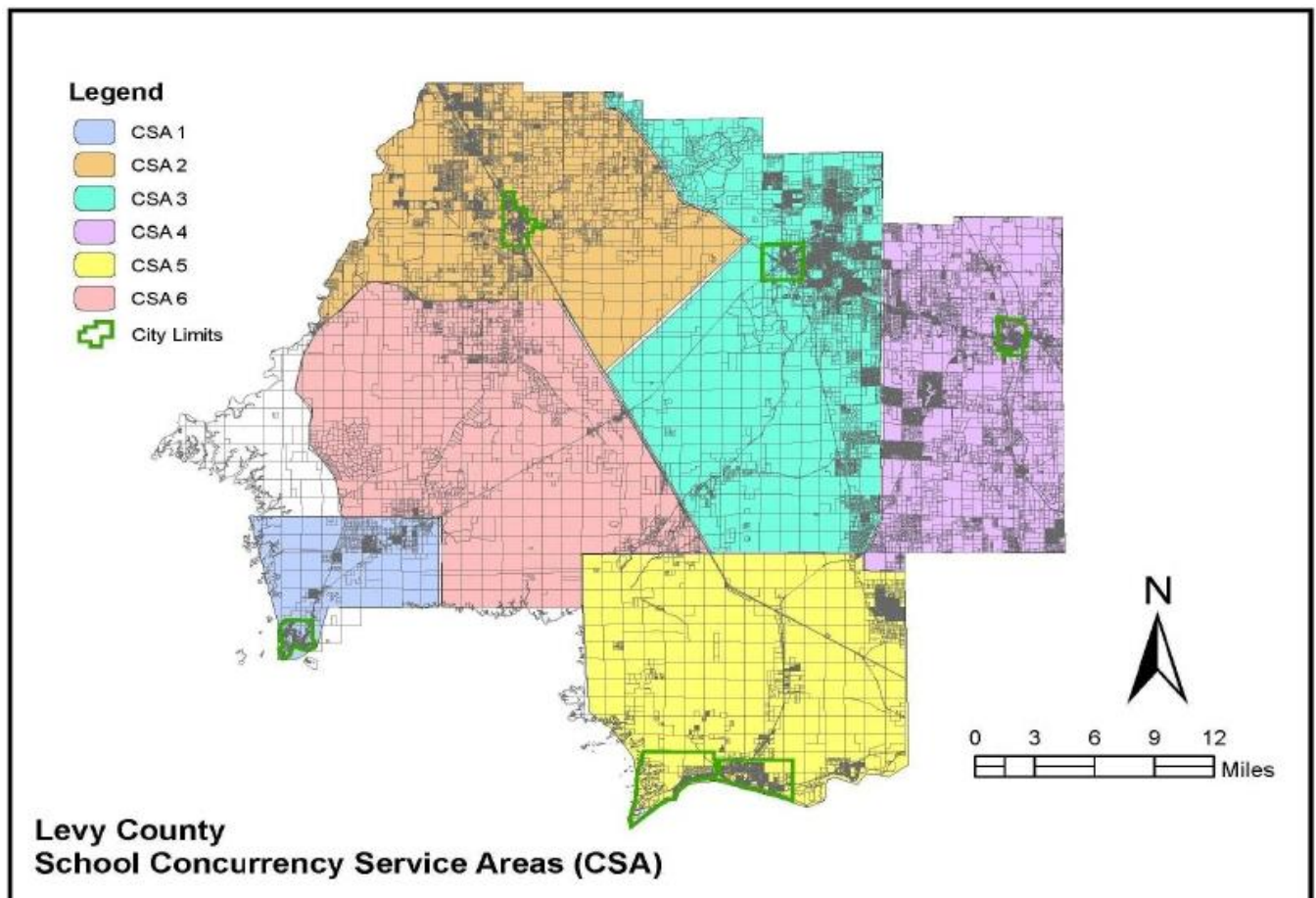


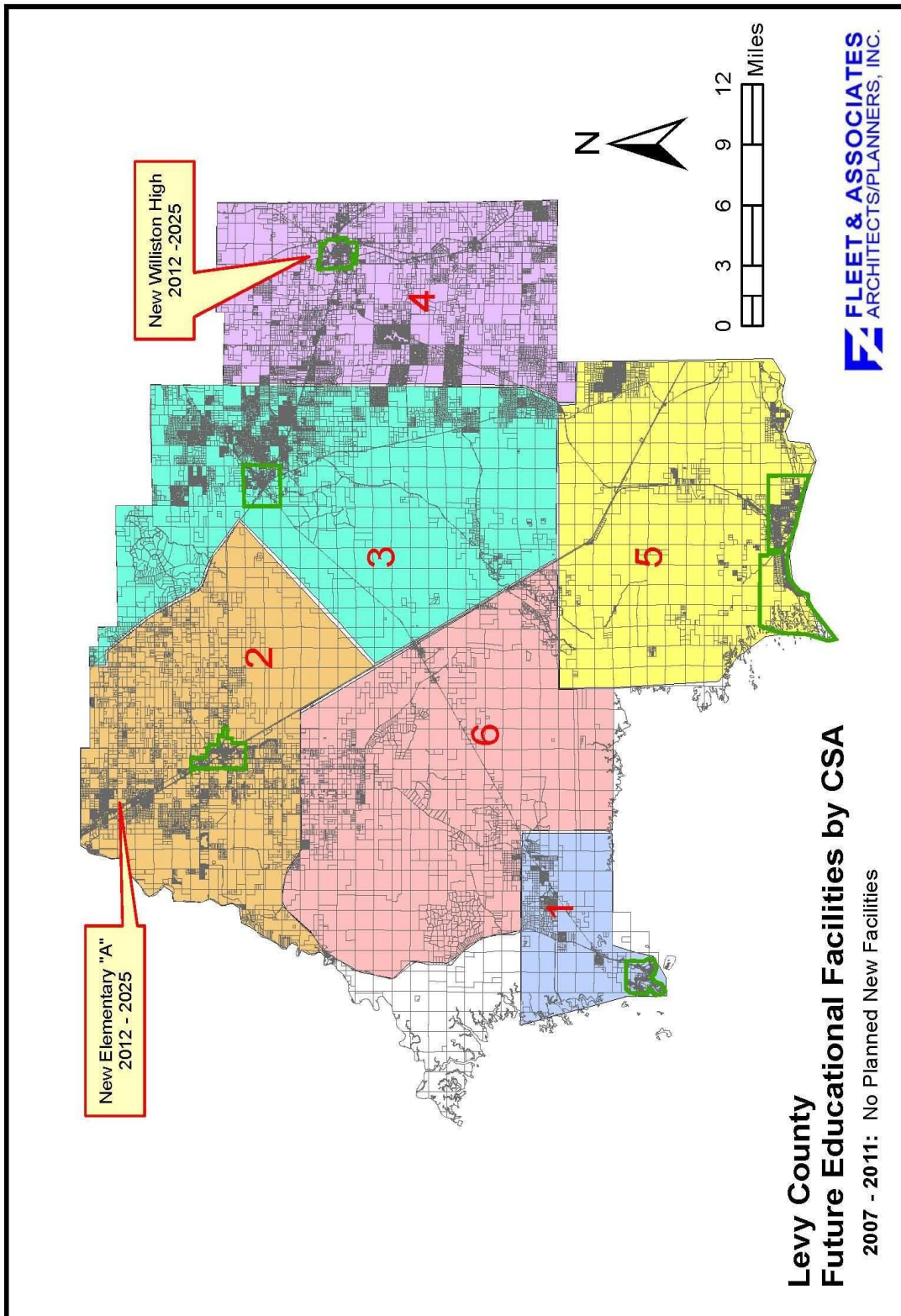
Levy County has established concurrency service areas to ensure school facilities can adequately support residential development. These areas are part of the county's comprehensive plan designed to coordinate land use with school capacity. The main objectives include:

1. **Coordination and Consistency:** Ensuring that the county's comprehensive plan aligns with the plans of the Levy County School District and other local government entities.
2. **Public School Facility Siting and Availability:** Ensuring school facilities are appropriately located and available to meet the community's needs.
3. **Concurrency Management:** Implementing a system to ensure that schools' capacity is sufficient to support new residential developments at the adopted level of service standards.

These policies help manage growth and ensure that educational facilities are available to support the county's population.

### Levy County Schools CSA









## **SPRINGS PROTECTION ELEMENT**

### **GOALS, OBJECTIVES, AND POLICIES**

#### **Element Guide:**

<b>Objective 1</b>	<b>Springs Protection Zone</b>
<b>Objective 2</b>	<b>Future Land Use Map Amendments</b>
<b>Objective 3</b>	<b>Development Design Standards</b>
<b>Objective 4</b>	<b>Site Plan and Plat Review</b>
<b>Objective 5</b>	<b>Stormwater Management</b>
<b>Objective 6</b>	<b>Wastewater Treatment</b>
<b>Objective 7</b>	<b>Intergovernmental Coordination</b>
<b>Objective 8</b>	<b>Outstanding Florida Springs Priority Focus Areas</b>

**Goal 1:** Protect 1<sup>st</sup> and 2<sup>nd</sup> magnitude springs and springshed areas as fragile resources necessary for sustaining the community's quality of life.

#### **Objective 1      Springs Protection Zone (SPZ)**

Protect 1<sup>st</sup> and 2<sup>nd</sup> magnitude springs through the designation of the Fanning, Fanning/Manatee, and Manatee Springsheds as the Springs Protection Zone (SPZ) as depicted in the Levy County Springs Protection Element Map and the implementation of the following policies.

**Policy 1.1** Evaluate the commercial and industrial zoning districts within the SPZ and limit those land use activities that pose a significant threat to the springs. Land Use activities that pose a threat to springs shall include, but not be limited to, the following activities:

- a. All industrial uses;
- b. Quarrying, mining and processing of raw materials;
- c. Gas stations;
- d. Spray fields, land spreading of bio-solids; and
- e. Concentration of onsite sewage treatment and disposal units of intensity greater than one dwelling unit per three acres.

**Policy 1.2** Where avoidance of impacts through the limitation of land use activities is not feasible, implement strategies and design standards in the land development regulations that will minimize the impact of use and development within the SPZ.

**Policy 1.3** Mitigation of development impacts may include design techniques, location requirements, additional buffering requirements or other site design standards.

#### **Objective 2      Future Land Use Map Amendments**



Proposed amendments to the Future Land Use Map (FLUM) within the SPZ shall meet the criteria in the following policies:

**Policy 2.1** Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

**Policy 2.2** Demonstrate that the proposed land use category will be developed consistent with conservation or clustering design techniques.

### Objective 3 Development Design Standards

Development within the SPZ shall meet the design standards as set forth below:

**Policy 3.1** Residential development within the SPZ, resulting in 25 dwelling units or more, shall be clustered, based on conservation subdivision design standards, with the exception of development within the Agricultural / Rural Residential or Forestry / Rural Residential. Conservation subdivision designs shall include:

- a. clustering of units on small lots;
- b. establishment of open space, which shall be connected whenever possible;
- c. central water and sewer treatment facilities that can be connected to the regional system within a Municipal Service Districts as soon as available; and
- d. Minimal site disturbance,-
- e. consideration of conflicts with abutting land containing active agricultural uses.

**Policy 3.2** Development shall be setback from springs, spring runs, and karst features as shown below:

Feature	Minimum Setback (feet)
Springs	300
Spring runs	150
Sinkholes with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Caves	300, measured on the surface from the outside wall of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200, measured from the drainage divide

Variances from the prohibitions against construction of structures within the above development setbacks from springs, spring runs and karst features may be allowed only when, owing to the special shape, size, or physical features, the setback would result in the preclusion of all



reasonable use of the subject property. When a variance is permitted, encroachment into the setback will be limited to the minimum needed to allow for reasonable use of the parcel.

**Policy 3.3** The required setback described in Policy 3.2 shall retain all natural vegetation within the setback area.

**Policy 3.4** Where a lot of record is too small to accommodate development in compliance with the setbacks set forth in Policy 3.2, an allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features identified in Policy 3.2, and further that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

**Policy 3.5** Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

**Policy 3.6** Non-residential development shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces constructed on pervious surfaces.

**Policy 3.7** Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- a. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- b. Directing flows from paved areas to vegetated areas;
- c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
- d. Breaking up flow directions from large paved surfaces.

**Policy 3.8** Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment.

**Policy 3.9** Landscaping standards within the SPZ shall limit plant materials to native or naturalized species in order to avoid or minimize the use of irrigation and fertilizers. Landscaping standards should also require retention of existing native species rather than planting new vegetation.

**Policy 3.10** The minimum open space ratio for all development, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential categories within the SPZ, is twenty (20) percent. All open space shall be contiguous with protected open space on adjacent parcels to the maximum extent feasible.

**Policy 3.11** Drainage for streets and roads within the SPZ shall be through roadside swales and berms whenever possible. Curb and gutter design shall be discouraged.

**Policy 3.12** In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of the springs, special design and best management



practices (BMPs) shall be instituted for all development in the SPZ.

**Policy 3.13** Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development.

- a. Avoid or minimize the removal of existing trees and vegetation;
- b. Minimize soil compaction by delineating the smallest disturbance area feasible; and
- c. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

#### **Objective 4          Site Plan and Plat Review**

All development in the SPZ, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential land use categories shall undergo site plan or subdivision plat review in accordance with the following policies prior to receiving development approval.

**Policy 4.1** An analysis of the site to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer, is required to be submitted with a subdivision plat or site plan to evaluate the vulnerability of the development sites to leaching of nitrates into groundwater and subsequent transmission to Fanning Springs and Manatee Springs.

**Policy 4.2** All development shall conform to the best management practices as stated in the *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes*. (Florida Department of Environmental Protection, September 2, 2003).

#### **Objective 5   Stormwater Management**

The volume, recharge, and treatment of stormwater runoff within the SPZ, in all land use categories, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential, shall be designed to provide protection to the springs and springsheds.

**Policy 5.1** Substantial redevelopment projects shall comply with the standards for stormwater runoff that apply to new development. Substantial redevelopment shall be based upon the value and amount of cumulative improvements to the site.

**Policy 5.2** Best Management Practices (BMPs) shall be used in combination as part of a BMP treatment train to protect water quality and minimize flooding within the SPZ. Best management practices shall be used in the design of stormwater management facilities and systems within the SPZ. The following stormwater BMPs shall be instituted to reduce nitrate loading within the SPZ:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.
- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional



engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.

- c. Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management.
- d. Developments within the SPZ shall utilize the Suwannee River Water Management District (SRWMD) or St. Johns River Water Management District karst sensitive criteria, whichever is more stringent. Karst sensitive criteria is found in SJRWMD. Environmental Resource Permit Applicant Handbook, Volume II, Part V VI, Section 913.6.
  - i. Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, and any man-made alterations to the land that result in a direct connection to the aquifer and stream-to-sink feature, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional using a professionally acceptable methodology for suitability of water retention using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer, to include any man-made alterations to the land. If connections are determined to exist, the depression, or man-made alteration to the land, shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement.
  - ii. All development approval by the County shall require the applicant to submit to the County a copy of the Environmental Resource Permit (ERP) issued by the appropriate water management district or DEP stormwater permit and the National Pollutant Discharge Elimination System (NPDES) notice of intent to be covered by the construction generic permit prior to any land clearing when required (FAC 62- 621.300).
  - iii. Sensitive karst features will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein. Based on data and analysis submitted with the comprehensive plan amendment, sensitive karst features in the SPZ are defined as sinkholes with a direct connection to the aquifer and spring-to-sink systems and solution pipes.
  - iv. All components of the stormwater treatment and management system shall be in common ownership and shall be maintained by the responsible legal entity identified in the water management district or the DEP stormwater permit.
  - v. The studies required in item (d)(i) above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock. Sensitive karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features shall be protected from untreated run off.



## **Objective 6 Wastewater Treatment**

All non-residential development and all residential development with a density greater than one dwelling unit per three (3) acres, proposed for location in the SPZ, shall provide a high level of wastewater treatment in accordance with the following policies:

**Policy 6.1** Levy County shall implement a program within the SPZ to require installation of a sewage treatment system that achieves a treatment standard for nitrogen of 10mg/l, including performance-based septic tank systems, or other system that achieves the standard, for effluent disposal, where central sewer is not available.

**Policy 6.2** All development within the SPZ shall connect to central wastewater treatment facilities within one year of when facilities become available, as available is defined in Chapter 381.0065 Florida Statutes.

**Policy 6.3** Evaluate the potential for installation of lines for reused water for developments that are located within the Municipal Service Districts within the designated (SPZ), and implement a program when a reused water system is determined to be feasible.

## **Objective 7 Intergovernmental Coordination**

Coordinate with local governments throughout the springs and springshed areas to ensure a consistent approach to springs, springshed, and aquifer protection.

**Policy 7.1** The County shall consider an interlocal agreement that specifies responsibilities for land development regulation, stormwater management, and other matters that impact the springs and springsheds. The interlocal agreement containing joint strategies for springs protection shall be implemented by all local governments within a springshed.

**Policy 7.2** Levy County shall consider the creation of a joint development review board to be composed of representatives from all local governments within the identified springsheds, as well as affected regional and state agencies.

## **Objective 8 Outstanding Florida Springs Priority Focus Areas**

Levy County will continue to protect the most vulnerable areas of identified Outstanding Florida Springs.

**Policy 8.1** Levy County will coordinate with the Florida Department of Environmental Protection and the water management districts to protect the priority focus areas for identified Outstanding Florida Springs (Manatee and Fanning Springs).

**Policy 8.2** Once the priority focus area is established for an Outstanding Florida Spring, Levy County will adhere to the requirements contained in section 373.811, F.S.

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

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



**Goals:**

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

**Objective 1 Coastal Resource Protection**

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

**Coastal Resource Protection**

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

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

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

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

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

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

**Endangered and/or Pristine Coastal Marsh Habitats**

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

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

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

**Policy 1.10** Levy County endorses federal and state programs to protect, restore and establish ecological sanctuaries in coastal areas to protect endangered species and habitats including the Manatee, where the establishment of those areas does not conflict with County interests and do not require local funds.



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

## **Objective 2     Barrier Islands**

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

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

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

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

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

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

## **Objective 3     Beach and Dune Protection**

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

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

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

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

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

## **Objective 4     Historic and Archaeological Site Protection in the Coastal Zone**

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

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



preserving, protecting and providing access to one hundred percent (100%) of such sites.

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

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

## **Objective 5 Coastal Resources Protection/ Development Impacts**

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

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

### **Water Withdrawals**

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

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

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

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

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

### **Dredge and Fill**

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

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



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

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

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

### Roads, Pipelines and Utilities

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

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

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

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

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

### Sewage Treatment

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

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

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

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

**Policy 5.19** ~~Florida Department of Environmental Protection~~ in Levy County Environmental Health ~~Development Department~~ will distribute septic tank operating and maintenance instructions to owners of such



systems as the instruction become available from the local health department or the state.

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

### **Insect Control**

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

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

### **Objective 6 Estuarine Water Quality**

Maintain or improve estuarine environmental quality.

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

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

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

### **Objective 7 Shoreline Protection**

Minimize adverse impacts of shoreline modification structures on existing shorelines.

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

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

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

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

- a. The proposed land use must be compatible with all adjoining land uses.
- b. Upland support services shall be available and adequate to serve the proposed use at or above minimum acceptable service levels.



- c. A hurricane contingency plan shall be provided by any non-residential use.
- d. Ownership shall be documented.
- e. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of water quality, water depth, marshes and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
- f. Availability for public use and access shall be documented.
- g. A market analysis shall document both the economic need and economic feasibility.

#### **Objective 8 Water Dependent Uses**

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

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

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

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

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

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

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

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

#### **Objective 9 Public Access to Beach and Shorelines**

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



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

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

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

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

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

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

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

~~**Policy 9.7** Public and private marina facilities shall be located in areas where maximum physical advantage exist and where least dredging and filling will be required. All applicants for new or expanded marinas and commercial or sport fishery facilities shall document provisions for manatee protection as specified by the Florida Fish and Wildlife Conservation Commission, in Regional Policies 10.2.1.1 and 10.2.2.2.1.~~

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

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

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

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



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

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

### Marina Plan Requirements

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

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

1. Marinas with fueling facilities shall provide pump-out facilities of each fuel dock.

2. Marinas which serve live-aboards or overnight transient traffic shall provide direct connections to municipal sewage collection systems at every live-aboard and transient slip.

~~b. Spill Contingency Plan~~ All applicants shall provide documentation of their capability to respond as rapidly and effectively as possible to contain any spills of petroleum or other hazardous materials. Documentation shall be in the form of a spill contingency plan which includes:

1. A list of clean-up equipment and where it will be stored; fuel pump operation and emergency shutdown procedures;

2. Spill containment and removal procedures; and, a description of the training which will be provided to marina personnel who will operate the pumps and deploy clean-up equipment.

~~c. Water Quality Monitoring Program~~ Applicants shall demonstrate compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by the Florida Department of Environmental Protection (FDEP).

~~d. Environmental Assessment~~ Grassbeds and other submerged habitat deemed valuable by FDEP will be subject to protection regardless of their size.

~~e. Mitigation and/or Restoration Plan~~ In reviewing applications for new or expanded docking facilities, ways to improve, mitigate or restore adverse environmental impacts caused by previous activities shall be explored. This may include shallowing dredge areas, restoring wetland or submerged vegetation, or marring navigational channels. Such mitigation or restoration may be required as a condition of approval for new, renewed or expanded facilities.

~~f. Access~~ Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits, manatee area warnings and other applicable regulations.



- ~~g. **Stormwater Run-off/ Water Quality Protection** – All new and expanded marinas must provide treatment of stormwater run-off from upland areas to the extent necessary to ensure that State Water Quality Standards are met at the point of discharge to waters of the state. In addition, all requirements of the Water Management Districts and Florida Department of Environmental Protection shall be met.~~

~~**Marina Design**~~

- ~~h. **Erosion Control** – Marina design shall incorporate natural wetland vegetative buffers whenever possible near the docking area and in ingress/egress areas for erosion and sediment control, run-off purification and habitat purposes.~~
- ~~i. **Water Circulation and Quality** – Marina facilities shall be designed to maximize the water quality benefits of existing water circulation and shall not adversely affect existing circulation patterns. Improvement of circulation shall be a preferred consideration when expanding or upgrading existing facilities. However, any buffer zone established by FDEP's Shellfish Environmental Assessment Section shall be maintained.~~

**New Marinas Siting Criteria**

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

- ~~a. Adequate depths of ingress and egress with no dredging of productive submerged (vegetated or unvegetated) areas.~~
- ~~b. A minimum water depth of four (4) feet mean low water shall be required. Greater depth shall be required for those facilities designated for or capable of accommodating boats having greater than a three foot draft. These depth requirements shall apply to the area between the proposed facility and any natural or other navigation channel, inlet, or deep water. Where necessary, marking of navigational channels may be required.~~

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

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

**Manatee Protection**

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

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

- ~~\* Marina operators shall undertake the following manatee protection measures in areas where manatees are known to occur:~~



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

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

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

- ~~\_\_\_\_\_ \*~~ Pump out facilities/marine sanitation devices;
- ~~\_\_\_\_\_ \*~~ Compliance with power/sailboat mix, if required;
- ~~\_\_\_\_\_ \*~~ Spill prevention, control, containment, and cleanup plans;
- ~~\_\_\_\_\_ \*~~ Waste collection and disposal methods;
- ~~\_\_\_\_\_ \*~~ Required fire fighting equipment; and,
- ~~\_\_\_\_\_ \*~~ The inspection program shall include regular inspections of Marine Sanitation Devices [M.S.D.] in marinas with live-aboards to ensure compliance with Federal Standards. Live-aboards at marinas shall be inspected to ensure that the M.S.D. is present and operational.

## **Objective 10    Infrastructure in the Coastal Zone**

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

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

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

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

## **Objective 11    Solid Waste Disposal**

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

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



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

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

## **Objective 12 Hazard Mitigation**

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

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

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

## **Objective 13 Hurricane Evacuation**

Maintain or reduce hurricane evacuation times in the Coastal Zone.

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

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

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

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

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

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



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

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

#### **Objective 14    Redevelopment**

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

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

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

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

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

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

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

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

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

**Policy 14.9** The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the most recent adopted edition ~~5<sup>th</sup> Edition~~ of the Florida Building Code and the



County's Flood Damage Prevention Code, as amended from time to time.

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

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

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

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

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

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

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

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

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

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

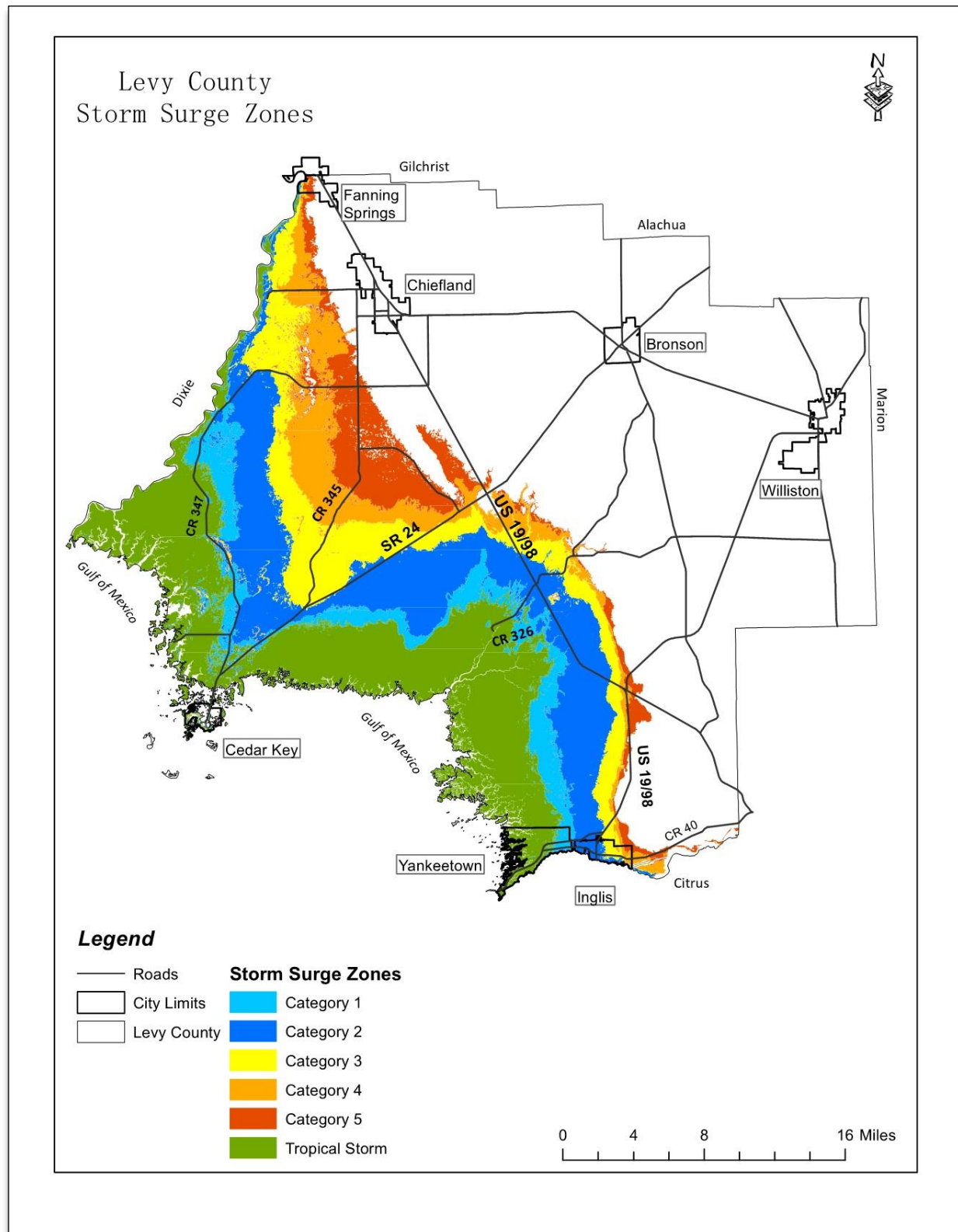
- a. Big Bend Seagrasses Aquatic Preserve Management Plan.
- b. ~~Suwannee River Basin Resource Planning and Management Program.~~ Suwannee River Basin Management Action Plan (Lower Suwannee River, Middle Suwannee River, and Withlacoochee River Sub-basins)

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

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



Levy County Storm Surge Zones/Flood Risk





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

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



**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

**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**

**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:

- |           |                         |   |
|-----------|-------------------------|---|
| <b>a.</b> | Natural Resources -     | Soil types, native vegetative communities, mineral resources and, geologic surface water and groundwater information.   |
| <b>b.</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.             |
| <b>c.</b> | 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.



## **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.

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

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

**Goal**

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

**Objective 1     Capital Improvement Guidelines**

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

**Capital Improvement Guidelines**

**Policy 1.1** The County will identify capital improvements needs by using adopted level of service standards and guidelines in the Transportation, Recreation and Open Space, Infrastructure and Public School Facilities

Capital Improvements Element Rev. 2-22-25

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Note: deletions shown ~~stricken~~, additions shown underlined



Elements. Level of Service (LOS) standards are:

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

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

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



## Capital Improvement Priorities

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

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

## Annual Budget Process and Update to the CIE

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

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

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

## GOAL 1: CAPITAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY

### Objective 1.1 Public School Facilities

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

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

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

**Policy 1.1.3** Levy County hereby incorporates by reference the Levy County School District's "5Year Capital Improvements Element Rev. 2-22-25



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

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

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

## **Objective 2 Coastal High Hazard Area**

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

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

### **Capital Improvement Guidelines for the Coastal High Hazard Area**

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

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

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

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

## **Objective 3 Land Development Management**

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

### **Correct Deficiencies**

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

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



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

### Management of Growth

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

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

### Funding Improvements

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

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

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

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

**Policy 3.8** The County shall rely upon private contributions as a funding source within the Five-year Schedule of Capital Improvements only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The County shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the Five-Year Schedule of Capital Improvements, a modification to delete the capital improvement from the Schedule shall be required.

### Objective 4 Capital Improvements for Future Development

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

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

**Policy 4.2** Every development order shall document:



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

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

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

	Project Description		FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
<b>TRANSPORTATION</b>							
1	<u>C Street Bridge Replacement</u>		<u>2,291(D)</u>				
2	<u>C347 US 19 to SR 500 SCRAP</u>		<u>2,250,000(C)</u>				
3	<u>CR 341 SR 345 to US 19 Resurface</u>		<u>1,719,250(C)</u>				
4	<u>CR 345 SR 500 to US 129 Widen/Resurface</u>		<u>1,500,000(A)</u>				
5	<u>CR 330 C347 to C336 Widen/Resurface</u>		<u>3,500,000(A)</u>				
6	<u>C337 SR 121 to C336 Resurface</u>						<u>1,968,963(C)</u>
7	<u>C326 US 19 to CR 337 Resurface</u>						<u>3,933,027(C)</u>
8	<u>C347 SR 24 to CR 330 Widen/Resurface</u>						<u>18,260,755(A)</u>
6	<u>George T Lewis APT Resource Study</u>			<u>50,000(D)</u>			
7	<u>George T Lewis Design &amp; Const New Hanger</u>						<u>700,000(D)</u>
8	<u>George T Lewis New restroom/kiosk</u>			<u>450,000(D)</u>			
9	<u>George T Lewis Shoreline Restoration</u>				<u>180,000(D)</u>		
10	<u>George T Lewis Generator for vault &amp; vault upgrades</u>				<u>200,000(D)</u>		
11	<u>George T Lewis New lighting on runway</u>					<u>300,000(D)</u>	
12	<u>LCR 114 Rowdy Lowman RD- Resurface</u>		<u>170,000(G)</u>				
13	<u>CR 241- Alt 27 to CO. Line Resurface</u>			<u>1,250,000(K)</u>			
14	<u>CR 40 Sidewalk Mastadon LAP</u>			<u>122,298(F)</u>	<u>98,529(F)</u>		
15	<u>MT 205 Long Pond Landing Resurface</u>				<u>250,000(G)</u>		
	<b>Total</b>		<b><u>\$22,713,541</u></b>	<b><u>\$1,872,298</u></b>	<b><u>\$728,529</u></b>	<b><u>\$300,000</u></b>	<b><u>\$24,862,745</u></b>
<b>PARKS AND RECREATION</b>							
Parks and Rec	<b>Project Description</b>		<b>FY 2022-2023</b>	<b>FY 2023-2024</b>	<b>FY 2024-2025</b>	<b>FY 2025-2026</b>	<b>FY 2026-2027</b>
1	<u>Boat Ramp At Shell Mound 3 phases Eng. Dredge, Boat Ramp replace &amp; Electric</u>		<u>102,945(H)</u>	<u>1,200,000(H)</u>			
2	<u>Handicap &amp; Blue &amp; Henry Beck</u>						<u>30,000(I)</u>
3	<u>C40 Bird Creek Park water to bathrooms</u>						<u>400,000(I)</u>
4	<u>Bird Creek Boat Ramp Observation Decks</u>		<u>464,080(I)</u>				



<u>5</u>	<u>Levy County Square Park</u>		<u>24,500</u>	<u>1,369,600</u>			
	<u>Total</u>		<u>\$591,525</u>	<u>\$2,569,600</u>			<u>\$430,000</u>
<b>NON-LOS PROJECTS</b>							
<u>Non-LOS Projects</u>	<u>Project Description</u>		<u>FY 2022-2023</u>	<u>FY 2023-2024</u>	<u>FY 2024-2025</u>	<u>FY 2025-2026</u>	<u>FY 2026-2027</u>
<u>1</u>	<u>Government Center Landscaping</u>		<u>23,600</u>	<u>96,900</u>			
<u>2</u>	<u>Government Center Improvements</u>		<u>79,945</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>
<u>3</u>	<u>Courthouse Renovations</u>		<u>145,950</u>				
	<u>Total</u>		<u>249,495</u>	<u>346,900</u>	<u>250,000</u>	<u>250,000</u>	<u>250,000</u>

**Five-Year Schedule of Capital Improvements: Summary by Revenue Source**

<u>Funding Source</u>	<u>Description</u>		<u>FY 2022-2023</u>	<u>FY 2023-2024</u>	<u>FY 2024-2025</u>	<u>FY 2025-2026</u>	<u>FY 2026-27</u>	<u>Total</u>
<u>FDOT SCOP (A)</u>	<u>Florida Small County Outreach Program</u>		<u>5,000,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>18,260,755</u>	<u>23,260,755</u>
<u>CIGP(B)</u>	<u>County Incentive Grant Program</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>SCRAP(C)</u>	<u>Florida Small County Road Assistance Program</u>		<u>3,969,250</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,901,990</u>	<u>9,871,240</u>
<u>FDOT Program(D)</u>	<u>Florida Department of Transportation 5-Year Work Plan</u>		<u>2,291</u>	<u>500,000</u>	<u>380,000</u>	<u>300,000</u>	<u>700,000</u>	<u>1,882,291</u>
<u>T.A. (E)</u>	<u>Transportation Alternatives</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>LAP(F)</u>	<u>Local Agency Program</u>		<u>0</u>	<u>122,298</u>	<u>98,529</u>	<u>0</u>	<u>0</u>	<u>220,827</u>
<u>LOGT (G)</u>	<u>Local Option Gas Tax</u>		<u>170,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>170,000</u>
<u>FBIP (H)</u>	<u>Florida Boating Improvement Program</u>		<u>102,945</u>	<u>1,200,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,302,945</u>
<u>Impact Fees (I)</u>	<u>Parks and Rec Impact Fees</u>		<u>464,080</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>430,000</u>	<u>894,080</u>
<u>Impact Fees (K)</u>	<u>Road Department Fees</u>		<u>0</u>	<u>1,250,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,250,000</u>
	<u>Total</u>		<u>\$9,878,566</u>	<u>3,072,298</u>	<u>\$478,529</u>	<u>300,000</u>	<u>25,292,745</u>	<u>39,022,138</u>

**Objective 5 Concurrency Management Program**

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

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



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

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

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

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

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

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

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

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



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

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

- (1) The County shall determine the available capacity of public facilities prior to approving final development approval; and
- (2) No rights to obtain a final development approval, nor any other rights to develop the subject property, will have been granted or implied by the County's approval of the preliminary development permit, or its functional equivalent, without determining the capacity of public facilities and services.
- (3) Preliminary Development Permits – these shall be re-zonings, Comprehensive Plan amendments and similar development orders that do not necessarily reflect a specific intensity and density development proposal. They shall be orders for which a preliminary concurrency evaluation may be utilized in evaluating whether or not to approve the order and for which long term planning implications may be considered, but for which no concurrency is granted and for which the lack of concurrency shall not be the sole reason for denial of the preliminary development order.

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

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

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



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

- (1) Are concurrently in place when the final development order is issued;
- (2) The development order is issued with the condition that the necessary facilities and services will be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.
- (3) For meeting transportation concurrency requirements, the applicant agrees to enter into a binding agreement to pay for or construct its proportionate share of the required improvements. The proportionate-share contribution or construction must be sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility. The applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. Levy County will not require payment or construction of transportation facilities whose costs would be greater than a development's proportionate share of the improvements necessary to mitigate the development's impacts. The proportionate-share contribution shall be calculated based on the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service. In using the proportionate-share formula, the applicant, in its traffic analysis, shall identify those roads or facilities that have a transportation deficiency method in accordance with the transportation deficiency as defined above. The proportionate-share formula shall be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.
- (4) Are guaranteed by an enforceable agreement to be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.
- (5) For public school facilities concurrency requirements, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities to be created by actual development of the property.

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

**Policy 5.7 Facilities Inventory and Concurrency Report:** The Board will prepare a concurrency



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

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

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

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

The transportation analysis supporting this amendment indicates, based upon anticipated growth that no roadway segments within the County will fall below their adopted level of service by 2022~~35~~. The County does not anticipate a backlog of transportation facilities within the long range planning timeframe.

#### Appendix A – Florida Department of Transportation (District 2) 5-year Transportation Improvement Program – Levy County

##### Five-Year Work Program

<u>Selection Criteria</u>
<u>District 02</u>
<u>2025-2029 AD</u>
<u>Levy County</u>

	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
<b><u>Highways</u></b>					
PD & E	<u>1,073,675</u>				
Preliminary Engineering	<u>4,175,807</u>		<u>131,499</u>		



<u>Right of Way</u>	<u>3,347,711</u>				
<u>Railroad &amp; Utilities</u>	<u>360,291</u>	<u>322,090</u>			
<u>Construction</u>	<u>87,568,544</u>	<u>62,079,300</u>	<u>32,996,484</u>		
<u>Environmental</u>	<u>70,000</u>				
<u>Operations</u>	<u>67,265</u>	<u>66,257</u>	<u>68,311</u>	<u>70,497</u>	<u>72,822</u>
<u>Miscellaneous</u>	<u>5,321,547</u>				
<b><u>Total for: Highways</u></b>	<b><u>\$101,984,840</u></b>	<b><u>\$62,467,647</u></b>	<b><u>\$33,196,294</u></b>	<b><u>\$70,497</u></b>	<b><u>\$72,822</u></b>

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**Fixed Capital Outlay**

<u>Construction</u>		<u>2,536,570</u>			
<b><u>Total for: Fixed Capital Outlay</u></b>		<b><u>\$2,536,570</u></b>			

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**Modal Development: Transit**

<u>Operations</u>	<u>976,468</u>	<u>613,588</u>	<u>631,996</u>	<u>650,956</u>	<u>670,484</u>
<b><u>Total for: Modal Development: Transit</u></b>	<b><u>\$976,468</u></b>	<b><u>\$613,588</u></b>	<b><u>\$631,996</u></b>	<b><u>\$650,956</u></b>	<b><u>\$670,484</u></b>

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**Modal Development: Aviation**

<u>Capital</u>	<u>1,181,646</u>	<u>800,000</u>	<u>1,485,000</u>	<u>2,225,000</u>	<u>2,250,000</u>
<b><u>Total for: Modal Development: Aviation</u></b>	<b><u>\$1,181,646</u></b>	<b><u>\$800,000</u></b>	<b><u>\$1,485,000</u></b>	<b><u>\$2,225,000</u></b>	<b><u>\$2,250,000</u></b>

-

**Miscellaneous**

<u>Construction</u>	<u>1,161,059</u>				
<u>Operations</u>	<u>39,859</u>				
<u>Miscellaneous</u>	<u>1,686,575</u>				
<b><u>Total for: Miscellaneous</u></b>	<b><u>\$2,887,493</u></b>				



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<b><u>Maintenance</u></b>						
	<u>Bridge/Roadway/Contract Maintenance</u>	<u>2,813,242</u>	<u>2,717,693</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>
	<b><u>Total for: Maintenance</u></b>	<b><u>\$2,813,242</u></b>	<b><u>\$2,717,693</u></b>	<b><u>\$2,500,000</u></b>	<b><u>\$2,500,000</u></b>	<b><u>\$2,500,000</u></b>
	<b><u>Grand Total</u></b>	<b><u>\$109,843,689</u></b>	<b><u>\$69,135,498</u></b>	<b><u>\$37,813,290</u></b>	<b><u>\$5,446,453</u></b>	<b><u>\$5,493,306</u></b>

Source: Florida Department of Transportation Office of Work Program and Budget (2025)





## ECONOMIC ELEMENT

## GOALS, OBJECTIVES AND POLICIES

**Element Guide:**

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

**Goal:**

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

**Objective 1    Economic Development Strategies**

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

**Economic Development Agency**

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

**Marketing program**

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

- a. A centralized database containing a profile of local and regional demographic and workforce characteristics, and an inventory of available commercial, industrial, agricultural lands, buildings, and infrastructure;
- b. County promotional packet including a labor market survey, statistics on the wage rates, available compensation packages, training and job skill of the County;



- c. A list of targeted industries, including the identification of local business and industry expansion opportunities;
- d. An inventory of funding sources to assist existing business and industry and to encourage the new business and industry to relocate in the County;
- e. Any other information that would be helpful to a business considering expansion or relocation.

### **Incentives**

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

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

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

### **Objective 2 Support Educational and Job Training Programs**

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

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

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

### **Objective 3 Planning and Development**

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

### **Future Development**

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

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

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

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



## Development Services

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

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

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

## Objective 4 Protection of Rural and Environmental Quality

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

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

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

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

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

## Resource and Cultural Based Recreational Development and Activities

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

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

## Environmental Protection

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

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

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



**TRANSPORTATION CIRCULATION ELEMENT****GOALS, OBJECTIVES AND POLICIES****Element Guide:**

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

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

**Objective 1      Transportation Systems**

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

**Access Point and Driveway Standards**

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



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

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

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

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

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

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

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

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

Roadways will be ranked in part based on current and projected traffic volumes, deficiency, improving safety with supporting crash data, maintenance efficiency, and function of the County's transportation system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

**Policy 1.6** The County will consider the establishment of special taxing districts (i.e., Municipal Transportation Circulation Element Rev. 2-22-25

Note: deletions shown ~~stricken~~, additions shown underlined



Service Taxing Unit (MSTU), Municipal Service Taxing District (MSTD) and other methods, to ensure the adequate provision of infrastructure and to provide paved streets in residential areas not subject to subdivision regulations.

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

## **Objective 2 Coordination with the Future Land Use Map**

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

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

## **Road Level of Service**

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

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

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

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

**Policy 2.4** The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

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

**Policy 2.5** In accordance with Section 163.3180, Florida Statutes, the County shall provide a means by which



new development will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, new development shall not be held responsible for contributing to deficient transportation facilities.

### **Objective 3 Intergovernmental Coordination / Transportation Planning**

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

#### **Williston Airport**

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

#### **Cedar Key Airport Master Plan**

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

#### **Suncoast Parkway II**

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

#### **Strategic Intermodal System (SIS) Designation**

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

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

#### **Strategic Intermodal System (SIS Highways)**

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

#### **SIS Level of Service**

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



standard:

Segment	Functional Class	LOS Standard	Access Management Standard
US 19 Principal	Arterial/Rural	C	SIS 4 lanes/divided Controlled Access
US 27/U.S. Alt27/SR_500	Principal Arterial/Rural	C	SIS 4 lanes/divided Controlled Access

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

### Transportation Disadvantaged

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

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

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

### Objective 4 Right of Way Preservation

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

### Section Line Right- of- Way

**Policy 4.1** All new developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction, unless future extension is clearly impractical or undesirable, in addition to any required setback adopted by the County Land Development Code. On the existing transportation network, developments shall be set back from the center of the existing right-of-way. Adequate right-of-way shall be preserved using the below standards:

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



## Typical Road Construction Standards

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

## SIS/ Right of Way Preservation

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

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

## Concurrency Management / SIS

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

Level of Service (LOS) is a qualitative measure defined as the ability of a maximum number of vehicles to pass over a given section of roadway or through an intersection during a specified time period while maintaining a given operating condition. The most feasible method to establish LOS is comparing "peak hourly demand volume" to "maximum peak hour service volume." This measurement is important for capital improvement planning purposes. Levels of service are defined as follows:

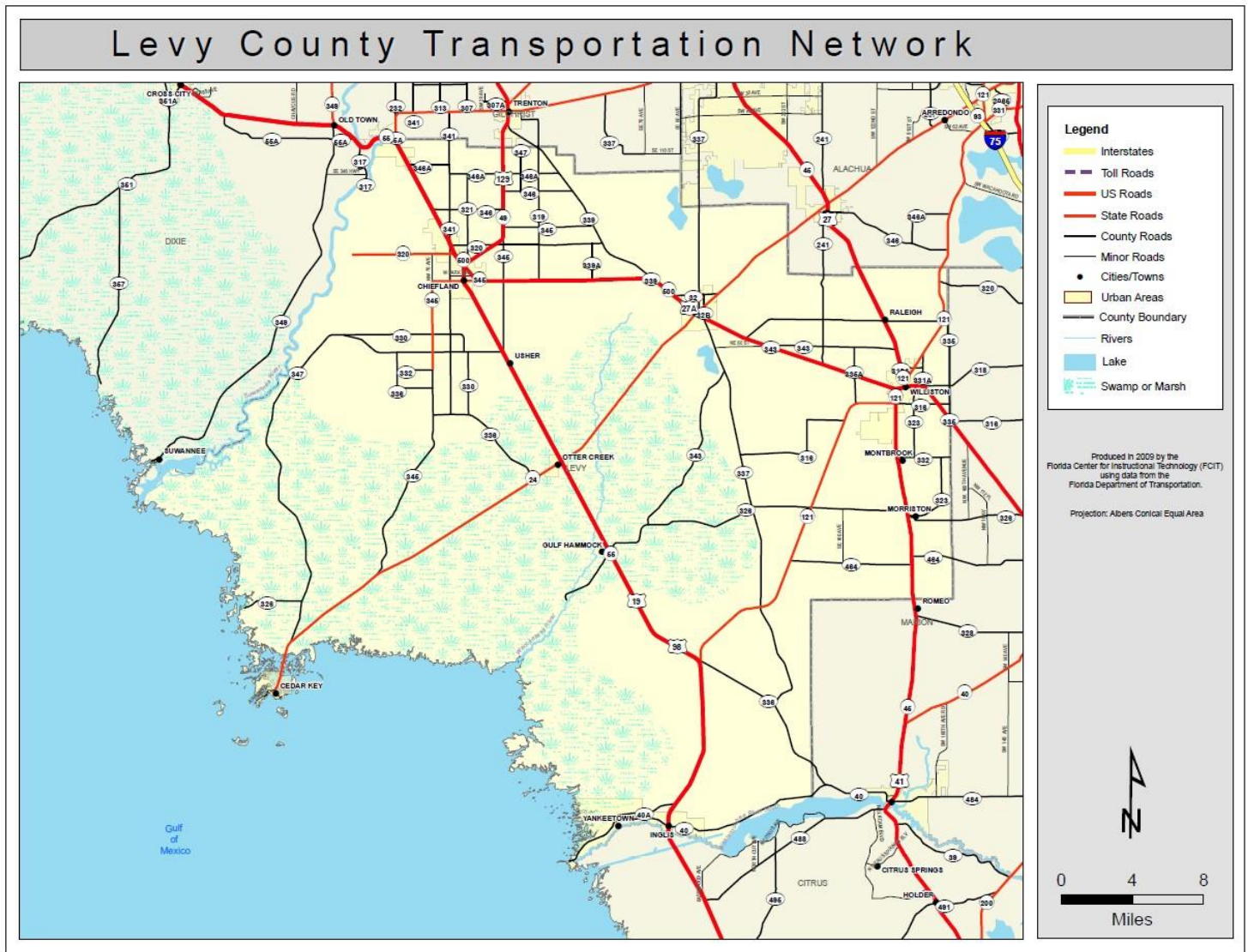
1. **LOS A:** The highest LOS primarily describes free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.
2. **LOS B:** Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.
3. **LOS C:** Represents stable traffic flow operations. However, the ability to maneuver and change lanes may be more restricted than in LOS B and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience appreciable tension while driving.
4. **LOS D:** Borders on a range on which small increases in traffic flow may cause substantial increases in approach delay and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combinations of these.



5. **LOS E** represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.
6. **LOS F:** This represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition.



**Levy County Transportation Network Map1**



*Source: Florida Department of Transportation*



**Levy County Transportation Network Peak (LOS) 2022 – Map 2**  
**(FDOT District 2 projections Through 2045 maintain LOS C or Better)**

