



Levy County Board of County Commissioners

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LEVY COUNTY

Planning and Zoning Department

Date: September 22, 2026

From: Melissa López, Levy County Planner

Case: Text Amendment, TA 26-01

Applicant: David Howard & Gordon Howard – Walker W. Bullock (Agent)

Subject: Proposed Added Use to Current Use Table and Supporting Sections in the Levy County Land Development Codes.



Commissioners

Charlie Kennedy, Vice-Chair District 1

Rock Meeks, District 2

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Standards for Review of Land Development Text Amendments

Article II. – Administration

Division 2. Planning Commission

Sec. 50-55 – Powers, duties, and authority (a) (1) d Review proposed land development regulations and land development codes or amendments thereto, and make recommendations to the board of county commissioners as to consistency of the proposal with the adopted comprehensive plan or element or portion thereof.

The proposed Land Development Code Text Amendment is consistent with the Comprehensive Plan, specifically Economic Element 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.

The request text amendment to the Levy County Land Development Code seeking a county-wide amendment to zoning regulations (i) to add “Private Recreational use” to the zoning district use table as a permitted use in the Forestry/Rural Residential (F/RR) zoning district.

Application Overview

The applicant has submitted a request to amend the Land Development Code to allow private recreation uses within Forestry/Rural Residential (F/RR) zoning districts. The purpose of the request is to provide an opportunity for privately operated recreational activities to be established on property within the Forestry/Rural Residential zoning district.

The request is a text amendment to the Land Development Codes (LDC). The proposed change would apply to all properties subject to the Forestry/Rural Residential (F/RR) zoning district.

This request includes two sections of the LDC as follows:

- Sec. 50-1 Definitions
- Sec. 50-700 Generally; Use table



PROPOSED AMENDMENT

ARTICLE I- IN GENERAL

Section 50-1. - Definitions

- The proposed use and definition for **Private Recreation Use** means the use of land, water, structures, and related facilities owned or operated by a private entity for resource-based outdoor recreational activities that are compatible with the rural and forestry character of the Forestry/Rural Residential (F/RR) zoning district. Such activities may include paddling and water access facilities; hunting and hunting-related recreational activities, including customary practice, training, and proficiency activities traditionally associated with lawful hunting, such as sporting clays, skeet, trap, patterning, and similar clay target shooting activities; zip line activities and similar elevated adventure course activities; outdoor education; wildlife observation; nature-based recreation; and other similar low-impact recreational uses. Such uses may be open to the public on a fee, reservation, membership, or other lawful basis. Customary accessory structures and uses incidental and necessary to the principal recreational use, including trailheads, pavilions, equipment storage buildings, maintenance facilities, restrooms, picnic areas, administrative offices accessory to the principal recreational use, and other similar support facilities, shall be permitted. Nothing in this definition shall be construed as regulating the ownership, possession, transportation, storage, discharge, sale, transfer, or use of firearms or ammunition, all of which remain governed exclusively by applicable state and federal law.

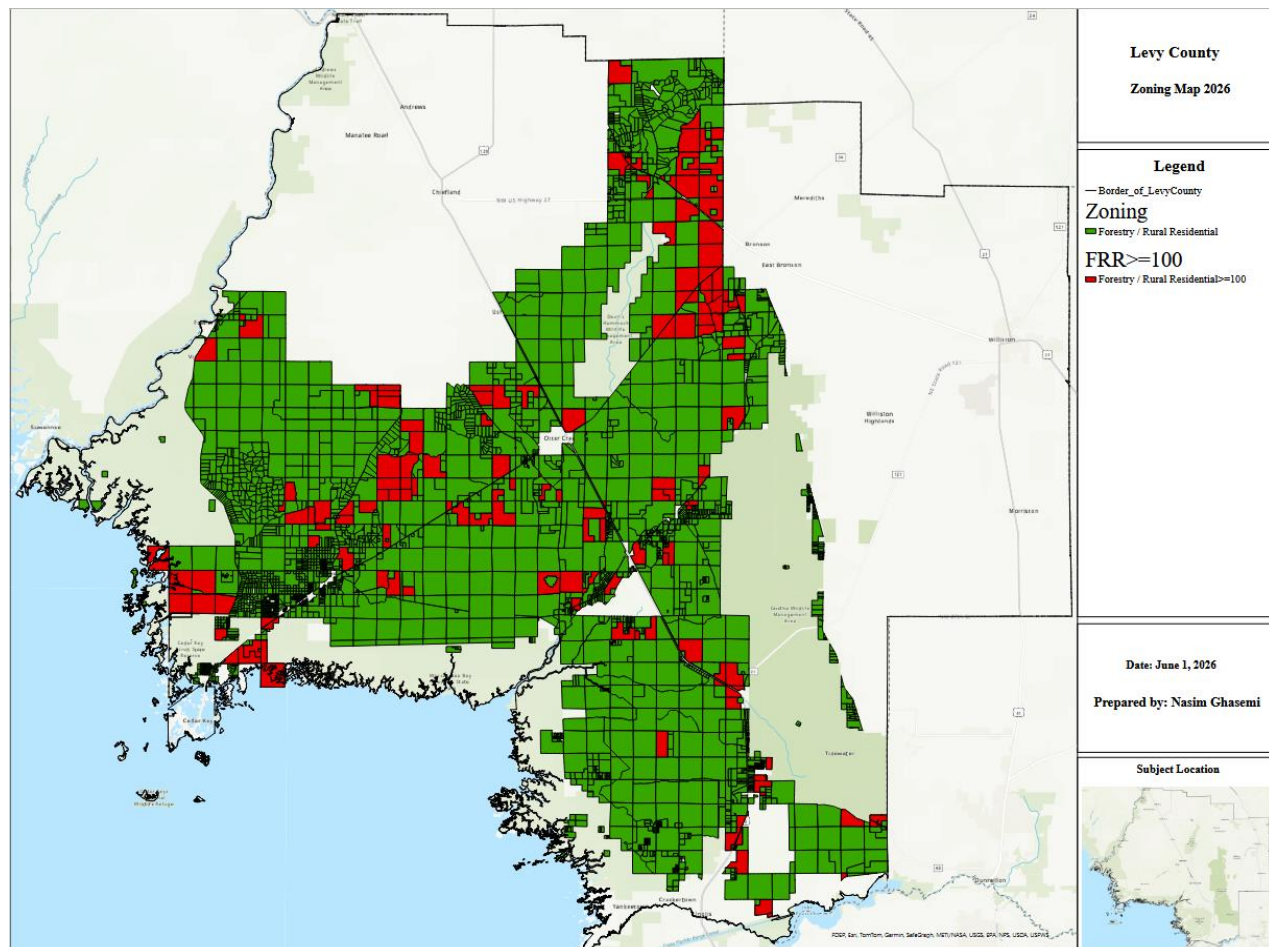
ARTICLE XIII- Division 3, Subdivision II

Section 50-700.-Generally; use table

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR3C	C-1	C-2	C-3	C-4	I	RMU	P	RE	NR-CO
	In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception														
Recreation															
Private recreation uses	P														

FINDINGS AND RECOMMENDATION

- The current LDC does not specifically address private recreational uses within its use classifications and does not establish definitions for this use.
- The definition included in the proposed text amendment encompasses activities that may extend beyond traditionally recognized passive or long impact recreational uses and may involve varying levels of intensity and potential impacts.
- Several of the examples provided for private recreational uses may involve activities with varying levels of traffic, noise, site disturbance, environmental impacts or effects on surrounding properties.
- The amendment is County-wide and any qualifying property in the authorized district may apply under this use.
- Currently in Levy County approximately 40.38% of the total acreage (318,258.89 acres) is designated Forestry/Rural Residential. The proposed text amendment would allow the specified private recreation use within this land use category.



Staff Analysis

The proposed text amendment presents both potential opportunities and potential impacts that should be considered by the Board:

Allowing private recreation in Forestry/Rural Residential zoning districts could provide additional opportunities for recreational activities and may support private investment and tourism related activities in the County. However, because the amendment would apply broadly across the County, if approval is considered policies or requirements should be established for future applications beyond the current application.

Staff recommends that the Boards consider not only the applicant intended use but also the potential long-term impacts of allowing the use throughout the F/RR zoning district. If the Board determines that private recreation use is an appropriate use in the Forestry/Rural Residential zoning, staff recommends the development of specific requirements to address potential impacts associated with the use, including:

- Minimum parcel size
- Access requirements
- Hours of operation
- Noise and lighting
- Buffers and setbacks from adjacent properties
- Environmental resource protection
- Stormwater management
- Protection of springs, rivers, wetlands and other environmental sensitive areas
- Emergency access
- Traffic study
- Parking requirements
- Maximum numbers of visitors
- Maximum intensity or size of recreational facilities



Planning Commission Recommendations

The Levy County Planning Commission heard Application TA 26-01 on April 27, 2026. The Commission recommends the following:

- Planning Commissioners recommended denial of the proposed text amendment to allow private recreational uses as permitted use throughout the Forestry/Rural Residential zoning district.
- Planning Commissioners recognizes that private recreational uses may be appropriate on a case by case basis, depending on the characteristics and circumstances of an individual property rather than establishing the use broadly throughout the entire F/RR zoning district.