Levy County 2050 Comprehensive Plan

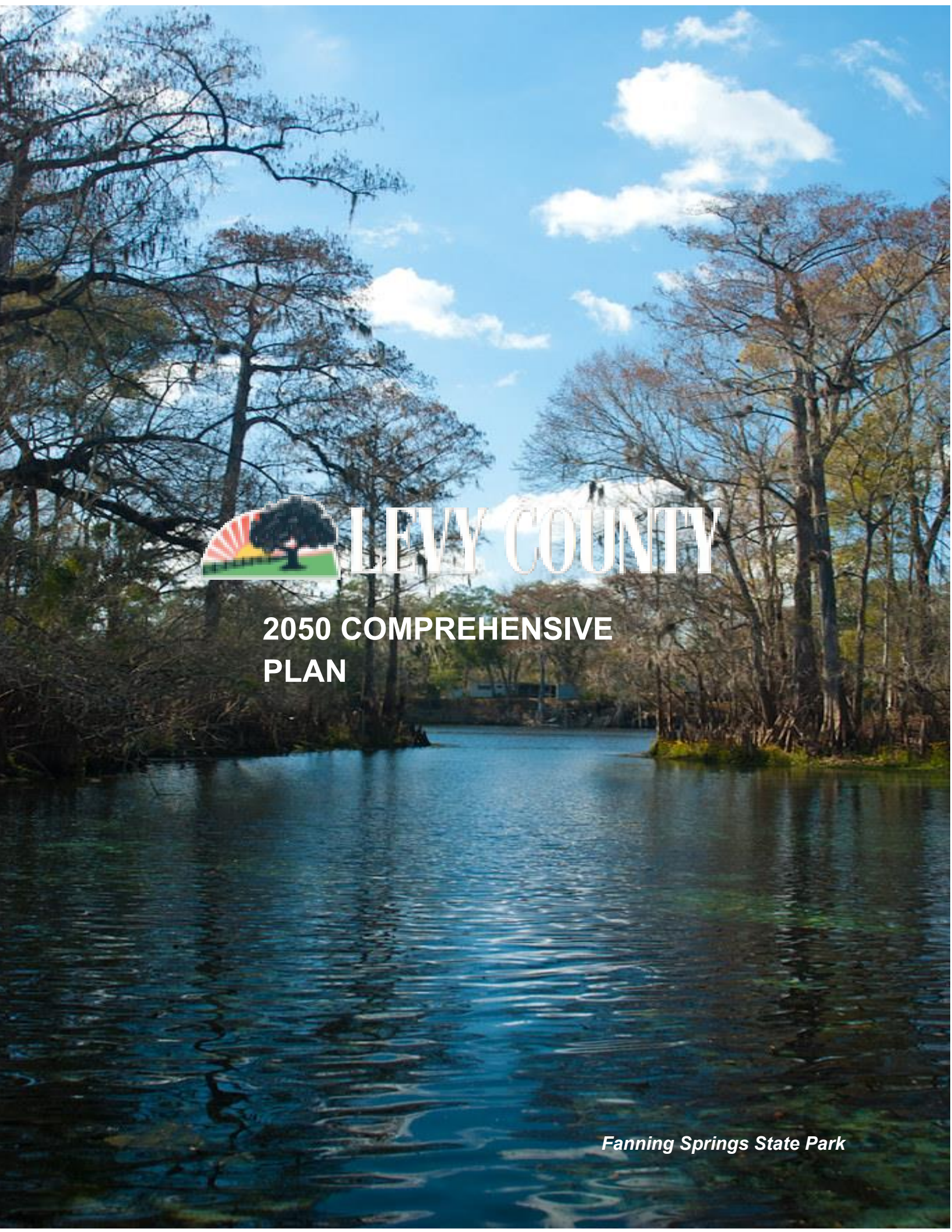
Protecting Rural Character, Working Lands & Natural Resources







September 2026



LEVY COUNTY

2050 COMPREHENSIVE PLAN

Fanning Springs State Park

Acknowledgments

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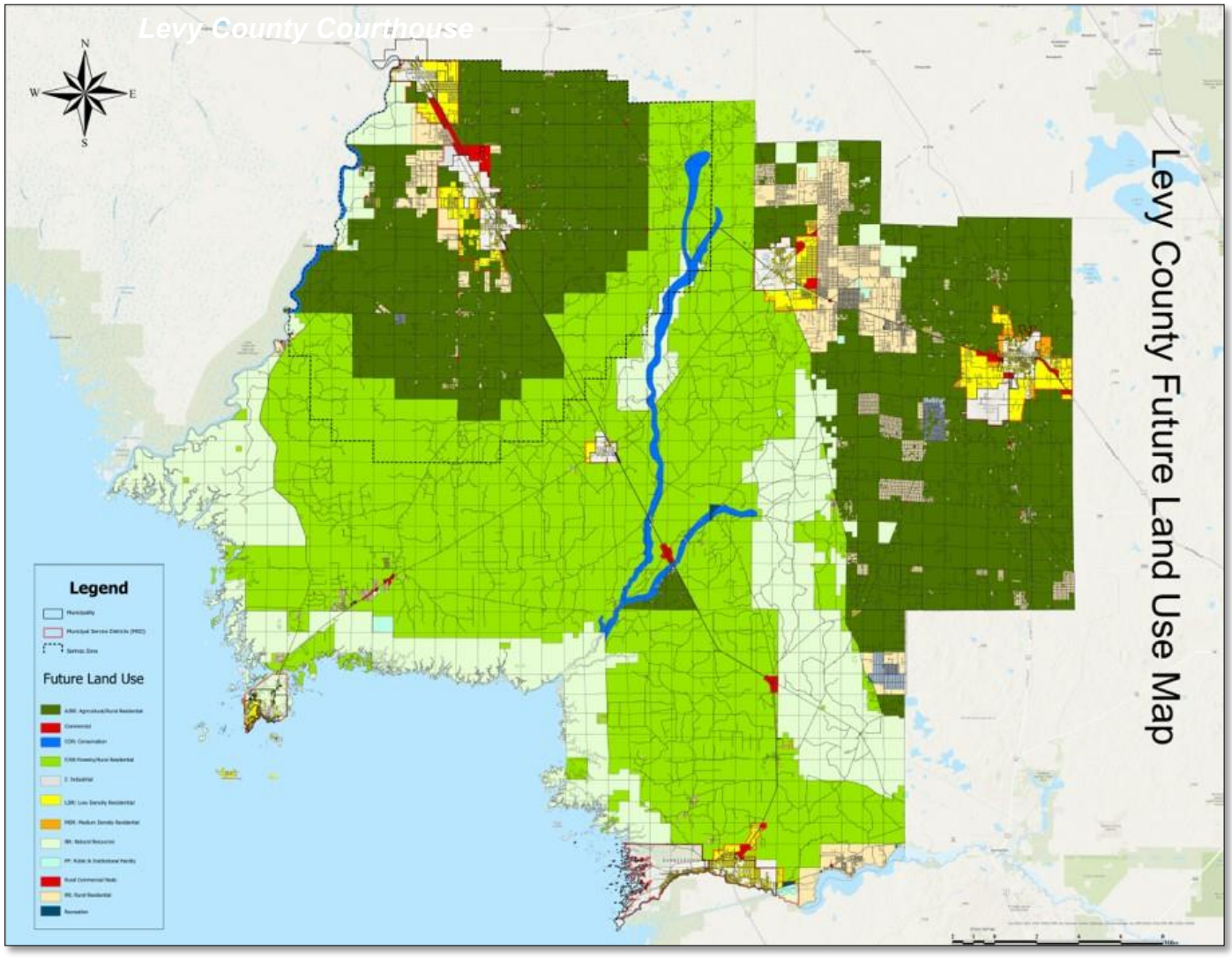
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Mary Ellen Harper, County Manager
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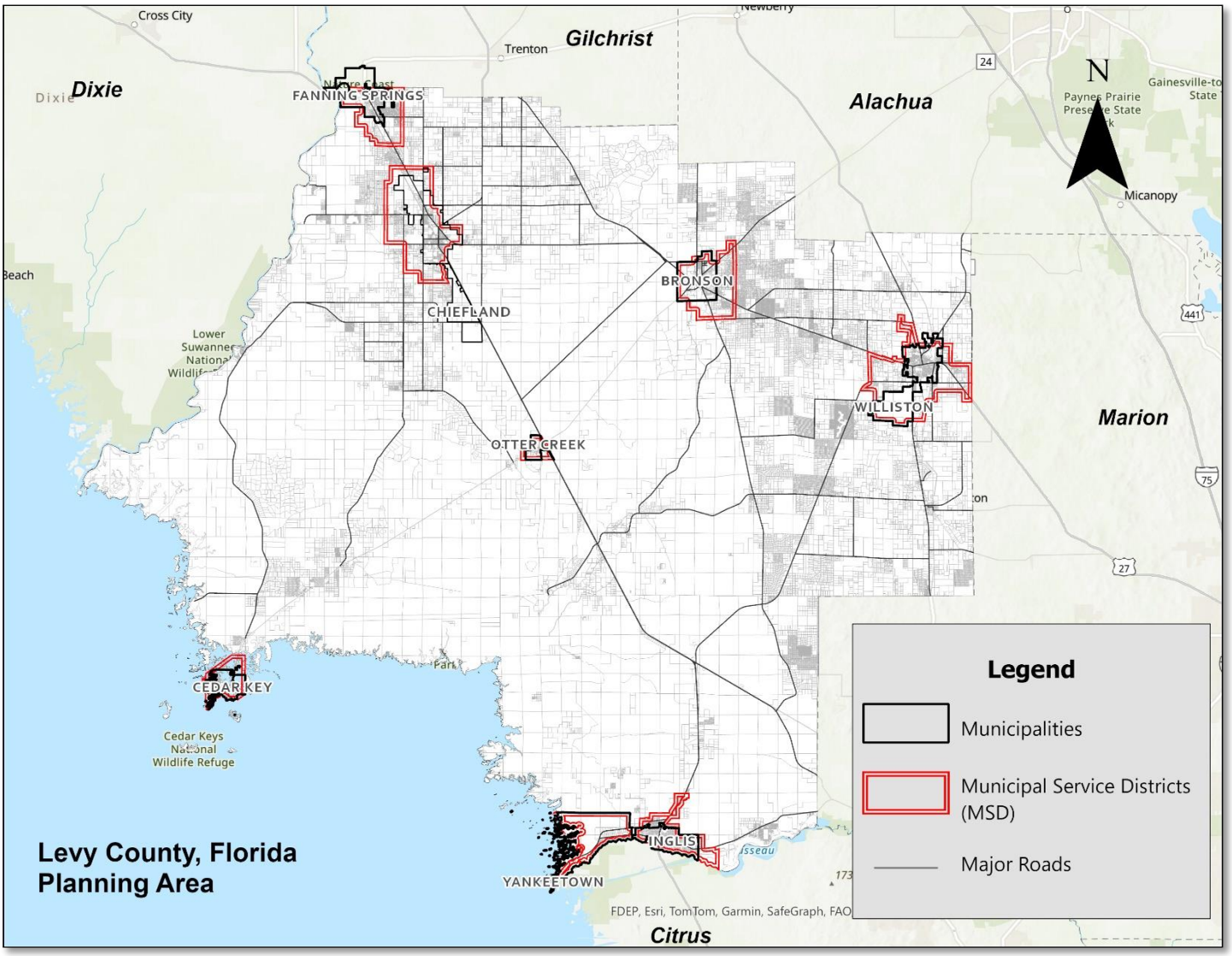
LEVY COUNTY RESIDENTS

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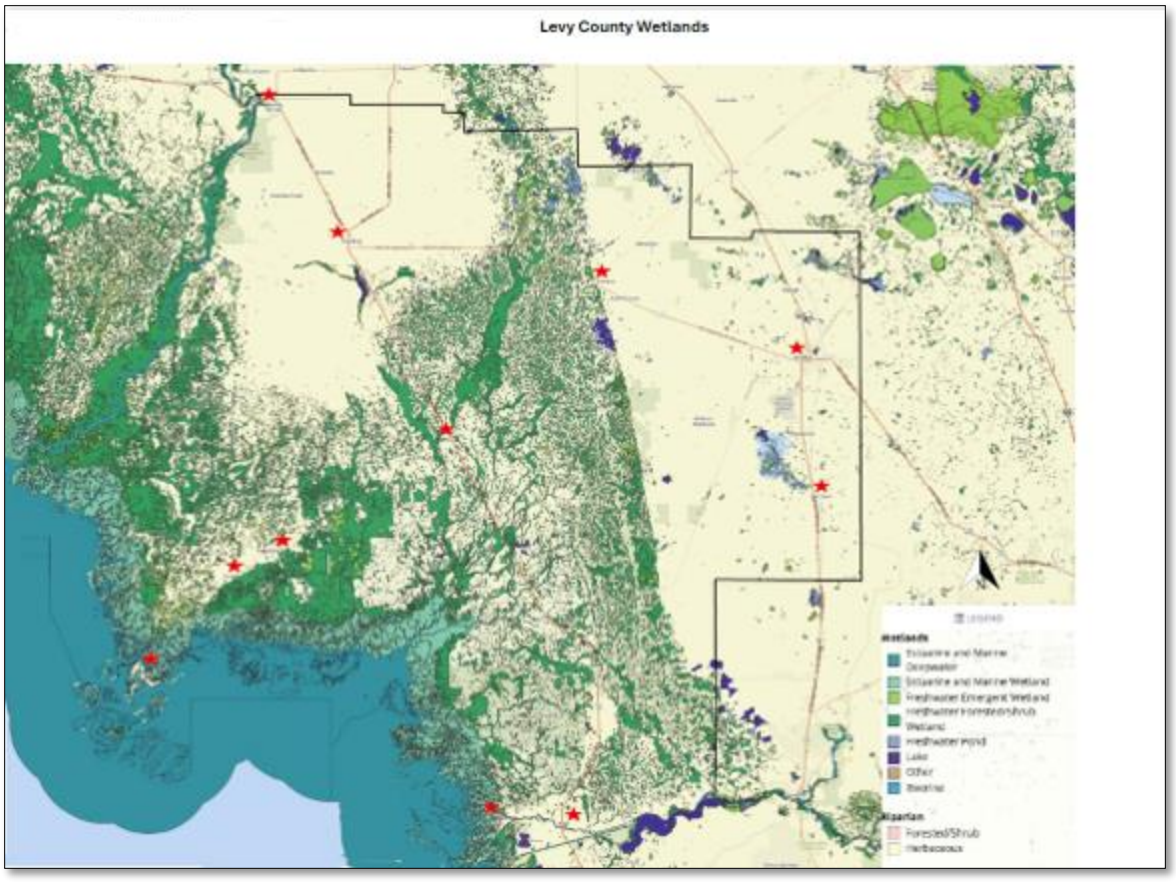
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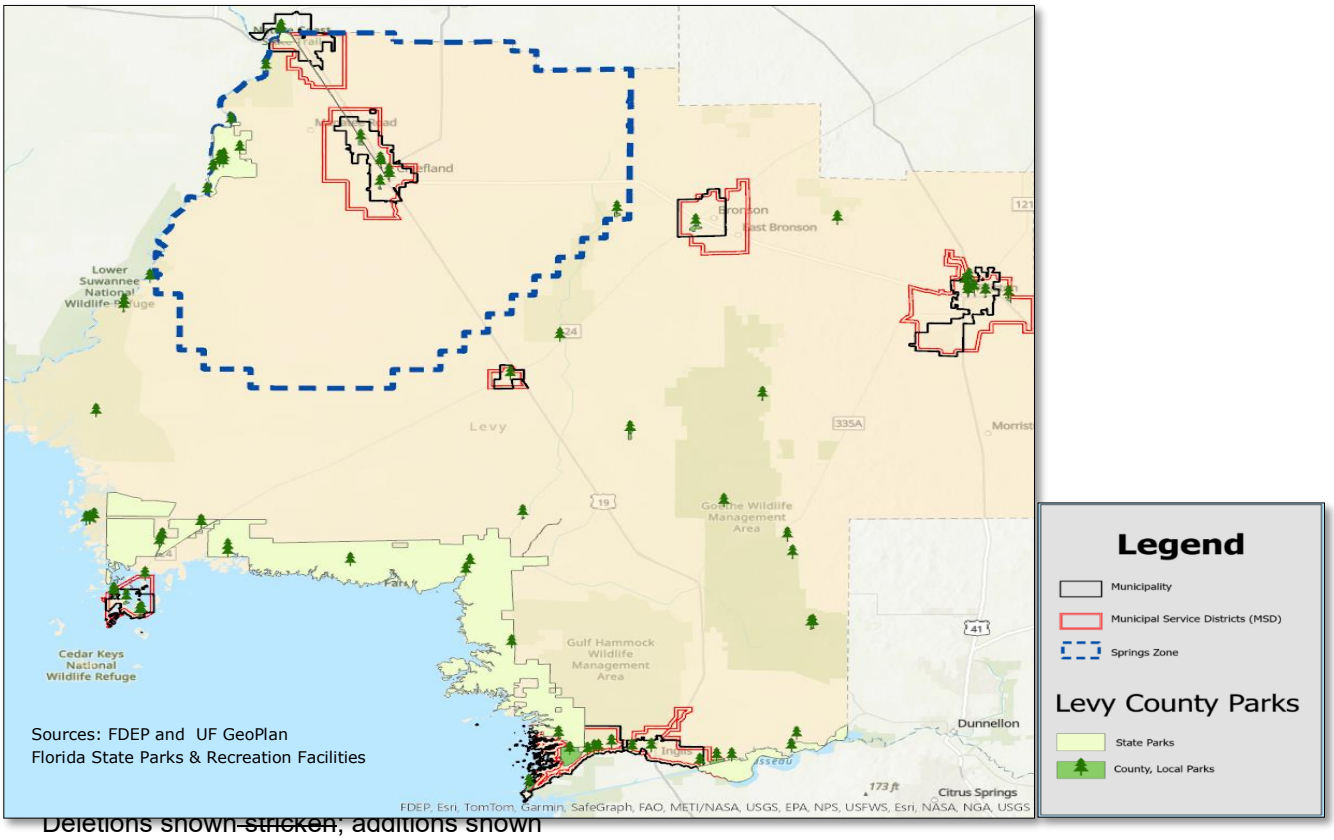

Levy County Courthouse
N
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Legend
Future Land Use
Levy County Future Land Use Map

Communities and Service Areas

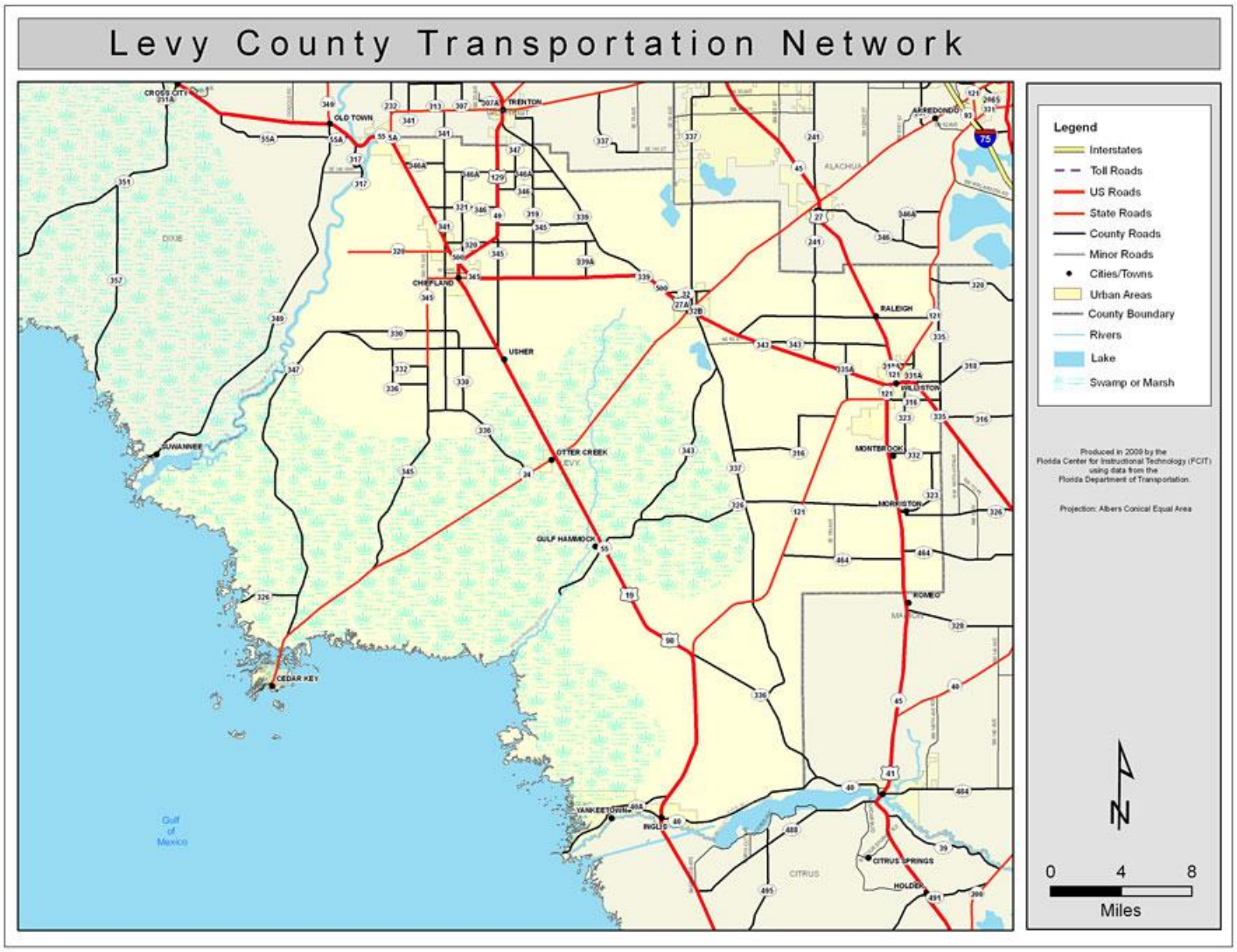


Water and Natural Systems





Mobility and Access



GOALS, OBJECTIVES, AND POLICIES

LEVY COUNTY COMPREHENSIVE PLAN

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

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

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

This Comprehensive Plan incorporates updated 10-year and 20-year planning periods, covering the timeframes ~~2025-2035 and~~ 2025-~~2045~~ 2050. These planning horizons provide a structured approach to long-term development, infrastructure investment, and land use management. The updated data and analysis used in amending the elements of the Comprehensive Plan ensure alignment with these planning periods, fostering sustainable growth and resource conservation for the county's future.

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

FUTURE LAND USE ELEMENT

Pursuant to Section 163.3177(6)(a), FS, the following represents the Future Land Use Goals, Objectives, and ~~Polices~~ 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 ~~their~~ its interaction with local municipalities. It contains a map of future land uses addressing the physical elements in the area ~~that covers~~ covering a ~~10-year and 20~~ 25-year planning horizon (2025-2050).

Unincorporated Levy County Acreage by Future Land Use Category

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

Source: Levy County Planning & Zoning Department

GOALS, OBJECTIVES, AND POLICIES

Element Guide:

Objective 1 Guidelines for Future Land Use Categories
Future Land Use Map Series Categories
Additional Guidelines for Residential Land Use Categories
Land Use – Zoning Compatibility Table
Mixed Use Development/Commercial Development Guidelines
Family Homestead Exemption

Objective 2 Future Growth Areas
Concurrency
School Siting Guidelines
Development Standards

Objective 3 Innovative Land Development Regulations, Agricultural Preservation, Forestry, Open Space, and Rural Compatibility
Planned Unit Development (P.U.D)
Open Space and Agricultural Land Protection
Complementary Mixed Land Use Development
Development Controls
Accessory Dwelling Unit (ADU)

Objective 4 Coastal Area

Objective 5 Redevelopment and Infill Development

Objective 6 Non-Residential Uses in Rural Areas
Rural Commercial Development

Objective 7 Natural and Historical Resources

Objective 8 Intergovernmental Coordination

Objective 9 Evaluation of the Comprehensive Plan

Objective 10 Compatibility

Objective 11 Amendments to the Future Land Use Map

Objective 12 Compatibility of Lands Adjacent to an Airport

Goal:

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

Objective 1 Guidelines for Future Land Use Categories

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

Policy 1.1 The Future Land Use Map series shall delineate areas ~~to provide~~ for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic, and institutional activities ~~which~~ that are predominantly based on the manufacture, production, distribution, or provision of services in a setting ~~which~~ that typically includes higher densities and intensities of residential and non-residential development, not generally associated with agricultural areas. Rural Areas are characterized as low-density areas supported by social, economic, and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low-density development. 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 use categories shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Public and Institutional Facilities, Historic Resources, Natural Resources-Conservation, Recreation, Commercial and Industrial. Public schools are allowed ~~within~~ in any land use category ~~that falls~~ within the 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.

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 ~~residential~~ uses and accessory and supportive uses to residential development. The maximum density is five (5) dwelling units per acre. This land use is permitted within an MSD. This land use must have central water and sewer services.

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 (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. 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~~ <u>as well as</u> 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 stores, 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 stores, 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~~ 1.11 .

Forestry/Rural Residential

This category provides for areas ~~predominately~~ predominantly 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. The minimum parcel size is twenty(20) acres, or a parcel of record as of December 31, 1989. New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Agricultural/Rural Residential

This category provides for areas ~~predominately~~ predominantly 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. The minimum parcel size is ten (10) acres, or a parcel of record as of December 31, 1989. New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with land uses in this category.

Rural Residential

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 acre**s**. Minimum Parcel size is three (3) acres, or parcel of record as of December 31, 1989.

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~~ density 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~~ is not 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 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 acre~~s~~ **	Two (2) dwelling unit<u>s</u> per acre~~s~~
Centralized Water and Sewer	One (1) dwelling unit per twenty (20) acres	Two (2) dwelling unit<u>s</u> per acre~~s~~	Six (6) dwelling unit<u>s</u> per acre~~s~~

* 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 district~~s,~~ 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.

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, <u>landfills</u>, 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) 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~~ use 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

LAND USE - ZONING COMPATIBILITY TABLE	
Land Use Categories	**Zoning Categories**
Forestry/Rural Residential (F/RR)	F/RR, NR-CON, ~~P~~REC, PF, PUD
Agriculture/Rural Residential (A/RR)	A/RR, NR-CON, ~~P~~REC, PF, PUD
Rural Residential (RR)	RR, NR-CON, ~~P~~REC, PF, RR-3C ~~RR3-C~~, PUD
Urban Low Density Residential (ULDR)	R-1, NR-CON, ~~P~~REC, PF, PUD
Urban Medium Density Residential (UMDR)	R-2, NR-CON, ~~P~~REC, PF, PUD
Natural Resources - Conservation (NR-CON)	All Zoning Categories
~~Parks and~~ Recreation (~~P~~REC)	All Zoning categories, limited in NR-CON
Rural Commercial Node (RCN)	F/RR, A/RR, RR, RMU, NR-CON, ~~P~~REC, PF, PUD
Commercial C	C-1, C-2, C-3, C-4, NR-CON, ~~P~~REC, PF, PUD
Industrial (I)	I, C-1, C-2, C-3, C-4, NR-CON, ~~P~~REC, PF, PUD

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~~ rather than radiating outward from the municipal limit, shall be discouraged by the County and will be subject to review for compatibility and the efficient provision of services. Rural Commercial Nodes are intended to provide compact, limited, rural-serving commercial and employment opportunities that reduce trip lengths, support established communities, and avoid strip commercial development along rural highways.

Policy 1.4 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 (P.U.D) guidelines in Policies 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 recognized on the Future Land Use Map as Fowler's Bluff, Camp Azalea, Rosewood/Sumner, Gulf Hammock, Morriston,

Montbrook and Raleigh. 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.

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 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.

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 section 163.3179 (Family Homestead), Florida Statutes, a homestead of an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the person who conveyed the parcel of land to the recipient, may be used solely for a homestead residence by the recipient, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any recipient. 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~~,~~ and soil conditions through the implementation and enforcement of land development regulations.

Concurrency

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

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

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

School Siting Guidelines

Policy 2.4 To be considered in designated commercial land use categories, a proposed school site must be functionally related to surrounding land uses and development, in close proximity to 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 of very low residential density or be served by central sewer and be consistent with Conservation Element Policy 6.8.

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

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

Planned Unit Development (P.U.D)

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

Open Space and Agricultural Land Protection

Policy 3.2 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. Development shall be limited to a minimum tract size of at least ten (10) acres.

Policy 3.4 Commercial forestry areas will be protected from ~~the~~ encroachment of incompatible development. Development shall be limited to a minimum tract size of twenty (20) acres.

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 developments ~~which~~ <u>that</u> 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:

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

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.

Development Controls

Policy 3.8~~9~~ Regulations for buffering of incompatible land uses shall be set forth in the land development, zoning and subdivision regulations.

Policy 3.9~~10~~ Levy County has adopted sign regulations as a part of the land development regulations. These regulations 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 3.10~~1~~ The County has provisions for an Accessory Dwelling Unit~~s~~ (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~~ replaces the old guest house and hardship variance provisions. Additionally, this can be a means of providing affordable housing throughout the county.

Objective 4 Coastal Area

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

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

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

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

Objective 5 Redevelopment and Infill Development

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

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

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

Policy 5.2~~3~~ The County shall use the remedial provisions of the standard building code and consider adoption of a standard code addressing substandard housing.

Policy 5.3~~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 5.4~~5~~ The County will continue to enforce appropriate regulations regarding illegal junkyards.

Policy 5.5~~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 5.6~~7~~ The County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Policy 5.7~~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 an 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 ~~5.8~~9 The Planning and Zoning Director or designee may grant an administrative variance to the front yard setback requirements for affordable housing if it is necessary to allow infill development to conform to the setbacks of existing homes on either side, even if those setbacks

are nonconforming.

Objective 6 Non-Residential Uses in Rural Areas

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

Rural Commercial Development

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

a. Development and Location Guidelines:

1. Proposed development shall provide landscaping and buffering to blend with existing uses and generally be limited to services/retail uses that serve the needs of the immediate neighborhood(s);

2. The site must be highly accessible to adjacent residential areas.

3. The applicant shall document the demonstrated need for the proposed development.

b. Access and Spacing Criteria:

1. The site must have paved frontage and be located along a collector or minor arterial roadway. Access at an intersection shall be from the lower classified roadway to the maximum extent possible.
2. Establishment of new development shall be approved based on the following spacing requirements to encourage compact, contiguous development and discourage urban sprawl development patterns.

    a. Proposed development/uses shall not exceed a spacing distance of 1320 feet from an existing business(s); or
    b. If the location is ~~beyond~~ more than 1320 feet ~~of~~ from existing business(s), proposed development shall not be approved within six (6) miles of an established business.

c. General Provision:

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

The intent is that all commercial uses are contained within a 1/4 mile parameter and conform to 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 6.2~~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 6.3~~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 6.4~~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 6.3~~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 area~~s~~ plans by the County and/or State will be developed to provide maximum access and utilization by the public.

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

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

Policy 7.4 The County will coordinate the review of proposed development plans in

environmentally sensitive areas with the appropriate resource management agency and where appropriate, with adjacent cities, counties, special districts, and the Regional Planning Council.

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

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

Objective 8 Intergovernmental Coordination

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

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

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

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 state land planning agency as defined in Chapter 163, Florida Statutes, as amended from time to time. ~~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~~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 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 <u>regulations</u>, 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:

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

Objective 12 Compatibility of Lands Adjacent to an Airport

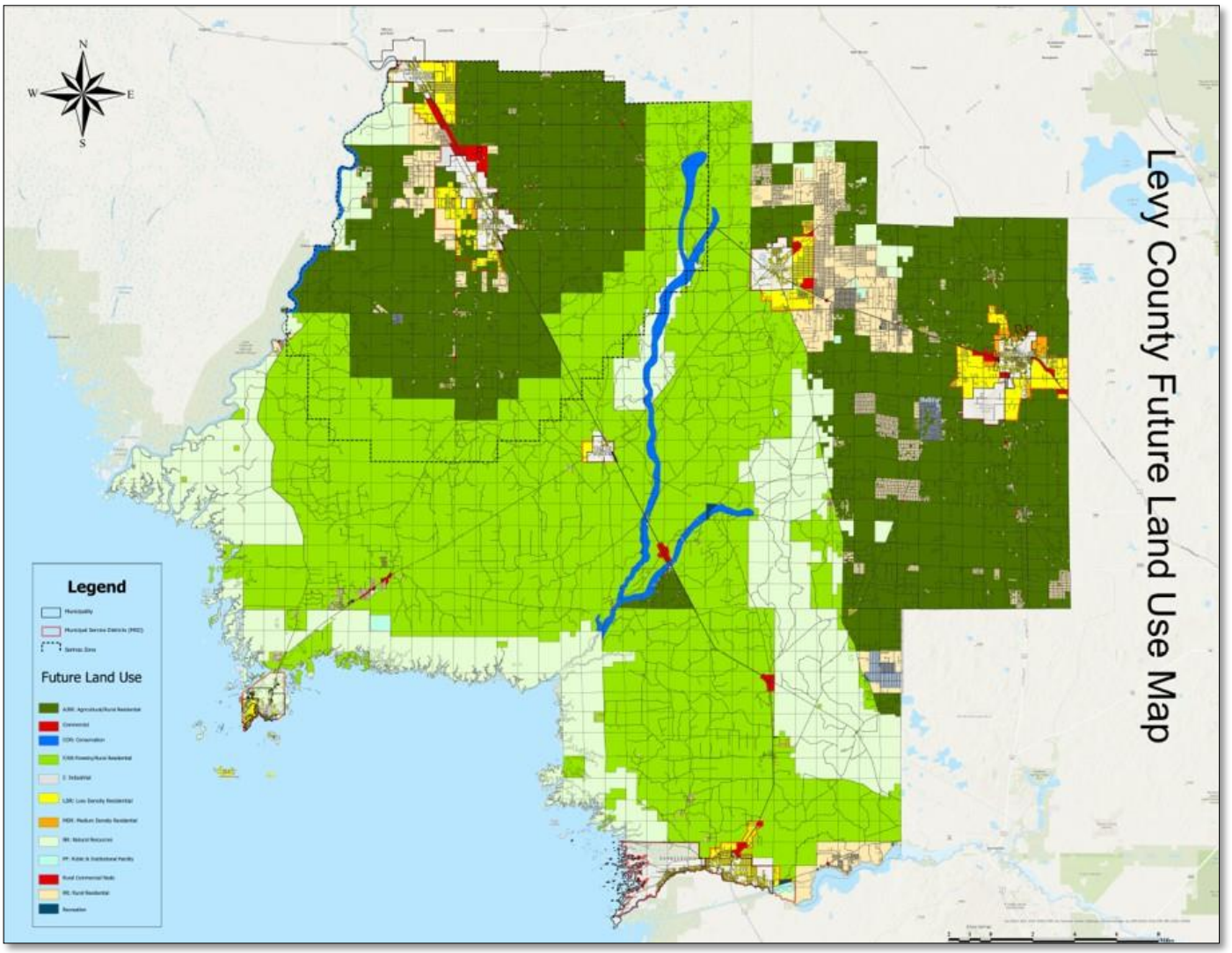
Achieve the compatibility of lands adjacent to the George T. Lewis Airport through land development regulations and coordination with surrounding jurisdictions.

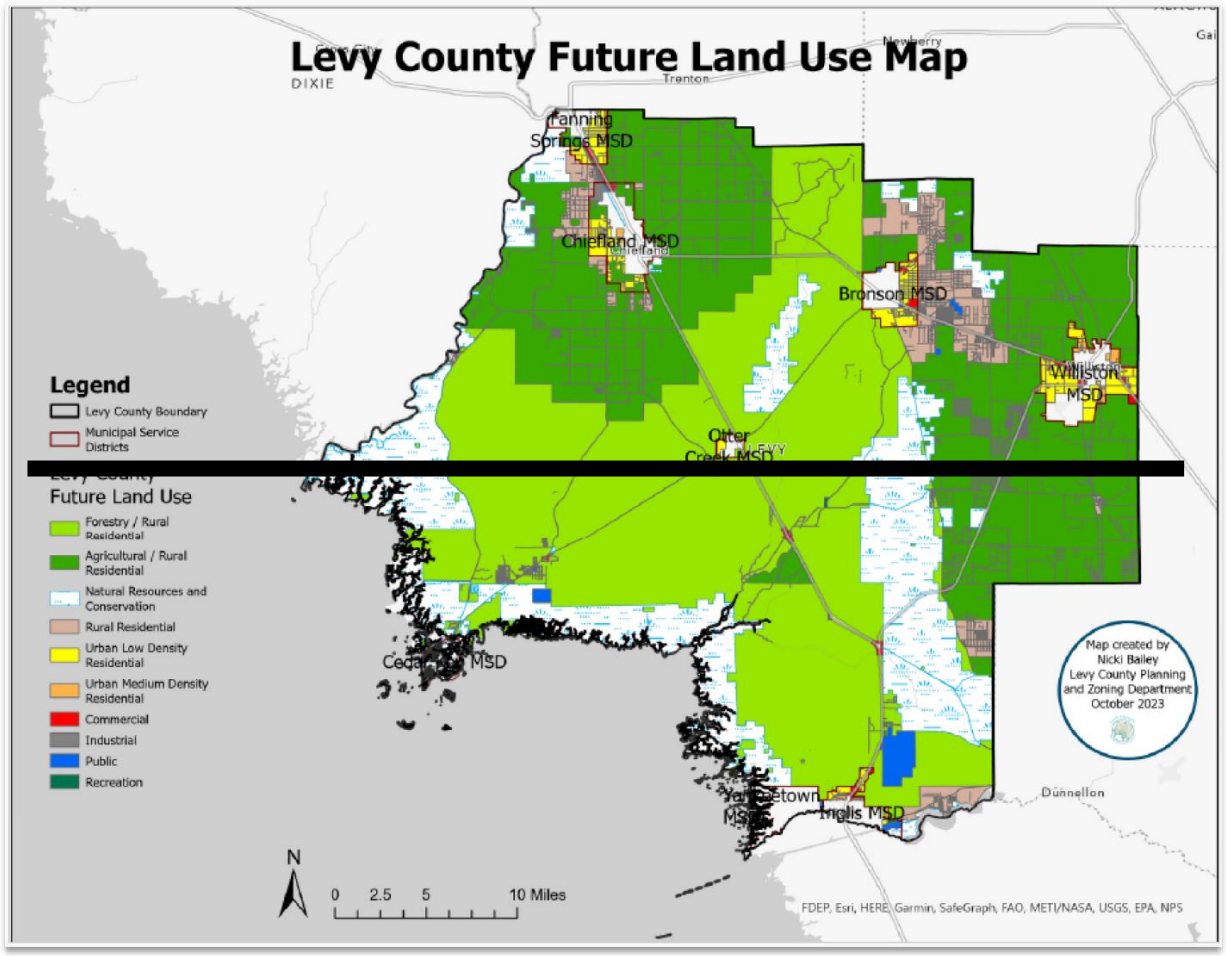
Policy 12.1 Levy County shall use the George T. Lewis Airport Master Plan as the future land use guide for development in and around the airport.

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

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

Levy County Future Land Use Map




Levy County Future Land Use Map
DIXIE
Trenton
Newberry
Fanning Springs MSD
Chiefland MSD
Bronson MSD
Williston MSD
Otter Creek MSD
Cedar Key MSD
Yankeetown MSD
Inglis MSD
Dunnellon
Legend
Levy County Boundary
Municipal Service Districts
Future Land Use
Forestry / Rural Residential
Agricultural / Rural Residential
Natural Resources and Conservation
Rural Residential
Urban Low Density Residential
Urban Medium Density Residential
Commercial
Industrial
Public
Recreation
N
0 2.5 5 10 Miles
Map created by Nicki Bailey Levy County Planning and Zoning Department October 2023
FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Objective 1 Affordable Housing

Community Development Principles

Objective 2 Implementation of Housing Programs

Program Development

Funding

Inventory

Objective 3 Very Low, Low and Moderate Housing

State Housing Initiative Partnership

Affordable Housing Location Guidelines

Development Incentives

Affordable Housing Standard

Objective 4 Substandard Housing

Development Standards

Rehabilitation and Demolition

Funding

Relocation Housing

Objective 5 Licensed Group Homes and Foster Care Facilities

Community Residential Homes ~~Siting Guidelines~~

Objective 6 Historic and Significant Housing

Historic Resource Protection

Rehabilitation and Readaptive Reuse

Goal:

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

Objective 1 Affordable Housing

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

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

Community Development Principles

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, duplex-triplex housing, accessory dwelling units, and explore 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 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 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 services at the level of service standard established in the 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.

Affordable Housing Standard

Policy 3.6~~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~~ do not exceed 30 percent of the median adjusted gross annual income for the households indicated.

Policy 3.7~~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 principles:

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 housing opportunity.

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

Policy 5.2 Community Residential Home siting guidelines will be ~~allow~~ as provided in Ch. 419, Florida Statutes

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 Reuse

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.

ECONOMIC ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Objective 1 **Economic Development Strategies**
Economic Development Agency
Marketing Program
Incentives

Objective 2 **Support Educational and Job Training Programs**

Objective 3 **Planning and Development**
Future Development
Development Services

Objective 4 **Protection of Rural and Environmental Quality**
Resource and Cultural-Based Recreational Development and Activities
Environmental Protection

Goal:

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

Objective 1 Economic Development Strategies

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

Economic Development Agency

Policy 1.1 The County designated the Nature Coast Business Development Council as the agency to coordinate the economic development activities in the public and private sectors. The County 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.

Resource and Cultural Based Recreational Development and Activities

Policy 4.3~~5~~ Develop a plan to market recreational, historical and cultural resources at a local, regional and national level.

Policy 4.4~~6~~ Levy County, in coordination with municipalities and Chambers of Commerce, shall encourage promotion activities for civic festivals to attract tourists

Environmental Protection

Policy 4.5~~7~~ Growth and development plans will be coordinated with appropriate regulatory and non- regulatory agencies to protect the quality of natural resources.

Policy 4.6~~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.

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
Strategic Intermodal System (SIS) Designation
Strategic Intermodal System (SIS Highways)
SIS Level of Service
Transportation Disadvantaged
New Turnpike Proposals Inconsistent with ~~in~~ Agriculture, Forestry, Conservation and Natural Reservation Land Uses

Objective 4 **Right-of-Way Preservation**
Section Line Right-of-Way
Typical Road Construction Standards
SIS Right-of-Way Preservation
Concurrency Management / SIS

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

Objective 1 Transportation Systems

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

Access Point and Driveway Standards

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

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

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

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

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

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

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

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

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

Roadways will be ranked in part based on current and projected traffic volumes, deficiency, improving safety with supporting crash data, maintenance efficiency, and function of the County's transportation system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

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

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

Objective 2 Coordination with the Future Land Use Map

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

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

Road Level of Service

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

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

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

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

Policy 2.4 The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

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

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

Objective 3 Intergovernmental Coordination / Transportation Planning

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

Williston Airport

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

Cedar Key Airport Master Plan

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

Strategic Intermodal System (SIS) Designation

Policy 3.34 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 3.45 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 3.5~~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 3.6~~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 3.7~~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~~ with Agriculture, Forestry, Conservation and Natural Reservation Land Uses

Policy 3.8~~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~~ standards below:

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 or 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.

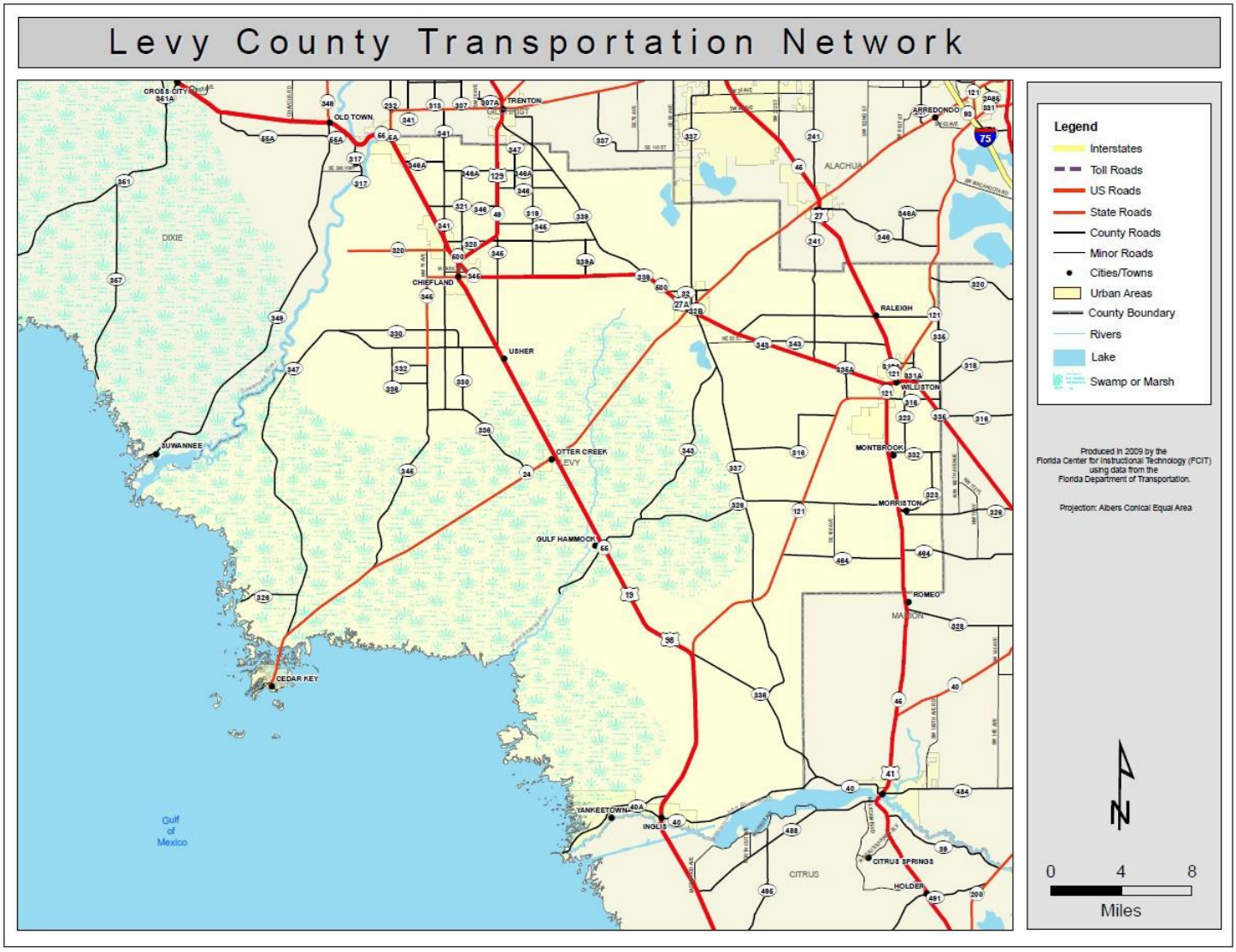
Utility Coordination

Policy 4.6 The County should coordinate transportation improvement projects with utility owners early in project development to identify potential conflicts, relocation needs, drainage considerations, right-of-way constraints, construction sequencing, and opportunities to coordinate roadway, drainage, utility, broadband, and public facility improvements.

Capital Improvements and Grant Coordination

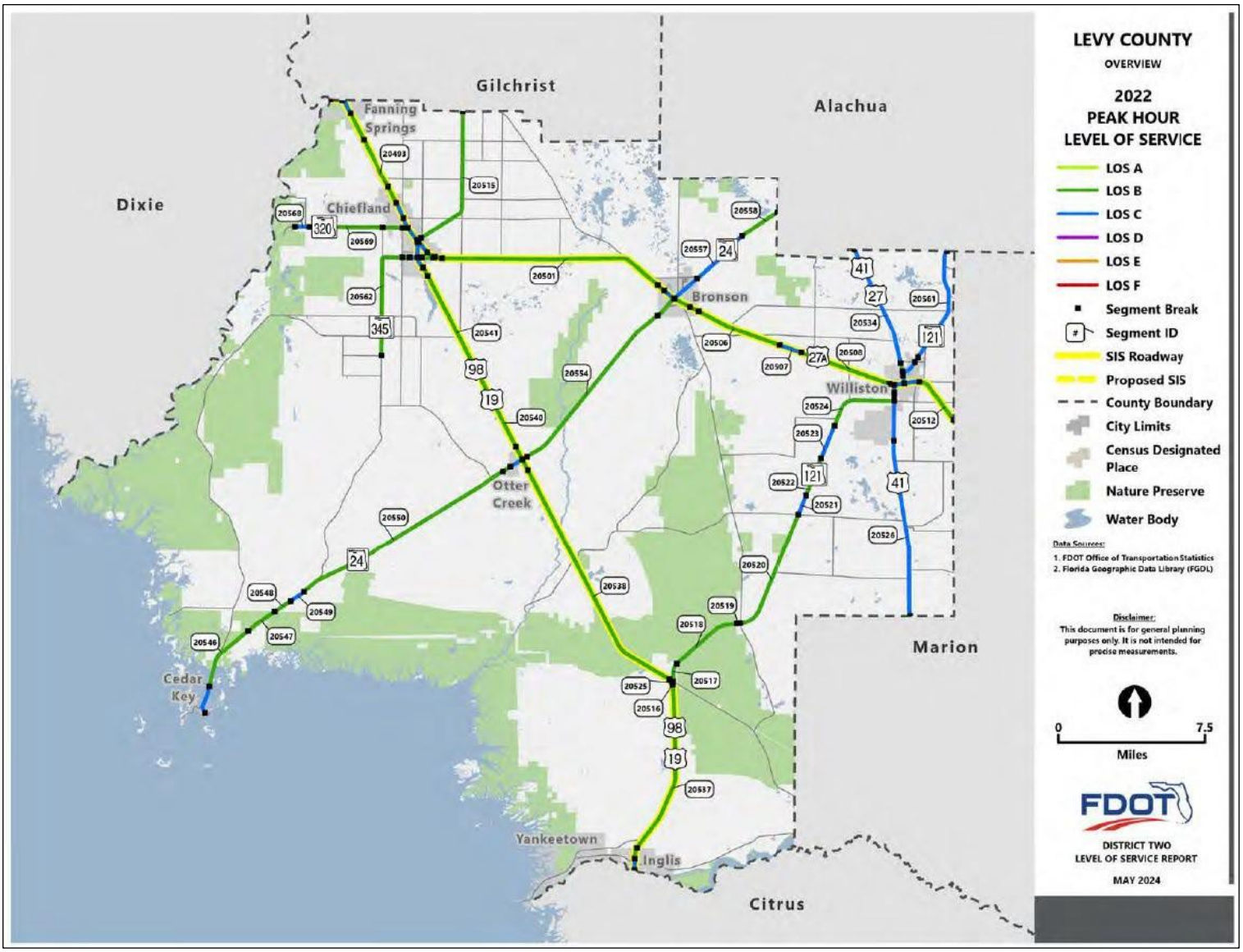
Policy 4.7 The County should coordinate transportation priorities with the Capital Improvements Element, FDOT work program, state and federal grant programs, Small County Outreach Program, Small County Road Assistance Program, local option fuel tax, impact fees, developer contributions, and other legally available funding sources to support roadway preservation, safety, resurfacing, shoulder improvements, bridge and culvert improvements, multimodal facilities, and emergency access.

Levy County Transportation Network - Map 1



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)



CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Element Guide:

Objective 1 **Air Quality**
Open Space and Tree Protection

Objective 2 **Natural Resource Protection**
Environmentally Sensitive
Lands Natural
Reservations
Unique Vegetative Communities/ Multi-Jurisdictional

Objective 3 **Soils, Minerals and Native Vegetative Communities**
Land Use and Natural Resource Map
Series Mineral Resources and Mining

Objective 4 **Forestry / Wildlife Habitat Conservation**
Forest Lands
Saw timber
Production Tree
Ordinance
Development / Plat
Review Forest
Management

Objective 5 **Endangered and Threatened Wildlife**
Wildlife Habitat Management
Wildlife Assessment and Management Plan

Objective 6 **Protect the Quality and Quantity of Current and Projected Water Sources**
Wellfield Protection
Aquifer Protection
Freshwater and Environmentally Sensitive Coastal Areas

Objective 7 **Fisheries and Marine Habitat**
Waterfront Development Guidelines

Objective 8 **Aesthetics**

Objective 9 **Hazardous Waste**

Objective 10 **Wildfire Mitigation**

Goal:

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

Objective 1 Air Quality

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

Open Space and Tree Protection

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

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

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

Objective 2 Natural Resource Protection

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

Environmentally Sensitive Lands (ESL)

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

a. Tide-influenced salt marshes, mangroves, shorelines and barrier/offshore islands.

b. Historic and archaeological sites.

c. State and federal preserves, refuges and wildlife management areas, including the Cedar Key Scrub Preserve and all other habitats of threatened or endangered species.

d. Freshwater and coastal springs, swamps, marshes, wetlands as defined by the Department of Environmental Protection. Streamside management zones and along the Suwannee, Wacassassa and Withlacoochee Rivers, and each of the rivers and spring-fed tributaries.

e. County, Regional and/or State recreation areas.

f. Wellhead Protection Areas.

g The 10 and 100-year floodplain.

h. Coastal and Riverine Flooding Areas as defined in Future Land Use Element, Policy 1.2 Conservation Land Use.

i Coastal High Hazard areas (areas seaward of the elevation of the category 1 storm surge line as established by ~~a~~ the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model).

Policy 2.2 Environmentally Sensitive Lands (ESL) 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 Policies 3.1 and 6.1, and Future Land Use Element 1.2;

d. Require that proposed Planned Unit Developments (P.U.Ds) 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~~ minimal 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 wetlands that contain significant existing nesting habitat for listed wildlife species or significant existing habitat for listed plant species. Topographical characteristics, soil suitability and limitations, potential impact ~~to~~ on 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 limitations of the land shall be documented by the developer prior to the issuance of development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Land Use and Natural Resource Map Series

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

The map series will show the following characteristics:

a. **Natural Resources:** Soil types, native vegetative communities, mineral resources and geologic surface water and groundwater information.

b. **Land Use Information:** Areas designated for urban and rural development.

Future Land Use categories for Agricultural, Residential and Non-Residential land uses and Environmentally Sensitive Lands.

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

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 WHPZs.

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~~ impervious 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, wetland 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~~ managing runoff ~~in a manner~~ so 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~~ in proximity to coastal estuaries, grass beds, hammocks or salt marsh by enforcing land development regulations.

Policy 7.2 The County will protect offshore fishing beds from poor water quality and from the adverse impacts 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 Ordinance~~s~~ to promote compatibility between residential and nonresidential 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~~ by developing and adopting 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.

COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

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

Goals:

~~Properly manage growth and development in coastal areas to: protect, maintain and enhance~~

~~the natural function and environmental quality of existing coastal and estuarine resources; mitigate hazards and reduce the potential loss of life and property from natural disaster; and ensure adequate public access to the shoreline to provide economic, recreational and natural benefits from the County's coastal resources.~~

Properly manage growth, redevelopment, conservation, public access, infrastructure, and hazard mitigation in coastal areas to protect, maintain, restore, and enhance the natural function, environmental quality, scenic character, working waterfronts, water-dependent uses, and economic value of Levy County's coastal and estuarine resources; reduce vulnerability to storm surge, flooding, sea-level rise, erosion, wildfire, and other natural hazards; support resilient public infrastructure and post-disaster recovery; and ensure appropriate public access to beaches, shorelines, waterways, and coastal recreation areas consistent with public safety, environmental protection, and the carrying capacity of 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.~~

Recognize, conserve, restore, and enhance the unique environmental, scenic, cultural, recreational, and economic characteristics of the Levy County Coastal Zone through coordinated land use planning, resilient redevelopment, public facility planning, and land development regulations that protect marine life, coastal habitats, estuarine systems, working waterfronts, water quality, and natural flood protection functions from the adverse impacts of growth, redevelopment, and natural hazards.

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 considerations 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.

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~~ are not limited to, ~~the identification of~~ identifying existing or potential access points, the types of improvements needed and their 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, 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 will distribute septic tank operating and maintenance instructions to owners of such systems as the instructions 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~~ are not 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 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.

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

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~~ 1.6, 2.2, ~~2.6~~ 3.2 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 encompass~~es~~ 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 the 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 recently adopted 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 floodplain 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 discounts 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 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. 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:

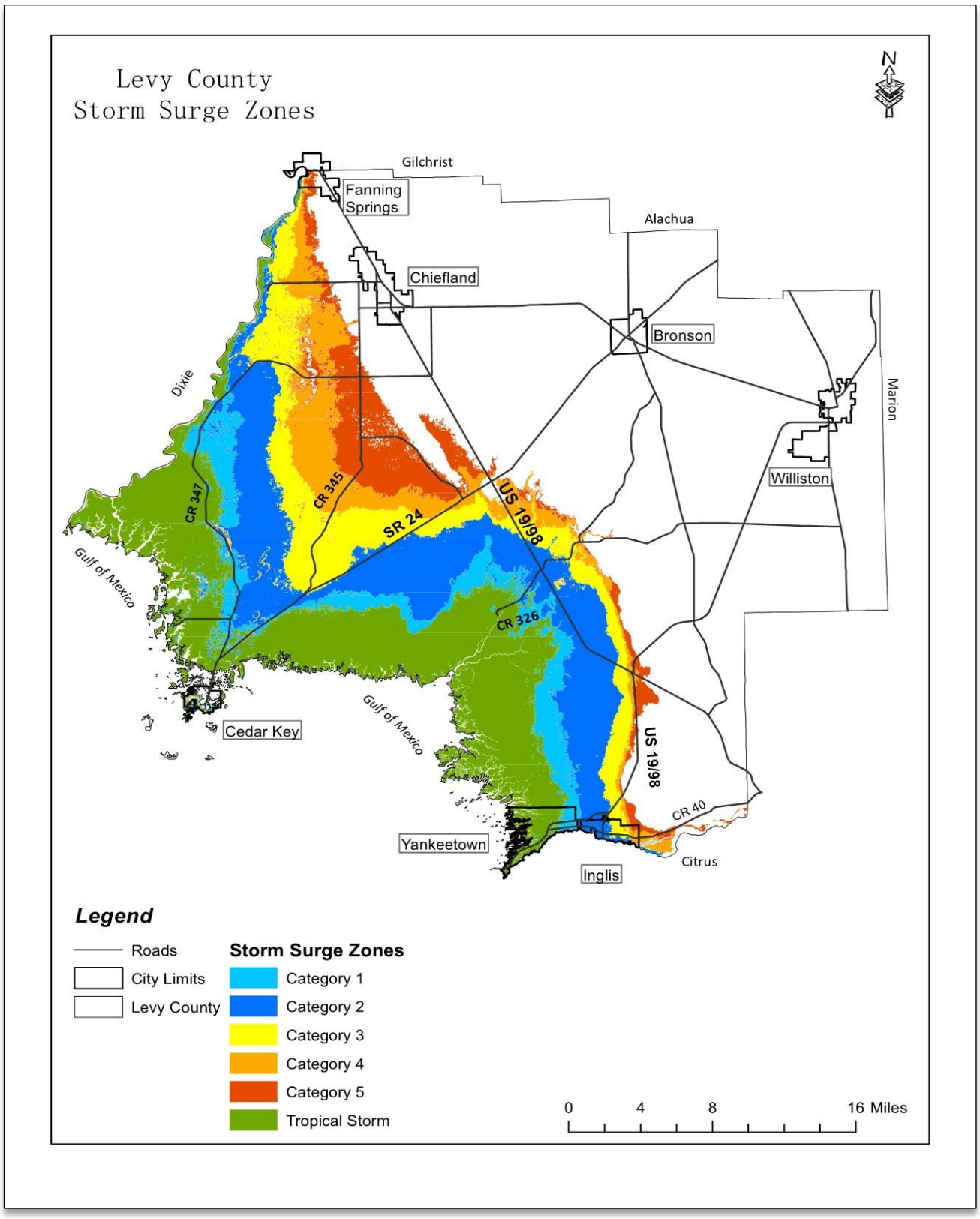
a. Big Bend Seagrasses Aquatic Preserve Management Plan.

b. Suwannee River Basin 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



SPRINGS PROTECTION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Element Guide:

Objective 1 Springs Protection Zone

Objective 2 Future Land Use Map Amendments

Objective 3 Development Design Standards

Objective 4 Site Plan and Plat Review

Objective 5 Stormwater Management

Objective 6 Wastewater Treatment and Nutrient Reduction

Objective 7 Intergovernmental Coordination

Objective 8 Outstanding Florida Springs Priority Focus Areas

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

Objective 1 Springs Protection Zone (SPZ)

Protect 1st and 2nd 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 biosolids; 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, conservation design, stormwater treatment, wastewater treatment, nutrient reduction, monitoring, 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 District as soon as available;
d. Minimal site disturbance; and
e. Consideration of conflicts with abutting land containing active agricultural or forestry uses.

Policy 3.2 Development shall be set back from springs, spring runs, and karst features as shown in the following table ~~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, naturalized, or Florida-Friendly 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~~ are found in the SJRWMD Environmental Resource Permit Applicant Handbook, Volume II, Part V, Section 9.3.6.
    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 geotechnical practices with an emphasis on identification of potential connections to the aquifer. 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.
    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. 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 runoff.

Objective 6 Wastewater Treatment and Nutrient Reduction

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, enhanced nutrient-reducing onsite sewage treatment and disposal 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, wastewater planning, utility service coordination, and other matters that impact springs and springsheds. The interlocal agreement containing joint strategies for springs protection should be implemented by local governments within a springshed where mutually agreed upon.

Policy 7.2 Levy County shall consider the creation of a joint development review board or other coordination process to be composed of representatives from 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, Florida Statutes, and any applicable successor provisions.

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Objective 1 Public Park and Recreation

Park and Recreation Level of Service Standards
Public Boat Ramps
Public Fishing Piers
Canoe Trail System

Objective 2 Public and Private Recreation

Recreational Development Guidelines
Community and Neighborhood Park Development

Objective 3 Open Space

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 publicly 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~~ provision 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 - *Description*- 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- *Description*- 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~~ adopting 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, construction of recreational improvements, trail or sidewalk connections, conservation or open space dedication, payment of recreation impact fees, or 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.

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.~~ **Water:** Future projections based on countywide population growth indicate that overall potable water demand is expected to remain within adopted level-of-service standards through the planning horizon. However, updated regional water supply planning, localized utility conditions, and County-owned system responsibilities indicate that potable water supply should continue to be evaluated at both the countywide and system-specific levels. Levy County should continue coordinating with the Suwannee River Water Management District, Southwest Florida Water Management District, municipalities, public utility providers, and regional partners to monitor demand, permitted capacity, conservation measures, water loss reduction, reuse, alternative water supply opportunities, emergency reliability, and localized service constraints through 2050.

~~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.~~ **Wastewater:** Future projections and available infrastructure data indicate that wastewater flows remain below the adopted level of service standard where central sewer is available; however, much of unincorporated Levy County still relies on onsite sewage treatment and disposal systems. Future wastewater planning should focus on maximizing existing centralized systems, addressing localized service constraints, supporting septic-to-sewer or advanced treatment where environmentally beneficial and legally authorized, and coordinating regional utility alternatives.

~~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.~~ **Solid Waste:** Solid waste generation and long-term disposal capacity should continue to be monitored and actively managed through the 2050 planning horizon. Recent planning and operating information indicate that per capita solid waste generation, daily waste intake, storm-related debris, and construction and demolition debris may exceed the County's adopted level of service standard and place additional pressure on existing disposal capacity. To address these needs, the County should continue evaluating recycling, yard-waste diversion, transfer stations, disaster debris management, collection efficiency, landfill life-extension strategies, Class I disposal capacity, development of a new Class III debris cell, and other operational or capital improvements at the Levy County Solid Waste Management Facility.

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Stormwater Management Sub-Element

Objective 1 **Stormwater and Floodplain Protection**

Stormwater Management Level of Service
Natural Drainage/ Water Quality

Aquifer Recharge Sub-Element

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

Wetland Preservation

Objective 2 **Water Conservation**

Solid Waste Sub-Element

Objective 1 **Solid Waste Management and Services**

Landfill Timeframe and Management
Solid Waste Level of Service

Potable Water Quantity And Quality Sub-Element

Objective 1 **Water Source Protection and Potable Water Supply LOS**

Water Transfers
Monitoring Groundwater Resource

Objective 2 **Estuary and Living Marine Resources**

Objective 3 **Discourage Urban Sprawl**

Provision of Service in Municipal Service Districts/ Guidelines
Private Potable Water Facilities/Countywide

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

Potable Water Level of Service
Interlocal Coordination
Facility Operation and Maintenance
Capital Improvement Priorities

Objective 5 **Water Conservation**

Natural Resource Protection
Water Supply Protection

Sanitary Sewer Sub-Element

Objective 1 **Discouraging Urban Sprawl**

Sanitary Sewer Level of Service
Wastewater Treatment Systems Guidelines

Centralized Wastewater Treatment Systems Guidelines
Private Package Treatment Plants / Residential single-family developments in Municipal Service Districts
Package Treatment Plants / Other residential development
Outside Municipal Service District/ Private Package Treatment Plant for non-residential development

Objective 2 Treatment Plant Failures

Monitoring Program
Interlocal Coordination

Utilities Sub-Element

Objective 1 Utility Guidelines

Stormwater Management Sub-Element

Goal:

~~Ensure that stormwater management systems are adequate to reduce the risk of public endangerment and property damage from long term flooding and protect surface and ground water quality~~. Ensure that stormwater management systems are adequate to reduce the risk of public endangerment and property damage from flooding, maintain natural drainage functions, protect surface and groundwater quality, support aquifer recharge, and improve resilience to extreme rainfall, storm surge, and other flood-related hazards.

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.~~ Maintain and periodically update land development regulations to ensure that stormwater and floodplain management standards remain consistent with applicable local, state, and federal regulations and support water quality, floodplain protection, natural drainage, aquifer recharge, and long-term community resilience.

Policy 1.1 Land development regulations shall implement development standards for flood-prone 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 into sinkholes or other natural drainage areas (i.e., wetlands, marshes, waterbodies, etc.). New developments shall ensure that stormwater discharge into natural drains meets 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 flood-prone areas.~~ Protect the quality and supply of groundwater, springs, wetlands, karst features, aquifer recharge and discharge areas, flood-prone lands, and connected surface waters through proper management of development activities, stormwater, wastewater, water conservation, and public facility planning.

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

~~Identify the sensitive features of the land and provide land development regulations standards to ensure the adequate provision of stormwater facilities and floodplain management.~~ Identify sensitive features of the land and maintain land development regulation standards that protect natural groundwater recharge and discharge areas, wetlands, floodplains, karst features, sinkholes, springsheds, and other environmentally sensitive resources while ensuring adequate stormwater facilities and floodplain management.

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

Policy 1.2 Review and revise Land Development Regulations to protect sensitive portions of the land from development.

Wetland Preservation

Policy 1.3 Jurisdictional wetlands shall be protected and preserved. New development shall preserve the total area of jurisdictional wetlands on site and protect the natural drainage features of associated wetland systems. All watercourses 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~~.~~, aquifer recharge, groundwater supply, estuarine water quality, agriculture, and long-term public water supply needs.

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

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

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

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

Solid Waste Sub-Element

Goal:

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

Protect the environmental and economic quality of the County through the proper management, disposal, reduction, diversion, recycling, and monitoring of solid, hazardous, yard, construction, demolition, and disaster-generated waste to meet current and future demands while extending facility life and protecting public health, safety, and natural resources.

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.~~ Ensure adequate solid waste facilities, disposal capacity, transfer options, collection services, recycling and diversion programs, and disaster debris management strategies to accommodate future needs and prevent 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 ~~pursing~~ 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 ag~~e~~ncies 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. The County shall evaluate alternative disposal methods on a periodic basis, with recommendations from the County Engineer, and shall continue to evaluate, plan,

permit, fund, and construct solid waste facility improvements necessary to maintain adequate long-term disposal capacity, including expanding Class I solid waste disposal capacity, developing Class III debris disposal capacity, improving transfer stations, managing storm debris, managing construction and demolition debris, recycling, yard-waste processing, and other operational improvements necessary to protect public health, environmental quality, and fiscal sustainability.

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 The County shall maintain and periodically update solid waste and disaster debris management strategies to address debris from hurricanes, flooding, severe storms, wildfires, construction activity, and other events. These strategies may include temporary debris management sites, Class III debris disposal capacity, mutual aid, contractor coordination, state and federal reimbursement procedures, transfer operations, vegetative debris processing, public communication, and post-disaster monitoring of landfill capacity. ~~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.

Policy 1.10 The County should monitor actual solid waste generation rates and compare those rates to the adopted level of service standard. If monitoring indicates a sustained discrepancy between actual generation and the adopted standard, the County may evaluate whether operational improvements, additional diversion measures, facility improvements, or a legally sufficient level of service update is warranted.

Policy 1.11 Solid waste planning should be coordinated with growth management, capital improvements, disaster recovery, recycling, yard waste management, transfer station planning, and public education.

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.~~ Protect, maintain, conserve, and coordinate the source, quality, reliability, resilience, and supply of potable water to meet the needs of existing and future development and population in a manner that supports compact growth, public health, aquifer protection, springs protection, coastal resilience, and efficient infrastructure investment.

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.~~ Coordinate with the Water Management Districts, municipalities, public facility providers, utility districts, and regional partners to protect potable water sources, maintain water supply reliability, evaluate service area needs, support conservation, and align water supply planning with future land use decisions.

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 include provisions of ~~(~~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.~~

Regional water supply planning has been updated since the July 2018 regional water supply plans. The Suwannee River Water Management District adopted the 2024 Western Water Supply Plan, which includes portions of Levy County and identifies water supply planning needs, conservation measures, water resource protection strategies, and project options through the 2045 planning horizon. The Southwest Florida Water Management District has also updated its Regional Water Supply Plan for the 2025–2045 planning period and identifies continued water conservation, reclaimed water, alternative water supply, and traditional groundwater strategies as part of the regional approach to meeting projected demands while protecting natural systems.

Levy County should continue to coordinate with the SRWMD, SWFWMD, municipalities, public utility providers, and other appropriate agencies to maintain consistency with applicable regional water supply plans and the County's Water Supply Facilities Work Plan. This coordination should include monitoring potable water demand and permitted capacity, evaluating localized system constraints, supporting conservation-based infrastructure improvements, evaluating reuse and alternative water supply opportunities where feasible, protecting groundwater and springs resources, and coordinating regional utility planning efforts such as the Waccasassa Water and Wastewater Cooperative or any successor regional water and wastewater initiative.

Policy 1.7 The County shall maintain and periodically update its Water Supply Facilities Work Plan, as required by Section 163.3177(6)(c), Florida Statutes, to remain consistent with applicable regional water supply plans adopted by the Suwannee River Water Management District and Southwest Florida Water Management District. The Work Plan should identify applicable traditional water supply projects, alternative water supply projects, conservation measures, reuse opportunities, water loss reduction improvements, localized system needs, emergency reliability needs, and coordination strategies necessary to serve existing and new development while protecting groundwater, springs, surface waters, estuarine resources, and natural systems.

Policy 1.8 The County should use best available water supply, utility capacity, water management district, municipal utility, regional planning, and Water Supply Facilities Work Plan information when evaluating future land use amendments, public facility investments, utility service coordination, interlocal agreements, and long-range infrastructure planning.

Policy 1.9 The County should continue to monitor and coordinate, where appropriate, with the Waccasassa Water and Wastewater Cooperative, the Suwannee River Water Management District, the Florida Department of Environmental Protection, affected

municipalities, and other utility partners regarding regional water and wastewater alternatives intended to improve coastal resilience, protect water quality, support water supply reliability, and address localized utility needs. As the W3C project is redesigned following changes in municipal participation, the County should rely on updated engineering, funding, permitting, groundwater source, wellfield, facility siting, governance, and pipeline alignment information before relying on the project for concurrency, capital improvements, or land use planning decisions.

Policy 1.10 The County should encourage water supply projects, interlocal agreements, Municipal Service Areas where established by the Comprehensive Plan or interlocal agreement, reuse opportunities, water conservation measures, and infrastructure coordination strategies that maximize existing public facilities, protect the Floridan Aquifer, support compact growth, improve utility reliability, and avoid premature or inefficient utility extensions into rural areas.

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.~~ Protect and preserve estuarine water quality, recreational and commercially important fish and shellfish areas, coastal wetlands, seagrass resources, and living marine resources by maintaining appropriate surface water flows and levels, reducing pollutant loading, supporting septic-to-sewer or advanced treatment where appropriate, and limiting adverse impacts from development and infrastructure decisions.

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 requirements.

Private Potable Water Facilities/Countywide

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

Policy 3.5 Proposed residential developments requiring a centralized water system shall provide written confirmation that there is available capacity to meet the Level of Service standard and services are located or will be extended to serve the project concurrent with development.

Policy 3.6 The County may coordinate with municipalities and utility providers to evaluate Municipal Service Areas or similar service planning areas through interlocal agreements. Such areas may be used to coordinate potable water, wastewater, reuse, drainage, transportation access, public facility planning, annexation coordination, and future land use decisions.

Policy 3.7 Utility service extensions should be coordinated with the Future Land Use Element, Capital Improvements Element, Intergovernmental Coordination Element, Conservation Element, Springs Protection Element, and Coastal Management Element to support compact growth, protect natural resources, and avoid scattered development patterns that are costly to serve.

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.~~ Coordinate with developers, municipalities, public facility providers, water management districts, and regulatory agencies to identify and correct system deficiencies, maintain adequate potable water facility operations, support facility resilience, and coordinate utility service with adopted growth management policies.

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~~ ensure that public and private potable water facilities are maintained and operated in compliance with applicable

state rules.

Policy 4.6 Interlocal agreements for potable water service may include Municipal Service Areas, service area boundaries, facility timing, capacity allocation, connection policies, funding responsibilities, emergency service coordination, and procedures for sharing land use and development information.

Policy 4.7 The County should coordinate with municipalities and regional utility partners to evaluate potable water facility resilience, including backup power, emergency interconnections, water quality protection, coastal vulnerability, saltwater intrusion risk, and protection or relocation of critical facilities where feasible.

Capital Improvement Priorities

Policy 4.8~~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.

Policy 4.9 Potable water capital improvement priorities should also consider public health and safety, documented deficiencies, resilience of critical facilities, service to designated growth areas, protection of springs and groundwater, coastal hazard vulnerability, grant funding opportunities, and consistency with the Capital Improvements Element.

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 Management 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.

Policy 5.5 The County should coordinate water conservation, reuse, drought management, and aquifer protection strategies with agricultural users, municipalities, water management districts, and public facility providers.

Policy 5.6 The County should encourage reclaimed water, where feasible and environmentally appropriate, to offset potable water demand and support aquifer recharge, agricultural irrigation, landscape irrigation, and other beneficial uses consistent with applicable permits and water management district requirements.

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.~~ Ensure that sanitary sewer services, wastewater treatment facilities, onsite wastewater coordination, and regional wastewater planning are adequately provided to support orderly, compact growth, protect public health, reduce nutrient loading, protect springs and groundwater, improve coastal resilience, and maintain surface and groundwater 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 may evaluate decentralized, clustered, advanced, or managed wastewater systems where such systems are used to address documented water quality, public

health, or environmental needs; are supported by a responsible management entity; and are consistent with applicable state law, water management district requirements, the Springs Protection Element, and the Future Land Use Element.

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 (P.U.D) 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~~ transferring ownership of the system to the municipal entity.

Policy 1.9 As defined by this Comprehensive Plan:

a. Wastewater treatment plant - a facility designed to collect, transmit, treat or dispose of wastewater, excluding onsite sewage treatment and aerobic treatment systems covered by F.A.C. Chapter 64E-6.

b. Centralized treatment plant - a wastewater system having a permitted capacity of 100,000 gallons per day or greater.

c. Package treatment plant - a wastewater treatment system having a permitted capacity of less than 100,000 gallons per day.

Centralized Wastewater Treatment Systems Guidelines

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

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

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

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

Package Treatment Plants/ Other residential development

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

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

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

a. Locations:

1. **Recognized unincorporated Communities and Commercial Areas -** Permitted in each of the named unincorporated communities and areas designated Commercial on the future land use map.

2. **Rural Commercial Nodes-** On Strategic Intermodal System (SIS) - Permitted at each rural commercial node on the SIS. On non-SIS roadway- Must meet or exceed one of the following thresholds:

   a. 200 platted lots outside of a Municipal Service District (or homes constructed) within a one-mile radius of the

proposed location.

b. 1,000 vehicles per day, average daily traffic on an abutting road.

c. The distance to any other developed rural commercial node is two (2) miles or greater.

3. **For the purpose of Retrofitting** - Permitted in instances where "retrofitting" of an existing on-site system is necessary to correct a health hazard or to meet state environmental standards.

4. **Water Dependent Uses** - Permitted for water-dependent uses, which for the purposes of this Comprehensive Plan are defined as activities which can be carried out only on, in adjacent to, or connected to bodies of water (lakes, rivers, the Gulf, etc.) because the use requires access to the water body for: waterborne transportation, including ports or marinas; recreation; public utilities (electric generation, water supply, etc.); aquaculture; or other uses that are dependent upon large quantities of water or water bodies.

5. **Industrial Areas -** Permitted for industrial areas shown on the Future Land Use Map.

6. **Specialized Uses-** Institutional, tourist/entertainment, and resource-based recreation.

b. Densities of Development:

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

c. Design:

General

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

Capacity

2. Wastewater treatment plant design shall address variable influent flow conditions, including provisions for treatment of all anticipated wastewater conditions and flows.

3. Wastewater treatment plants may be restricted to allow operation at no greater than 75% of the design capacity.

Pretreatment

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

Future Expansion

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

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

Emergency back-up

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

Waivers

8. Should specific project conditions warrant, the County may waive certain requirements or impose more stringent and additional design standards. The County will consider waiving requirements only when the applicant can demonstrate that:

   a. Alternate standards promote flexibility, economy and are equal to or exceed minimum state requirements for wastewater treatment systems so as to provide reasonable environmental safeguards; and
   b. The proposed alternate standards are appropriate for the particular application.

d. Facility Monitoring:

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

e. Operations/Maintenance:

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

f. Financial Responsibility:

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

g. Shutdown Order:

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

Objective 2 Treatment Plant Failures

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

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

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

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

Monitoring Program

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

Policy 2.6 Where failed or deficient wastewater systems create a public health, water quality, groundwater, springs, or coastal resource concern, the County should evaluate available corrective options, including repair, replacement, advanced treatment, connection to central sewer, grant funding, interlocal coordination, or other measures authorized by law.

Policy 2.7 The County should coordinate with municipalities and public facility providers to identify areas where wastewater deficiencies, aging onsite systems, poor soils, high groundwater, coastal vulnerability, or nutrient concerns may warrant future utility planning or capital improvement evaluation.

Utilities Sub-Element

Goal:

Ensure that electric, broadband, and other utility systems ~~utilities~~ are adequately and efficiently provided through coordination with private utilities, public agencies, municipalities, affected communities, and state and regional 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.~~ Permit utility companies flexibility in providing essential public services while protecting the environmental quality, scenic character, agricultural lands, conservation lands, rural communities, public safety, 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~~ communities.

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 Management 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.

PUBLIC SCHOOL FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

Levy County School District serves approximately 5,629 students across 15 schools. Enrollment trends, school capacity, capital facility needs, and student generation impacts should continue to be monitored through coordination among Levy County, the Levy County School District, and the municipalities within the County. Public school facility planning should rely on the School District's adopted Five-Year District Facilities Work Program, Florida Inventory of School Houses capacity, enrollment projections, residential development trends, and the public school concurrency procedures established through the adopted interlocal agreement and this Element. Although recent enrollment trends may indicate modest year-to-year changes, future residential growth, changes in household composition, redevelopment, school choice, facility condition, transportation needs, emergency shelter demand, and capital funding constraints may affect long-term school facility planning. Levy County should therefore continue to coordinate land use decisions, development review, school siting, capital improvements planning, and public facility concurrency with the Levy County School District.

~~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;)*~~

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 1st, 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~~ preceding 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 Plan~~s~~.

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 on-site 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 floodplain 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 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~~ regarding new school facilities, ~~and~~ facility rehabilitation and expansions designed to serve as and provide emergency shelters ~~as required by~~ consistent with Section 1013.372, Florida Statutes~~.~~, and applicable emergency management requirements.

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.~~ residential development approvals to help ensure adequate school capacity and consistency with the adopted public school concurrency program.

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~~ that 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~~ and other safe access facilities; ;
6. Traffic circulation plans to serve schools and the surrounding neighborhood;
7. The provision of off-site signalization, signage, sidewalks, turn lanes, access management, or other access improvements to serve schools;
8. The inclusion of school bus stops ~~and~~ turnarounds, and safe student loading areas;
9. Available school capacity or planned improvements to increase school capacity; and
10. Emergency access, evacuation, sheltering, or public safety considerations, where applicable.

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~~ school capacity is evaluated and 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 adopted 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 Interlocal 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 a 100% utilization rate for all school types.

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

Policy 2.1.5 No LOS standard shall be amended without supporting data and analysis demonstrating ~~showing~~ that the amended LOS standard ~~is supported by adequate data and analysis and~~ can be achieved and maintained within the five year planning period covered by ~~s of~~ the Five-Year Schedule of Capital Improvements and the School District's Five-Year District Facilities Work Program ~~Plan~~.

Objective 2.2: Concurrency Service Areas

Levy County shall establish School Concurrency Service Areas as the geographic 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:

a. To maximize available school capacity;
b. To make efficient use of new and existing public schools in accordance with the level of service standards,
c. To take into account minimizing transportation costs,
d. To limit maximum student travel times,
e. To achieve socio-economic, racial and cultural diversity objectives, where applicable
f. To recognize the capacity commitments resulting from the local governments' within Levy County's development approvals for the CSA and for contiguous CSAs.
g. 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~~ is consistent with the ~~future land use~~ Future Land Use Map designation for the specific property and ~~with pertinent portions~~ applicable provisions 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 or will provide 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~~.~~ unless otherwise provided by applicable law, the Interlocal Agreement, or the Land Development Code.

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 and non-student generating residential or lodging facilities 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~~ and implemented consistent with this Element, the Interlocal Agreement, and applicable concurrency procedures.

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 To recognize the limited capacity, location, and unique circumstances of Cedar Key School, students living in School Concurrency Service Area 6, or future students generated from residential development in School Concurrency Service Area 6, may be assigned to schools in other School Concurrency Service Areas, including CSA 2, CSA 3, or CSA 5, based on School District assignment procedures, available capacity, transportation considerations, and the adopted public school concurrency process.~~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 when adequate school capacity is not available, consistent with applicable law, the Interlocal Agreement, this Element, and the Levy County School District's Five-Year District Facilities Work Program. ~~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 may ~~shall~~ also delay development approval or phase the development ~~have the option to be delayed~~ to a date when capacity and LOS standards 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 Levy County School District's 5-Year District Facilities Work Program.

Policy 2.4.3 ~~In the event that the~~ When 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:

1. ~~School~~ Construction or expansion of school facilities
2. Contribution of land
3. Payment for construction, expansion ~~and/~~or land acquisition
4. Construction of a charter school facility where authorized by applicable law and accepted by the School District; or
5. Other mitigation measures authorized by applicable law, the Interlocal Agreement, and the Levy County School District.

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

1. Be allocated toward a permanent school capacity improvement identified in the School District's 5-Year District Facilities Work Program ~~which~~ or otherwise incorporated into the Work Program as required, that satisfies the demands created by the proposed development.

2. Be proportionate to the demand projected to be created by the proposed development.

3. 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 developer's commitment to continuing renewal of the agreement upon its expiration.

4. 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.

5. 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 applicable student levels, ~~i.e~~. including 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~~ public educational facility, 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 coordinate with the Levy County School District to ensure existing deficiencies and future public school facility 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~~ when 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.

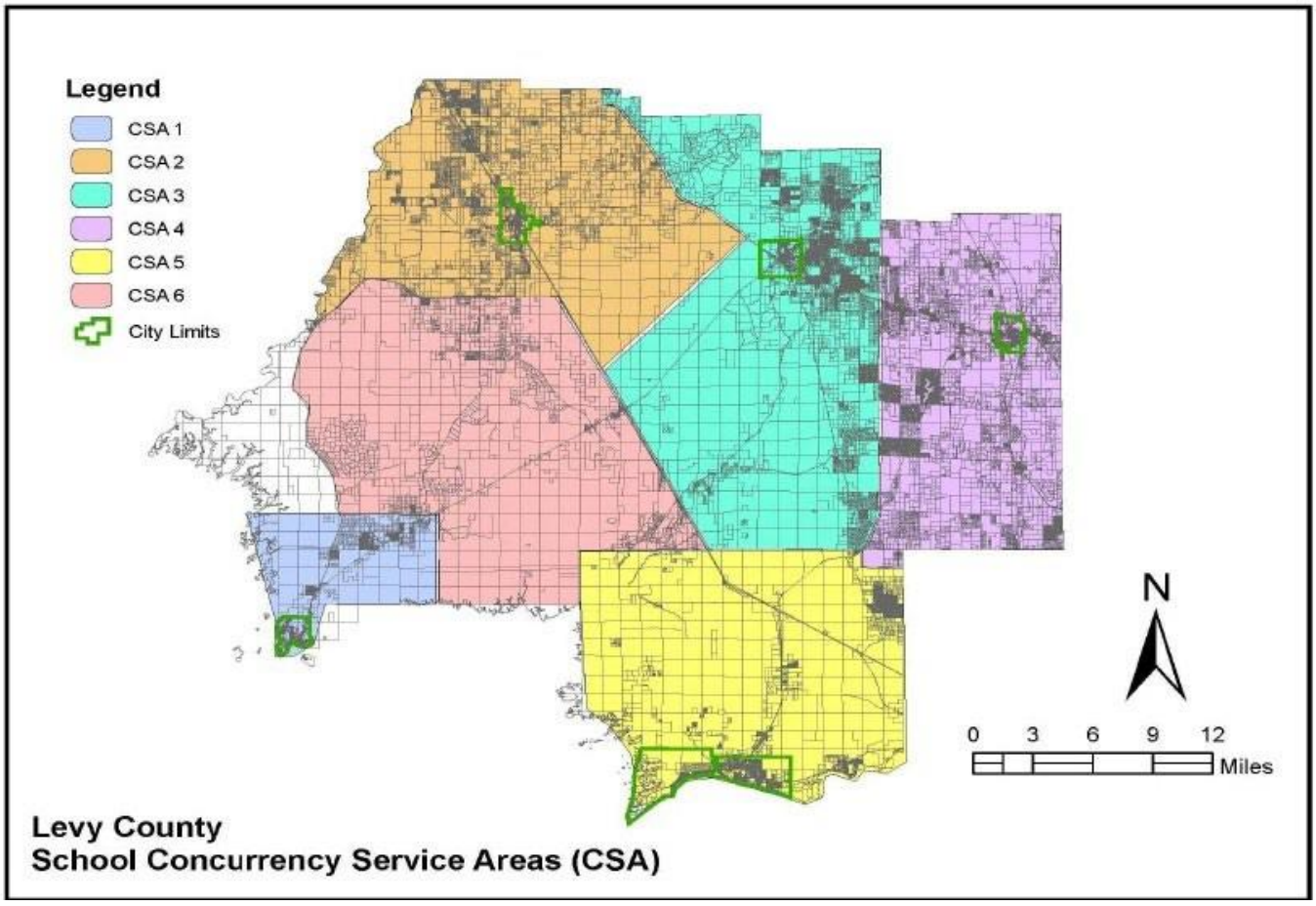
School Name	Address	City
Public Schools		
Levy District Office	480 Marshburn Dr.	Bronson
Bronson Elementary School	400 Ishie Ave.	Bronson
Bronson Middle/High School	8691 NE 90TH St.	Bronson
Cedar Key High School	951 Whiddon Ave.	Cedar Key
Chiefland Elementary School	1205 NW 4th Ave.	Chiefland
Chiefland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

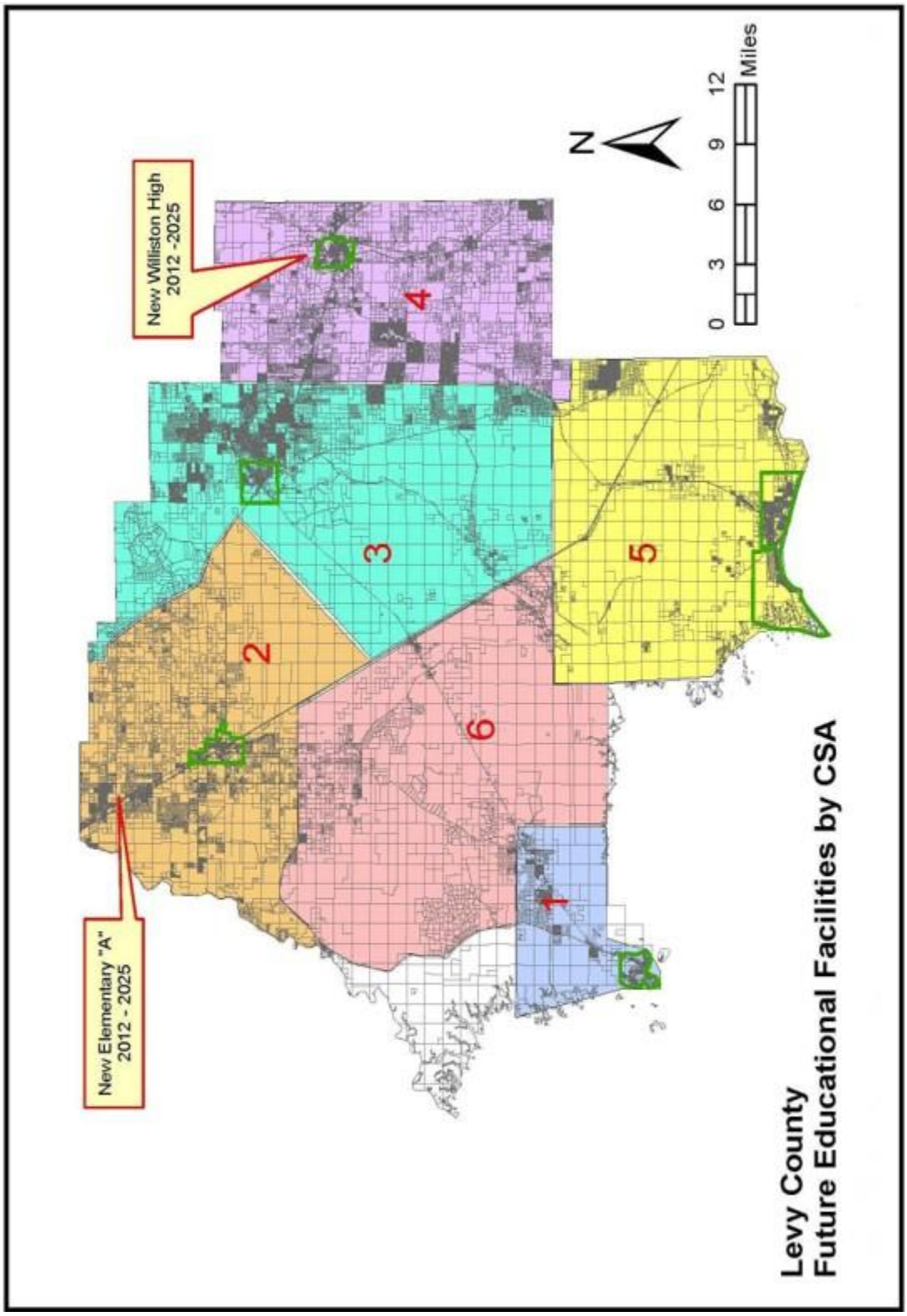
Levy County has established concurrency service areas to ensure school facilities can adequately support residential development. These areas are part of the county's comprehensive plan ~~designed to~~ which coordinates land use with school capacity. The main objectives include:

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 Concurrency Service Areas (CSA) Map




Levy County
Future Educational Facilities by CSA
New Williston High
2012 -2025
New Elementary "A"
2012 - 2025
1
2
3
4
5
6
N
0 3 6 9 12
Miles

CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Objective 1 **Capital Improvement Guidelines**
Capital Improvement Guidelines
Capital Improvements Priorities
Annual Budget Process and Update to the CIE
Grant Readiness, Resilience, and Draft Capital Program Coordination

Goal 1 **Capital Facilities Planning for School Concurrency**

Objective 1.1 **Public School Facilities**

Objective 2 **Coastal High Hazard Area**
Capital Improvement Guidelines for the Coastal High Hazard Area

Objective 3 **Land Development Management**
Correct Deficiencies
Management of Growth
Funding Improvements

Objective 4 **Capital Improvements for Future Development**

Objective 5 **Concurrency Management Program**

Objective 6 **Long-R~~r~~ange Capital Improvements and Concurrency Management System**

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, including public facility needs associated with the 2050 planning horizon, disaster recovery, resilience, growth management, and fiscally responsible implementation of the Comprehensive Plan.

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. The County shall coordinate the Capital Improvements Element with the annual budget, the Five-Year Schedule of

Capital Improvements, applicable adopted level of service standards, the Future Land Use Element, and adopted or proposed capital improvement programs as they are updated over time.

Capital Improvement Guidelines

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

Source	Type of Facility	Level of Service Standard
Transportation Element	County Roads and non-SIS roadways	FDOTStandard Peak hour "LOS C", or as otherwise established in the Transportation Element and Land Development Code.
Transportation Element / FDOT	Strategic Intermodal System (SIS) roadways	LOS standard and access management coordination as established in the Transportation Element and applicable FDOT guidance.
Potable Water / Water Supply (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.
Sanitary Sewer (Infrastructure Sub-Element)	Residential Non-Residential	100 gallons per capita per day. Equivalent to a residential unit. If service is provided by a municipal entity, the LOS established by the municipality applies.
Solid Waste (Infrastructure Sub-Element)	Residential Non-Residential	2.8 pounds per capita per day. Equivalent to a residential unit.
Drainage (Infrastructure Sub-Element)	Quantity Quality	Consistent with applicable Water Management District standards contained in the F.A.CFlorida Administrative Code. Consistent with applicable waterWater managementManagement districtDistrict standards contained in the FFlorida Administrative Code.A.C.

Flood Protection	Standard	100-year ~~Year~~flood ~~Flood Elevation~~elevation and/or consistent with ~~the~~ National Flood Insurance Program requirements.
Recreation and Open Space Element	Public Parks and Recreation Open Space	Two ~~[2]~~ acres per ~~one thousand [1,000]~~ persons. One hundred ~~[100]~~ acres of dedicated open space per ~~one thousand [1,000]~~ persons.
Public Schools Facilities Element	School Capacity	Permanent Florida Inventory of School ~~House~~Houses (FISH) ~~Capacity~~capacity based on 100% utilization rate for all school types.

The former separate Potable Water Supply row has been consolidated with the Potable Water/Water Supply LOS row to avoid duplication and improve consistency with the Infrastructure Element and Water Supply Facilities Work Plan coordination policies.

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. Capital improvements for inclusion in the Capital Improvements Element shall be defined consistent with Section 163.3177, Florida Statutes, and shall mean physical assets constructed to provide, improve, or replace public facilities and which are large in scale, high in cost, typically nonrecurring, and often requiring multi-year financing. For the purpose of inclusion in this Element, capital improvements shall only include projects or programs with a total cost of more than $25,000, or such other capital project threshold as may be established by the County through its annual budget and capital improvements programming process.

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; to support disaster recovery, hazard mitigation, resilience, and long-term asset management; 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 or an adopted capital improvements program;
e. Reduction of ~~operation~~operating costs, maintenance costs, lifecycle costs, or future improvement costs;
f. ~~Protects~~Protection or ~~increases~~increase of the efficiency, reliability, useful life, or resilience of prior infrastructure investments;

g. ~~Promotes~~Promotion of compact development within ~~the~~Municipal ~~urban~~Service ~~service~~Districts, ~~area~~Municipal Service Areas where established, Rural Commercial Nodes, municipalities, and other areas planned for public facilities and services;
h. ~~Accommodates~~Accommodation of new development and redevelopment facility demands consistent with the Future Land Use Element;
i. ~~Supports~~Support for state ~~agencies and~~agency, water management ~~districts~~district, FDOT, school district, and regional plans and programs;
j. ~~Responds~~Response to ~~unseen~~unforeseen opportunities, ~~situations~~emergencies, ~~and~~disasters, ~~disasters.~~storm recovery needs, or grant funding opportunities;
k. Protection of groundwater, springs, surface waters, coastal resources, and natural systems;
l. Support for transportation safety, evacuation, solid waste capacity, drainage, utility reliability, public safety, parks and recreation, and other adopted public facility priorities.

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~~Five-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. The Five-Year Schedule may include LOS-related improvements, non-LOS capital improvements, grant-funded projects, disaster recovery projects, equipment replacement, and other capital projects needed to implement the Comprehensive Plan.

Policy 1.6 The County shall coordinate the annual update of the Capital Improvements Element and the ~~5~~Five-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.

Policy 1.8 The County should coordinate capital improvements programming with grant readiness, legislative appropriations, state and federal funding programs, Resilient Florida, FDEP, FDOT, water management districts, the School District, municipalities, and other public partners in order to advance projects that protect public health and safety, maintain adopted level of service standards, improve resilience, address storm recovery needs, and reduce long-term costs to the County.

Planning Note: Until the Fiscal Year 2026-2027 budget and associated capital improvements program are formally adopted by the Board of County Commissioners, the County shall rely on the currently adopted budget and Five-Year Schedule of Capital Improvements for adopted financial planning purposes. Proposed or draft capital improvements, including the draft Fiscal Year 2026-2027 capital improvements program, may be used as preliminary planning information, but shall not be relied upon as adopted capital improvements for concurrency, capital programming, or Comprehensive Plan implementation until formally adopted or incorporated by the County.

GOAL 1: ~~CAPTIAL~~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~~Interlocal Agreement, the uniform, ~~district wide~~districtwide level of service standard is~~ initially set as follows, and shall be~~ adopted in Levy County's Public Schools Facilities and Capital ~~Improvement~~Improvements Elements. The Level of Service Standard shall be the Permanent Florida Inventory of School Houses (FISH) ~~Capacity~~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~~service 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 Five-Year 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.~~ "5 Year 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~~Five-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~~,~~ and during updates or amendments ~~for~~to long-range plans for School District facilities.

Objective 2 Coastal High Hazard Area

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

Limit public expenditures that subsidize development in Coastal High Hazard areas, while allowing expenditures necessary for public health, safety, welfare, water-dependent uses, coastal access, resource restoration, emergency response, storm recovery, hazard mitigation, infrastructure resilience, and the maintenance, repair, relocation, or replacement of public facilities consistent with applicable law.

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, boating, or recreational access, ~~resources~~resource restoration, living shoreline, dredging, or similar projects~~.~~;
d. For evacuation, emergency response, disaster recovery, stormwater, drainage, utility reliability, public safety, or hazard mitigation needs;
e. For maintenance, repair, adaptation, relocation, or replacement of existing public facilities when fiscally prudent and consistent with applicable state and federal requirements.

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~~.~~;
e. Relocation, elevation, hardening, or adaptation of public infrastructure where such actions improve long-term resilience, reduce repeated damage, or protect public health and safety.

Policy 2.4 The County should coordinate CHHA capital improvements with the Coastal Management Element, Local Mitigation Strategy, vulnerability assessment and adaptation planning, FEMA and FDEM requirements, FDEP and water management district programs, and applicable state and federal funding requirements.

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, and to ensure that development approvals are coordinated with available or planned public facilities, concurrency requirements, proportionate-share obligations, capital funding, and the County's 2050 growth management strategy.

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.;
d. Support municipalities, Municipal Service Areas where established, Rural Commercial Nodes, and other designated areas where public facilities can be provided efficiently;
e. Address public facility deficiencies related to transportation, potable water, sanitary sewer, solid waste, drainage, parks and recreation, public safety, and other adopted level of service standards.

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), impact fees, special assessments, grants, legislative appropriations, interlocal agreements, developer contributions, and other legally available tools to correct facility deficiencies for previously approved developments and investigateto other measures including, but not limited to, the development of an impact fee program, that would assist in financingfinance 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, the efficient use of existing public facilities, and the County's adopted Future Land Use Map and 2050 growth framework.

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.

Policy 3.5 The County should use capital improvements programming to support compact, fiscally responsible development patterns by directing higher-intensity development toward municipalities, Municipal Service Districts, Municipal Service Areas where established, Rural Commercial Nodes, and other areas where adequate public facilities are available or planned.

Funding Improvements

Policy 3.56 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 capitalCapital indebtednessIndebtedness: Ad Valorem tax base.

Policy 3.67 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 3.78 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" and shall be clearly identified as such.

Policy 3.8~~9~~ The County shall rely upon private contributions as a funding source within the Five-~~year~~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.

Policy 3.10 Capital improvements may be programmed for non-LOS purposes, including maintenance, repair, asset replacement, resilience, emergency management, technology, public safety, solid waste operations, landfill capacity, grant match, parks and recreation, public buildings, fleet replacement, and other public purposes, provided such projects are identified separately from capital improvements necessary to maintain adopted level of service standards.

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, development agreements, or other legally 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~~.~~;
c. Any proportionate-share, impact fee, developer contribution, dedication, construction, phasing, or other legally enforceable obligation necessary to maintain 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.

Policy 4.4 The County shall not require a new development to correct existing public facility deficiencies beyond the development's legally required proportionate share of the improvements necessary to mitigate the development's impacts, consistent with applicable state law and County regulations.

Policy 4.5 Where appropriate, development approvals may include enforceable conditions, phasing schedules, development agreements, proportionate-share mitigation, impact fee credits, or other mechanisms to ensure that capital improvements needed to serve the development are funded or constructed concurrent with the impacts of development.

~~TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS~~

~~FISCAL YEARS 2022-2023 THROUGH 2026-2027~~

TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

FISCAL YEARS 2026-2027 THROUGH 2030-2031 (DRAFT)

	Project Description			FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
					TRANSPORTATION			
1	*C Street Bridge Replacement*			2,291(D)				
2	*C347 US 19 to SR 500 SCRAP*			2,250,000(C)				
3	*CR 341 SR 345 to US 19 Resurface*			1,719,250(C)				
4	*CR 345 SR 500 to US 129 Widen/Resurface*			1,500,000(A)				
5	*CR 330 C347 to C336 Widen/Resurface*			3,500,000(A)				
6	*C337 SR 121 to C336 Resurface*							1,968,963(C)
7	*C326 US 19 to CR 337 Resurface*							3,933,027(C)
8	*C347 SR 24 to CR 330 Widen/Resurface*							18,260,755(A)
6	*George T Lewis APT Resource Study*				50,000(D)			
7	*George T Lewis Design & Const New Hanger*							700,000(D)
8	*George T Lewis New restroom/kiosk*				450,000(D)			
9	*George T Lewis Shoreline Restoration*					180,000(D)		
10	*George T Lewis Generator for vault & vault upgrades*					200,000(D)		
11	*George T Lewis New lighting on runway*						300,000(D)	
12	*LCR 114 Rowdy Lowman RD- Resurface*			170,000(G)				
13	*CR 241- Alt 27 to CO. Line Resurface*				1,250,000(D)			
14	*CR 40 Sidewalk Mastadon LAP*				122,298(F)	98,529(F)		
15	*MT 205 Long Pond Landing Resurface*					250,000(G)		
	Total			**$22,713,541**	**$1,872,298**	**$728,529**	**$300,000**	$24,862,745
					PARKS AND RECREATION			
Parks and Rec	***Project Description***			**FY 2022-2023**	**FY 2023-2024**	**FY 2024-2025**	**FY 2025-2026**	**FY 2026-2027**
1	*Boat Ramp At Shell Mound 3 phases Eng, Dredge, Boat Ramp replace& Electric*			102,945(H)	1,200,000(H)			
2	*Handicap & Blue & Henry Beck*							30,000(I)
3	*C40 Bird Creek Park water to bathrooms*							400,000(I)

4	*Bird Creek Boat Ramp Observation Decks*		464,080(I)				

	Project Description		FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
				TRANSPORTATION			
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3	*C40 Bird Creek Park water to bathrooms*						400,000(I)
4	*Bird Creek Boat Ramp Observation Decks*		464,080(I)				

Drafting Note: The FY 2026-2027 budget and associated Five-Year Capital Improvement Plan are currently in draft form and have not yet been adopted by the Board of County Commissioners. The Board will adopt the final budget and CIP on 9/22/2026. Until then, the County should rely on the currently adopted budget and capital improvements schedule for adopted financial planning and concurrency purposes.

Levy County DRAFT CIP - Final adoption hearing 9/22/26

Row Labels	2027	2028	2029	2030	2031	2032
001 - General Fund	14,700	-	-	-	-	-
Code Enforcement - (124)	1,700	-	-	-	-	-
Equipment $1K<$5K. Daily Operations	1,700	-	-	-	-	-
Human Resources - (108)	12,000	-	-	-	-	-
Human Resources Department- Copy Machine	12,000	-	-	-	-	-
Information Technology - (110)	1,000	-	-	-	-	-
Equipment $1K<$5K	1,000	-	-	-	-	-
101 - Road & Bridge Fund	120,000	-	-	-	-	-
Road / Bridge - (310)	120,000	-	-	-	-	-
Misc. Operational Equipment & Monitoring Wells @ Pit	90,000	-	-	-	-	-
OpenGov FY27 27,465.00 (+ Permit Fee Prfogram)	30,000	-	-	-	-	-
107 - Court Technology Fund	175,000	-	-	-	-	-
Public Defender - Information Systems	175,000	-	-	-	-	-
Total	175,000	-	-	-	-	-
108 - Public Transit Fund	2,235,933	170,000	180,000	180,000	180,000	-
Transit - (150)	2,235,933	170,000	180,000	180,000	180,000	-
Building Façade	150,000	-	-	-	-	-
New Vehicle - Grant Funded	340,000	170,000	180,000	180,000	180,000	-
Paving Project Grant Funded	165,178	-	-	-	-	-
Shop Bay Expansion Grant Funded	1,329,703	-	-	-	-	-
Shop Equipment Grant Funded	251,052	-	-	-	-	-
115 - Grants Fund	2,812,015	-	-	-	-	-
County EMS - (240)	63,500	-	-	-	-	-
Generator procurement and installation for Station 7	63,500	-	-	-	-	-
County Fire - (246)	294,500	-	-	-	-	-
Public Safety (Govt Complex) Renovations - Grant Funded	294,500	-	-	-	-	-
Library - (462)	17,000	-	-	-	-	-
Book Orders	17,000	-	-	-	-	-
Parks & Recreation - (410)	1,987,015	-	-	-	-	-
Number 4 Boat Ramp and Parking Lot	500,000	-	-	-	-	-
Number 4 Fishing Pier	1,107,015	-	-	-	-	-
Shoreline Restoration at the Cedar Key Airport	380,000	-	-	-	-	-
Road / Bridge - (310)	50,000	-	-	-	-	-
Emergency Generator at the Cedar Key Airport	50,000	-	-	-	-	-
University Water Oaks System - (702)	400,000	-	-	-	-	-
University Oaks Phase V	400,000	-	-	-	-	-
116 - Emergency Medical Services Fund	5,500	162,500	5,900	6,100	-	-
County EMS - (240)	5,500	162,500	5,900	6,100	-	-
Generator R5	-	47,300	-	-	-	-
LUCAS 3 Chest Compression System - Otter Creek	-	29,000	-	-	-	-
Stair Chair	5,500	5,500	5,900	6,100	-	-
Stair chair - Otter Creek	-	5,700	-	-	-	-
Stretcher - Otter Creek	-	45,000	-	-	-	-
Ultrasound - Otter Creek	-	5,000	-	-	-	-
Vent - Otter Creek	-	25,000	-	-	-	-
120 - Fire Control Fund	66,000	30,000	-	-	-	-
County Fire - (246)	66,000	30,000	-	-	-	-
Air Pack	8,500	-	-	-	-	-
Extrication Tools	28,000	-	-	-	-	-
Extrication tools - Otter Creek	-	30,000	-	-	-	-
Gear Dryer	13,000	-	-	-	-	-
Pony Pump	16,500	-	-	-	-	-
122 - Article V Grant Fund	100,000	-	-	-	-	-
Courthouse Facilities - (233)	100,000	-	-	-	-	-
Buildings	100,000	-	-	-	-	-
125 - Utilities Fund	675,000	380,000	-	-	-	-
Manatee Water System - (701)	375,000	80,000	-	-	-	-
New Generator - Manatee Water	75,000	-	-	-	-	-
New Well - Manatee Water	300,000	-	-	-	-	-
Water Line Improvements - Manatee Water	-	80,000	-	-	-	-
University Water Oaks System - (702)	300,000	300,000	-	-	-	-
University Oaks Water - Pump upgrades for Fire Protection	300,000	-	-	-	-	-
University Oaks Water - Water line extensions and hook ups	-	300,000	-	-	-	-
130 - Additional Court Costs Fund	9,000	-	-	-	-	-

Levy County DRAFT CIP - Final adoption hearing 9/22/26

Court Innovations - Alternative Dispute Resolution	9,000	-	-	-	-	-
Equipment	9,000	-	-	-	-	-
134 - Building Inspections & Safety Fund	105,000	-	-	-	-	-
Building Services - (125)	105,000	-	-	-	-	-
Awnings & Gutters	90,000	-	-	-	-	-
Printer	10,000	-	-	-	-	-
Scanners and monitors	5,000	-	-	-	-	-
172 - Law Enforce Trust - Investigations Fund	38,500	-	-	-	-	-
Investigative Cost Recovery - (151)	38,500	-	-	-	-	-
Equipment	38,500	-	-	-	-	-
301 - Capital Projects & Equipment Replacement Fund	22,762,000	17,908,300	4,615,000	1,757,000	700,000	216,000
County EMS - (240)	3,373,000	4,363,000	2,182,000	818,000	-	-
6507 Power Pro 2Stretcher	85,000	90,000	95,000	100,000	-	-
Ambulance - Otter Creek	-	400,000	-	-	-	-
Fleet Barn	125,000	-	-	-	-	-
Generator R10	50,000	-	-	-	-	-
Generator ST 11	25,000	-	-	-	-	-
Heart monitor - Otter Creek	-	70,000	-	-	-	-
Heart monitors	272,000	145,000	-	-	-	-
LUCAS 3 Chest Compression System	81,000	58,000	62,000	68,000	-	-
Maintenance Truck	35,000	-	-	-	-	-
New Ambulances	800,000	800,000	-	-	-	-
Remount ambulance	300,000	300,000	625,000	650,000	-	-
Sation 11 Replacement	-	-	1,400,000	-	-	-
Station (dual)	1,250,000	-	-	-	-	-
Station 5 (replacement) - Otter Creek	-	2,500,000	-	-	-	-
New DPS Facility	350,000	-	-	-	-	-
County Fire - (246)	2,985,000	1,797,300	1,400,000	-	-	-
Fire Engine	800,000	-	-	-	-	-
Fire Engine - Otter Creek	-	900,000	-	-	-	-
Fleet Barn	125,000	-	-	-	-	-
Generator S4	-	47,300	-	-	-	-
Generator ST 11	25,000	-	-	-	-	-
Maintenance Truck	35,000	-	-	-	-	-
Squad - Otter Creek	-	350,000	-	-	-	-
Station (dual)	1,250,000	-	-	-	-	-
Station 11 replacement	-	-	1,400,000	-	-	-
Tanker	400,000	-	-	-	-	-
Tanker - Otter Creek	-	500,000	-	-	-	-
New DPS Facility	350,000	-	-	-	-	-
County Manager - (105)	1,385,000	240,000	100,000	100,000	100,000	-
AG Center Roof	55,000	-	-	-	-	-
P-500 - Roof Replacement Program	30,000	40,000	-	-	-	-
P-500 - BOCC BATHROOMS REPAIR & REMODEL	100,000	-	-	-	-	-
P-500 - Air Conditioner Replacement Program	200,000	200,000	100,000	100,000	100,000	-
P-500 - Parking Lot	1,000,000	-	-	-	-	-
Courthouse Facilities - (233)	750,000	-	-	-	-	-
Courtroom A Air Conditioner	80,000	-	-	-	-	-
SINKHOLE MITIGATION @ COURTHOUSE	150,000	-	-	-	-	-
NEW CARPET IN COURT HOUSE FACILITIES	70,000	-	-	-	-	-
Courthouse Renovations Project	450,000	-	-	-	-	-
Emergency Management - (131)	11,473,000	5,000,000	-	-	-	-
Conference Room C - Technology Upgrade	100,000	-	-	-	-	-
New EOC - Grant and County Funded	11,373,000	5,000,000	-	-	-	-
Facilities	150,000	-	-	-	-	-
DPS FACILITY REPAIR HURRICANE DAMAGE	150,000	-	-	-	-	-
Fleet - (311)	-	-	100,000	-	-	-
Mill and Resurface County Barn parking lot around shop	-	-	100,000	-	-	-
Maintenance - (122)	150,000	130,000	-	-	-	-
Mini-Track with mulching heads/enclosed cab	150,000	-	-	-	-	-
New Truck with Utility Body for Maint Dept. 4d 3/4 ton	-	80,000	-	-	-	-
Pole Barn for Equipment storage	-	50,000	-	-	-	-
Mosquito Control - (132)	60,000	60,000	60,000	60,000	60,000	-
New Spray Truck	60,000	60,000	60,000	60,000	60,000	-
Parks & Recreation - (410)	1,575,000	5,630,000	-	-	-	-
Beck Park Renovations	-	200,000	-	-	-	-
Blue Springs Renovations	-	350,000	-	-	-	-
Fowler's Bluff Boat Ramp	500,000	-	-	-	-	-
Mowing Tractor (Devil's Hammock)	75,000	-	-	-	-	-
New Vehicle for Parks Dept	-	80,000	-	-	-	-
Renovation/repairs for Big Dock	-	5,000,000	-	-	-	-

Levy County DRAFT CIP - Final adoption hearing 9/22/26

Shell Mound Office & Bathhouse	350,000	-	-	-	-	-
Waccasassa Boat Ramp	650,000	-	-	-	-	-
Planning & Zoning - (126)	90,000	-	-	-	-	-
Repair/Maintenance & Building Improvements	90,000	-	-	-	-	-
Road / Bridge - (310)	771,000	688,000	773,000	779,000	540,000	216,000
MOT Safety Equipment	40,000	-	-	-	-	-
Vegetation & Litter Management	126,000	150,000	175,000	189,000	-	198,000
Vegetation Trimming Management	-	208,000	-	-	-	-
Emergency Services	20,000	-	-	-	-	-
Water Truck	250,000	-	-	-	-	-
Mining Equipment	-	-	-	350,000	-	-
Construction Equipment	185,000	-	-	120,000	-	-
Vegetation Management	-	210,000	318,000	-	250,000	18,000
Hauling/Dump Trucks	-	120,000	120,000	120,000	120,000	-
Work trucks	150,000	-	160,000	-	170,000	-
363 - Road Improvement & Restoration Fund	14,462,390	1,584,000	7,495,849	2,087,000	446,000	-
Road / Bridge - (310)	14,462,390	1,584,000	7,495,849	2,087,000	446,000	-
LAP C32 SIDEWALK CONSTRUCTION	4,053,640	-	-	-	-	-
SCOP CR330	2,500,000	-	-	-	-	-
SCOP CR346	1,342,375	-	-	-	-	-
CR 241 - From SR27 To County Line	1,500,000	-	-	-	-	-
CR337 - From CR336 To SR121	2,400,000	-	-	-	-	-
CR347 - From SR24 To Lower Suwannee River Preserve	-	-	5,736,849	-	-	-
433114-4 GTL APT	-	750,000	-	-	-	-
444410-2-GTL APT	700,000	-	-	-	-	-
SE 117th TER - From C326 To SE 37th LN	-	-	300,000	-	-	-
Resurfacing Program	449,000	484,000	509,000	457,000	446,000	-
433114-5 GTL APT	-	-	750,000	1,250,000	-	-
NE 150th AVE - From C316 To NE 5th ST	-	-	200,000	-	-	-
CR40 - From US19 To Sapp Street	1,342,375	-	-	-	-	-
NE 119th TER - From Lcr 102 To NE 69th LN	-	-	-	380,000	-	-
NW 66th AVE - From LCR 218 To CR346	-	350,000	-	-	-	-
444410-2 GTL APT	175,000	-	-	-	-	-
402 - Landfill Operations Fund - (402)	5,881,000	1,170,000	445,000	670,000	300,000	440,000
Landfill - (325)	5,881,000	1,170,000	445,000	670,000	300,000	440,000
4 x 4, 1/2 ton truck	55,000	-	-	-	60,000	-
48' live bottom trailers	216,000	-	115,000	-	-	120,000
Backhoe	-	-	160,000	-	-	-
Class III Trench	5,000,000	-	-	-	-	-
D6 Dozer	-	-	-	500,000	-	-
Garbage Compactor	-	1,000,000	-	-	-	-
Hazardous Waste Building	-	-	-	-	-	-
Knuckle boom	440,000	-	-	-	-	-
Rolloff truck	-	-	-	-	-	320,000
Semi	170,000	170,000	170,000	170,000	190,000	-
Skid steer	-	-	-	-	50,000	-
151 - Impact Fees - Road District II Fund	2,225,000	-	-	-	-	-
Impact Fees - Roads District 2 - (626)	2,225,000	-	-	-	-	-
CR 241 - From SR27 To County Line	2,225,000	-	-	-	-	-
Fleet	235,000	110,000	75,000	45,000	-	-
Fleet - (311)	235,000	110,000	75,000	45,000	-	-
4 Post HYD Lift	-	45,000	-	-	-	-
4 Post Hyd Vehcile Lift	45,000	-	-	-	-	-
Replace Admin Vehcile FLT 2	-	-	-	45,000	-	-
Replace FLT1 Fleet 4WD Truck	-	65,000	-	-	-	-
Replace FLT4 Mechanic Truck	78,000	-	-	-	-	-
Replace FLT7 Mechanic Truck	-	-	75,000	-	-	-
Replace FLT9 Welding /Mechanic Truck	95,000	-	-	-	-	-
Tire Machine	17,000	-	-	-	-	-
Grand Total	51,922,038	21,514,800	12,816,749	4,745,100	1,626,000	656,000

Capital Program Category	Current Adopted / Proposed Planning Basis	Examples of Capital Needs / Projects	Concurrency / LOS Relevance	Status for CIE Use
Transportation / Road & Bridge	FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; FDOT Work Program; Road & Bridge capital planning.	Resurfacing, widening, paved shoulders, sidewalk/LAP projects, SCOP/SCRAP projects, bridge and drainage work, roadway restoration, traffic safety, equipment.	Supports adopted transportation LOS, safety, evacuation, access, and maintenance of County road facilities.	Use adopted projects for concurrency; treat FY 2027 draft projects as preliminary until adopted.
Solid Waste / Landfill Operations	FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; Solid Waste operating and capital planning.	Class III trench/debris cell, landfill and transfer station equipment, trailers, compactors, skids, scale/operations improvements, storm debris capacity.	Supports solid waste LOS, debris management, disaster recovery, and long-term disposal capacity.	Update after final adoption of FY 2027 CIP.
Water / Wastewater / Utilities	Infrastructure Element; WSFWP; SRWMD/SWFWMD planning; County-owned utility systems; regional utility coordination.	University Oaks and Manatee system improvements, emergency power, water supply reliability, utility line improvements, W3C or successor coordination if applicable.	Supports potable water, sanitary sewer, water supply reliability, groundwater protection, and springs/coastal water quality.	Include adopted capital projects only; use regional studies and draft projects as planning context.
Parks, Recreation, and Coastal Access	FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; Parks and Recreation planning; grant programs.	Boat ramps, parks, Blue Springs, Shell Mound, Waccasassa access, restrooms, shoreline/public access, ADA improvements,	Supports recreation/open space LOS, coastal economy, public access, and resilience.	Update after adopted budget and grants are confirmed.

		recreation facilities.		
Public Safety / Emergency Management / General Government	FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; emergency management, courthouse, EOC, facilities, and fleet needs.	EOC/911, courthouse renovations and technology, emergency management facilities, fleet, communications, public safety facilities and equipment.	Supports public health, safety, emergency response, continuity of operations, and post-disaster recovery.	Use adopted capital program; monitor legislative appropriations and grants.
Public Schools	Levy County School District Five-Year District Facilities Work Program.	School capacity, facility maintenance, siting, and capital needs as identified by the School District.	Supports adopted public school LOS.	Incorporated by reference and updated annually by the School District.

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), or the applicant shall satisfy applicable proportionate-share, development agreement, impact fee, or other lawful mitigation requirements consistent with the Transportation Element, Land Development Code, and state law.

(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~~Improvements 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 the 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~~ that does not establish binding densities and intensities of development may be reviewed for concurrency as one ~~criteria~~criterion in the evaluation of the preliminary development permit submittal. No final capacity reservation shall be granted unless and until the County determines that sufficient public facility capacity exists or will be provided consistent with this Element and the Land Development Code, and applicable law.

(1) The County shall determine or require the applicant to provide information sufficient to determine the available capacity of public facilities prior to approving a final development order. ~~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.~~ Approval of a preliminary development order, or its functional equivalent, shall not reserve capacity, grant final concurrency approval, or grant or imply any right to obtain a final development approval or otherwise develop the subject property unless the capacity of public facilities and services has been determined consistent with this Element and the Land Development Code.

(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.~~ Preliminary development orders include rezonings, Comprehensive Plan amendments, and similar development orders that do not necessarily reflect a specific development proposal with binding density, intensity, site design, infrastructure demand, or timing. These orders may be reviewed using a preliminary concurrency evaluation for purposes of long-range planning, facility coordination, and identification of potential public facility needs; however, no concurrency shall be granted, and 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~~ that 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~~. **Intermediate Development Orders.** Intermediate development orders include site plans, development plans, special use permits, preliminary plats, construction plan approvals, notices to proceed, and similar development orders that reflect a specific development proposal but do not yet authorize vertical construction or the final division of property. These orders shall require a specific concurrency evaluation. Capacity may be reserved and held through the final development order process if the project proceeds in accordance with applicable approval timeframes, capacity reservation requirements, and conditions of approval. 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 a 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 a final development order.~~

Final Development Orders. Final development orders include building permits, final plats, and similar development orders that authorize vertical construction, final subdivision of property, or other final development activity. Variances shall require concurrency review only when the variance is directly associated with a specific development proposal that creates or increases demand on public facilities. Final development orders shall require a specific concurrency evaluation unless such evaluation was completed as part of an unexpired intermediate development order and capacity remains validly reserved. Lack of concurrency may be the sole reason for denial of a final development order.

Policy 5.5 Final Development Order Determination: A final development order ~~(final concurrency determination), which~~ or final concurrency determination that establishes specific density and intensity of development~~,~~ shall not be approved~~,~~ unless the ~~following~~required ~~conditions for the provision of~~public facilities are ~~met~~concurrently ~~(excluding~~in ~~approved~~place, ~~intermediate development orders that have proceeded according~~conditioned to be in place no later than the ~~timeliness~~certificate of ~~such~~occupancy ~~approvals):~~or functional equivalent, guaranteed through an enforceable agreement, funded or constructed through applicable

proportionate-share mitigation, or otherwise provided consistent with this Element, the Land Development Code, and applicable state law.

(1) ~~Are concurrently in place when the final development order is issued;~~ The necessary public facilities and services are concurrently in place and available to serve the development 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.~~

The development order is issued with a condition requiring that the necessary facilities and services be in place and available to serve the development no later than the issuance of a certificate of occupancy, or its functional equivalent, consistent with applicable concurrency requirements.

(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 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.~~

For transportation concurrency, the applicant agrees to enter into a binding agreement to pay for or construct the development's proportionate share of the required improvements. The applicant shall not be responsible for correcting pre-existing transportation deficiencies beyond the development's proportionate share of the improvements necessary to mitigate the development's impacts. Any proportionate-share contribution or construction shall be calculated and applied consistent with applicable state law, the Transportation Element, this Element, and the Land Development Code.

(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.~~

The necessary public facilities and services are guaranteed by an enforceable development agreement, development order condition, or other legally binding agreement to be in place and available to serve the 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.~~

For public school facilities concurrency, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities created by the development, consistent with the Public School Facilities Element, the interlocal agreement, and applicable law.

Policy 5.6 Concurrency Management Program Database: ~~Creation~~The ~~of~~County should maintain a Concurrency Management ~~Program will make it necessary for the County to construct a~~ database or equivalent tracking system to monitor ~~all~~existing ~~variables~~capacity, ~~which~~committed ~~will~~capacity, ~~determine~~reserved ~~whether~~capacity, planned improvements, available capacity, and development demand for adopted public facility 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, stormwater management, parks and recreation, and other applicable facilities, and will delineate the existing capacity, planned expansions, committed capacity, and available capacity for future development. The Levy County School Board shall have 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~~ through 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~~ to ensure 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.

Policy 5.8 The County should coordinate the annual concurrency report with the annual budget, Five-Year Schedule of Capital Improvements, Water Supply Facilities Work Plan updates,

FDOT Work Program coordination, solid waste capacity monitoring, drainage and flood protection needs, parks and recreation planning, and School District facility planning.

Objective 6 Long-~~range~~Range Capital Improvements and 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 2035. The County does not anticipate a backlog of transportation facilities within the long-range planning timeframe. The County shall maintain a long-range capital improvements and concurrency management system that evaluates public facility needs over at least a ten-year planning period and supports the 2050 Comprehensive Plan horizon. The system should use the best available data from the adopted Comprehensive Plan, Data and Analysis Report, Transportation Element, Infrastructure Element, Water Supply Facilities Work Plan, Solid Waste planning, Recreation and Open Space Element, Public School Facilities planning, FDOT Work Program, water management district planning, adopted budgets, adopted Five-Year Schedule of Capital Improvements, and applicable regional or interlocal planning efforts.

Policy 6.1 The County shall annually review long-range public facility needs to determine whether adopted level of service standards are being maintained and whether capital improvements should be programmed, accelerated, deferred, modified, or coordinated with other public or private funding sources.

Policy 6.2 The County should use the long-range concurrency management system to identify emerging capacity needs, recurring maintenance needs, disaster recovery and resilience needs, grant opportunities, and potential infrastructure constraints that may affect future land use, development phasing, public facility timing, or capital improvements programming.

Policy 6.3 The County should coordinate long-range transportation capital planning with FDOT, adjacent counties, municipalities, regional partners, and the Transportation Element, including roadway LOS, SIS corridors, US 19/US 98, US 27/Alt. 27, evacuation, freight and agricultural mobility, rural road preservation, safety, and resurfacing needs.

Policy 6.4 The County should coordinate long-range infrastructure capital planning with potable water, sanitary sewer, solid waste, drainage, stormwater, flood protection, coastal resilience, parks and recreation, and public safety needs, including facility improvements necessary to support compact growth, protect natural resources, and avoid premature or inefficient infrastructure extensions into rural areas.

Policy 6.5 Supporting schedules, including FDOT Work Program summaries and budget/CIP tables, shall be updated as needed to reflect the most current adopted information. Draft, proposed, or preliminary capital programs may be referenced for planning purposes but shall not replace adopted capital schedules unless formally adopted by the County.

Planning Notes for Final Adoption

The adopted FY 2025-2026 Budget and the County's 2026 Five-Year Capital Improvement Plan provide the current adopted budget baseline for this draft update. The preliminary FY 2026-2027 capital improvements program provided during the 2026 budget process identifies emerging

capital priorities, including transportation, road restoration, landfill operations, public facilities, emergency management, parks and recreation, utilities, fleet, and equipment needs. The final adopted FY 2026-2027 budget and Five-Year Schedule should be inserted before transmittal or adoption of the Comprehensive Plan update.

The Florida Department of Transportation (District 2) 5-year Transportation Improvement Program for Levy County is currently in review and can be added or updated upon final approval.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

Objective 1	Interagency Coordination and Interlocal Partnerships	Technical Advisory Committee; Coordination and Sharing of Information; Joint Forums
Objective 2	Coordination with the School Board	School facilities planning; School concurrency; Shared use and siting coordination
Objective 3	Monitoring and Evaluation related to Public Schools	Plan and work program consistency; annual monitoring
Objective 4	Intergovernmental Coordination / Development Review	Local Comprehensive Plan Review Process; Dispute Resolution; Coastal High Hazard Areas; Natural Resource Coordination
Objective 5	Coordination / Level of Service	Level of Service Standards; Public facility and service coordination
Objective 6	Joint Planning Areas and Municipal Service Areas	Municipal coordination; annexation; infrastructure planning; growth management

Goal:

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

Objective 1 Interagency Coordination

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

Technical Advisory Committee

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

Coordination and Sharing of Public Information

Policy 1.2 On an ongoing basis, Levy County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. Levy County

shall also review and evaluate programs and their effects on the Comprehensive Plans developed for adjacent local governments, the school district and other units of local government providing services but not having regulatory authority over the use of ~~its~~ their 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~~ coordinating 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~~ opportunities 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~~ its 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 the 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.

Policy 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~~ ensure 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, annexation~~s~~ 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 the 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.

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.