

Planning Commission Notes and Recommendations for Future Land Use Element

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

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

-Planning Commission raised questions as to the relevance of this paragraph and whether it should be removed

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

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

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

-Per State Statute 163.3191 Comp plan should be evaluated every seven years, with a planning horizon of a minimum of 10 years. Commission was asking for clarification and a rewrite of this paragraph for simplification

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

- Planning Commission suggested an additional density category for Forestry Rural Residential, specifically for the Coastal Zone of one dwelling unit per 40 acres.
- * The minimum parcel size outside the Coastal Zone is, absent density enhancements or bonuses, twenty (20) acres, or lot of record as of December 31, 1989. The minimum parcel size within the Coastal Zone is, absent density enhancements or bonuses, forty (40) acres, or lot of record as of August 1, 2026.
- *** The minimum parcel size outside the Coastal Zone is, absent density enhancements or bonuses, ten (10) acres, or lot of record as of December 31, 1989. The minimum parcel size within the Coastal Zone is, absent density enhancements or bonuses, twenty (20) acres, or lot of record as of August 1, 2026.
- Planning Commission suggested adding a new zoning category of Urban High Density possibly with a density of 12 dwelling units per acre to encourage affordable housing.
- Planning Commission suggested adding a new zoning category of Isolated Industrial to Land Use Categories. The definition of this category is found in proposed Land Use Categories Policy 1.6

FUTURE LAND USE ELEMENT

Pursuant to Section 163.3177(6)(a), FS, the following represents the Future Land Use Goals, Objectives, and Policies of the Levy County. These Goals, Objectives, and Policies are intended to address establishing and realizing the county's vision of its future as summarized in the [Vision Statement, 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 and implementing](#) the broad, long-term vision for future land uses, the county's built environment, and [their](#) its interaction with local municipalities. It contains a map of future land uses addressing the physical elements in the area [that covers covering a 10-year and 20 25-year planning horizon \(2025-2050\)-](#)

Unincorporated Levy County Acreage by Future Land Use Category

Future Land Use Category	Acreage	Percentage	Density (Units/Acre)
Natural Resources (NR) and Conservation (NR-CON)	129,767 180,227	16.0% 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)	1,261 1,435	0.2% 0.18%	5U/1 acre
Urban High Density Residential (HDR)	0	0	8U/ acre
Commercial (C)	2,226 2,520	0.32%	N/A
Industrial (I)	629.66 634	0.09% 0.08%	N/A
Isolated Industrial	0	0	N/A
Recreation (REC)	160 158	0.02%	0
Public & Institutional Facilities (PF)	4,964 4,522	0.57%	0
Total	788,200	100%	-

Source: Levy County Planning & Zoning Department

- Planning Commission suggested revisions to Goals, Objectives and Policies below in [blue](#)

GOALS, OBJECTIVES, AND POLICIES

Goal:

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

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

Objective 1: ~~Guidelines for Future Land Use Categories~~ [Future Land Use Framework and Rural/Urban Development Pattern](#)

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

Policy 1.1 [Overlay Zones and Designated Areas](#)-The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify [Comprehensive Overlay Zones \(which are group of Overlay Zones which together include all lands in the County\)](#), [Distinct Overlay Zones](#). Urban Areas will be delineated as ~~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. [The Comprehensive Overlay Zones are intended to recognize and appropriately preserve, as the county grows into its vision, existing patterns of development, and to](#)

steer new growth and development to the most appropriate areas of the county, including outward from existing more urban areas. All lands in the county shall be included in one of at least four Comprehensive Overlay Zones including, at a minimum, a Primary Urban Growth Zone, a Secondary Urban Growth Zone, a Limited Growth Zone, and a Restricted Growth Zone. Which, subject to the creation and description of other Comprehensive Overlay Zones, shall consist of:

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

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

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

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

-Planning Commission suggests a table reflecting Comprehensive Plan designations in each Overlay Zone

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

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

Policy 1.3 Rural Development Pattern - Outside municipalities, [Municipal Service District-MSDs](#), [Rural Commercial NodeRCNs](#), and other areas specifically designated by the Comprehensive Plan for higher-intensity development, the County shall maintain a predominantly rural development pattern characterized by agriculture, forestry, conservation, rural residential uses, resource-based recreation, limited rural commercial and industrial activity, and low-density development consistent with the Future Land Use Map [and will be configured as to minimize the creation of agricultural or other enclaves.](#)

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

Policy 1.5 Municipal Edges and Service Efficiency - Future Land Use Map amendments that would increase density or intensity near the edge of a [Municipal Service District-MSD](#), municipality, or existing developed area shall be evaluated for compatibility, logical extension of services, infrastructure efficiency, environmental suitability, and consistency with the County's rural character and long-term growth management framework [and will be configured as to minimize the creation of agricultural or other enclaves.](#)

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

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

Urban Low-Density Residential (ULDR) ~~(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, absent density enhancements and bonus, one (1) dwelling unit per acre, or two (2) dwelling units per acre with the provision of central water and sewer. [This land use is only permitted within an MSD or within portions of the Secondary Growth Area lying either \(i\) within ½ mile of an MSD or \(ii\) adjacent to property already developed at a density of, or in excess of, that permitted hereunder hereunder.](#)

Urban Medium Density Residential (UMDR)~~(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 absent density enhancements or bonuses, five (5) dwelling units per acre. This land use is only permitted within an MSD. This land use must have central water and sewer services.

Urban High Density Residential (UHDR)

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

Commercial (C)

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-half fourth ~~fourth~~ [1/24] acre within a MSD and one (1) acre in any other area, and the maximum floor area ratio is 0.8 within a MSD and 0.5 in any other area 5. Maximum impervious surface ratio is 80% within the MSD and 50% outside of the MSD.

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 MSDs and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas

identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

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

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

Industrial (I)

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

- The following zoning category is suggested by the Planning Commission

Isolated Industrial (II)

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

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

Rural Commercial Node (RCN)

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

as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of ~~Rural Commercial Node~~RCNs shall be provided in the zoning map series.

The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is ~~.5035~~.5035 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

All Rural General Commercial classifications shall be characterized by the following criteria: located on SIS or SHS transportation facilities only, have a maximum node size of one hundred (100) acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .540 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

Within a node, the minimum lot size for commercial development is one-~~half fourth~~ (1/24) 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 Node~~RCNs shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of ~~Rural Commercial Node~~RCNs shall be consistent with Policy ~~1.7~~ 1.11.

Forestry/Rural Residential (F/RR)

This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based, passive and/ or non-spectator based recreational uses, including walking and horseback riding trails and trailhead facilities and appropriate types and intensities of camping, picnic and private event sites, conservation uses, and very low density rural development, and commercial uses appropriate to the foregoing. The maximum residential density is, absent density enhancements or bonuses, one (1) unit per twenty (20) acres outside of the Coastal Zone. The minimum parcel size is, absent density enhancements or bonuses, twenty (20) acres, or parcel of record as of December 31, 1989. The maximum residential density within the Coastal Zone is, absent density enhancements or bonuses, one (1) unit per forty (40) acres. The minimum parcel size is, absent density enhancements or bonuses, forty (40) acres, or parcel of record as of December 31, 1989

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

Agricultural/Rural Residential (A/RR)

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based, [passive](#) and/or non-spectator based recreational uses, [including walking and horseback riding trails and trailhead facilities and appropriate types and intensities of camping, picnic and private event sites,](#) conservation uses, and very low density rural development.

The maximum residential density is, absent of density enhancements or bonuses, one (1) unit per ten (10) acres outside of the Coastal Zone. The minimum parcel size is, absent density enhancements or bonuses, ten (10) acres, or parcel of record as of December 31, 1989. The maximum residential density within the Coastal Zone is, absent density enhancements or bonuses, one (1) unit per twenty (20) acres. The minimum parcel size within the Coastal Zone is, absent density enhancements or bonuses, twenty (20) acres, or parcel of record as of December 31, 1989.

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

Rural Residential (RR)

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

Parks and Recreation (PR)

This category provides for publicly or privately owned recreational sites for active or passive recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses, [event and concert sites and venues, fair grounds, outdoor festival grounds ,and-spectator sport facilities and other large outdoor gatherings or assemblies, together with appropriate types, sizes, and numbers of concessions.-](#) [Appropriate types and intensities of camping, picnic and private event sites may be allowed as accessory uses, and other commercial uses appropriate to the foregoing.](#)

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~~[MSD](#) or within rural areas outside of the ~~Municipal Service District~~[MSD](#) boundary.

Natural Resources and Conservation (NR-CON)

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

Private lands within designated Natural Resource or Conservation areas are not precluded from development. However, proposed plans for residential development, lying ~~within riverine~~ 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 District~~MSDs** - The maximum Residential Density is as follows:

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

* Septic Tanks are prohibited

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

Note: 1. Central sewer is not allowed by this Comprehensive Plan unless provided by [the county](#), a municipality, special districts, [including Community Development Districts, meeting the requirements of Florida law](#) or within [municipal service district-MSDs](#) or [Rural Commercial NodeRCNs](#), 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.

-Planning Commission recommends 1 dwelling Unit per 40 acres

Public and Institutional Facilities (PIF)

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

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

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

Historic Resources Land Use

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

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

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

-Planning Commission recommends removing the reference to New Construction from this section as it already requires a special exception. (below)

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

Land Use- Zoning Compatibility Table

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

Policy 1.3 1.7 Consolidation of Growth The cCounty 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 cCounty and will be subject to review for compatibility and the efficient provision of services. Rural Commercial NodeRCNs are intended to provide compact, limited, rural-serving commercial and employment opportunities that reduce trip lengths, support established communities, and avoid strip commercial development along rural highways.

Policy 1.8 Growth Management Limitations The county will adopt and implement restrictions, regulations and strategies and incentives to appropriately limit and manage residential growth and drive the same to the Primary Urban Growth Zone, and the Secondary Urban Growth Zone and existing subdivisions, and away from the Restricted Growth Zone, and incentivize growth in a manner and fashion which aids in accomplishing the goals and objectives of this Comprehensive Plan. These restrictions, regulations, strategies and incentives may shall include, but not necessarily be limited to:

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

1.8.2 Creating incentives for use of lands within areas more appropriate for residential development including existing subdivided lands and antiquated subdivisions, which incentives may include increases in permitted residential densities and/or reduction in minimum lot sizes (density bonus enhancements); and

1.8.3 Creating incentives for the use of lands in a fashion which aids in the accomplishment of specific county goals, such as clustering to create green space, creation of permanent conservation areas, or facilitating the provision of affordable housing which incentives may include density bonuses or enhancements; and

1.8.4

1.8.4.1) Proposed residential development that encroaches into active agricultural or forestry lands outside the Urban Growth Zones shall not be permitted unless the proposed project's density is permissible under an A/RR or F/RR use designation. Active agricultural or forestry land is defined as land currently receiving an Agricultural Classification from the Levy County Property Appraiser.

1.8.4.2) This criterion does not prevent the Board of County Commissioners from approving a residential development on land with an agricultural classification in place provided the exemption is removed after approval of a final development order. This policy only applies to the land area subject to the final development order. Any land area that is found by the Board of County Commissioners to maintain the agricultural classification for ad valorem tax purposes after approval of a final development order shall be found in violation of the final development order and be subject to breach proceedings.

1.8.5 Limiting the total number of residential building permits to an amount based upon current projected residential growth in accordance with the following:

1.8.5.1) Population and projected residential demand for units.

(a) Population projections for demand of future residential housing units. The base data for population estimates and projections comes from the U.S. Decennial Census. In between decennial Census years, the University of Florida's Bureau of Economic and Business Research (BEBR) provides annual updates to the estimates and projections to the Office of Economic and Demographic Research (EDR). In the years in between the decennial Census, the permanent population estimates and projections provided by EDR shall be used in the annual update to the Population Technical Bulletin to project permanent and seasonal population for the planning horizon of the Plan.

Subtracting permanent population for the six Levy County municipalities from permanent population countywide provides the permanent population for the Levy

County unincorporated area. Permanent population is defined as those residents who spend more than six months of the year in Levy County.

Persons per household (unincorporated Levy County) is the number of permanent residents living in residential housing units (classified by the Census as population in occupied housing) divided by the number of occupied housing units (provided by the US Census or American Community Survey in a given year) to arrive at the persons per household for unincorporated Levy County. Example using 2020 Census data:
persons / units = persons per unit.

Every ten years the Census provides detailed data on the number of housing units. American Community Survey Data shall be used as source data between Decennial Census years.

"Occupied housing units" are the number of residential housing units occupied by permanent residents who live in residential units rather than in prison or group homes.

All other housing units are classified by the census as "vacant housing."

The vacant housing is broken into a number of categories. "Vacant seasonal housing units" represent housing units that are occupied less than six months of the year by seasonal residents.

Occupied housing plus vacant seasonal housing equals the number of housing units actually in use.

The projected, permanent population (housing) divided by the permanent population (housing), provides the percentage increase in population. Multiply this percentage times the number of housing units actually in use by permanent and seasonal residents to determine the housing need in the future period. This provides the simplest and most accurate estimate for future housing needs. American Community Survey Data shall be used as source data between Decennial Census years.

1.8.5.2) Residential capacity determination. The challenge in providing for residential capacity is to provide adequate vacant land concentrated within the Primary Urban Growth Zone and Secondary Urban Growth Zone (the “**Urban Growth Zones**”) to meet the needs of the projected population. The Urban Growth Zones are a key strategy for assuring that growth occurs where public facilities can be provided in an efficient cost-effective manner, or where it is otherwise most appropriate in light of the county’s vision. Outside the Urban Growth Zones residential development is limited to forty or twenty acre minimum lot sizes in the F/RR Land Use and twenty or ten acre lot sizes in the A/RR Land Use. A modest amount of growth happens outside the boundaries of the Urban Growth Zones and should be accounted for when projecting the increase in population that must be served within the Urban Growth Zones. When the undeveloped residential acreage within either the Primary Urban Growth Zone or the Secondary Urban Service Growth Zone no longer provides for projected population growth for the 20-year planning period, planning for expansion of residential capacity shall commence. When the undeveloped acreage within either the Primary Urban Growth Zone or the Secondary Urban Growth Zone provides for no more than 10 years of projected population growth, the county is required to expand capacity.

The 20-year planning period for residential capacity shall begin with the 2020 Census and shall be updated to a new 20-year planning period every 5 years.

Residential supply calculations. Residential capacity represents the supply for residential development within the Urban Growth Zones to meet the projected population demand for residential units in the 20-year planning period. The calculation of residential supply within the Urban Growth Zones shall include:

1. Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.
2. Subdivided single family and duplex lots.
4. Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the housing in actual use.

In a normal housing market there will always be a percentage of vacant housing. Calculations of "excess vacancy" are based on the assumption that 3% of the total unincorporated housing units will normally be vacant. When the vacant housing number exceeds 3% of the total number of housing units in actual use, the excess shall be included in the calculation of available residential capacity.

Residential capacity shall be re-calculated every five years to ensure that adequate capacity continues to exist for no less than ten years.

A small portion of the housing needs for the county's projected growth is regularly met by large lots outside the Urban Growth Zones . An appropriate percentage of future growth will be assigned to the area outside the Urban Growth Zones based on the average number of certificates of occupancy for the preceding five years. The number of Certificates of Occupancy outside the Urban Growth Zones shall be divided by total Certificates of Occupancy for the unincorporated area to determine the appropriate percentage.

1.8.5.3) Active residential development tracking system. In addition to insuring adequate residential capacity, it is critically important to maintain a strategy for tracking the timing and location of active residential developments. Unlimited development approvals lead to an unlimited commitment to provide public facilities and to higher taxes and higher rates for public services. In order to have a feasible concurrency management system, it is necessary to know when and where approved and vested developments are going to happen. In order to have a cost effective concurrency management system and Capital Improvement Plan, it is necessary to limit approvals to the number of units actually needed for expected population growth. Committing to and building facilities for projects that don't happen is expensive and inefficient.

In order to limit active residential developments to units needed for population growth and to provide the necessary services in a cost effective manner, Levy County will implement and maintain a residential development tracking system.

The system will keep current information on all residential development approvals and will limit the location and timing of active residential developments in order to provide

timely, cost-effective public facilities concurrent with development and consistent with a feasible Capital Improvement Plan.

The regulatory system to synchronize development with public facilities will include all active residential projects whose timetables for development include residential construction within the first five year period of the 20-year planning period. The same 20-year planning period used for residential capacity planning shall be used. The 20-year planning period for residential capacity began with the 2010 Census and shall be updated to a new 20-year planning period every 5 years.

Active residential development projects are those projects with final plan or final plat approval, where building permits can be pulled without further site plan or plat review. Residential developments which are 90% complete will be deleted from the active development list. The amount of active residential development approved in the five year period of the 20-year planning period outside of the Primary Urban Growth Zone and existing subdivisions shall be limited to % of the demand for housing units projected for that period.

The limitations on development approvals provided for herein shall not shall not prevent construction of one single-family unit by the owner of a lot of record which would have otherwise been buildable as of August 1, 2026.

In the fourth year of the five year planning period, Levy County shall begin preparing the update to the residential capacity analysis. Need calculations must be available for the following five year period before a given five year period expires.

While the current pattern of the Future Land Use Map will remain as it is, the active residential development test will be used in conjunction with location and land suitability requirements in the review and approval of future project requests. These requirements shall include, at a minimum, location within the Urban Growth Zones ; protection of natural resources; adequate provision of facilities and services at the adopted level of service, and meeting all land suitability standards specified in the Future Land Use Element.

In the event a proposed site plan, within the Urban Growth Zone, does not pass the active residential development test, all review of the project will cease until the applicant reduces the number of units in the proposed site plan to comply with the active residential development test. When the % threshold has been reached and one or more proposed site plans cannot receive a reservation of capacity and be added to the active residential development tracking system the applicants shall have three options:

1. Request, in writing all application materials and application fees be returned, or
2. Continue review and receive tentative approval without a reservation of capacity.
3. Reschedule units to a later period.

If site plans in the active residential development system are breached, fail to maintain development timetables or if new population projections result in additional capacity demands then site plans or portions of site plans with tentative approval will be added to the active list. Site plans with the earliest tentative approval date shall be added first. If the number of residential units in a tentative site plan exceeds the available capacity for the five year period, only the number of units necessary to arrive at the % threshold may be added to the active list.

At no time will the active residential development pool for the five year period be allowed to exceed % of the five year housing need. All new residential developments, including projects which already have the approved land use designations, will be tested against the % five year capacity measure. If the % capacity measure has been reached, no new projects shall be permitted within the five year time period.

Platted or vested residential lots outside the Urban Growth Zone shall not be included in the active residential list. The limitations on development approvals provided for herein shall not shall not prevent construction of one single-family unit by the owner of a lot of record which would have otherwise been buildable as of August 1, 2026.

1.8.4.4) Tracking of approved site plans. Levy County shall track all approved residential site plans, including vested unbuilt development and approved mixed-use site plans. The status of approved final site plans shall be updated as units are completed, timetable extensions are approved or development orders are breached.

Population technical bulletin. Levy County shall annually produce a population technical bulletin based on data provided by the Office of Economic and Demographic Research (EDR). The medium EDR estimate for the unincorporated area population shall be the basis for the Population Technical Bulletin. The following standards shall be used in calculating population projections through a Population Technical Bulletin adopted annually by the county commission:

- (1) Methodology must be clear and available for public review. Any change in methodology must be approved by the county commission prior to the preparation of the report.
- (2) Unless there is clear evidence to the contrary, the EDR medium population projections for Levy cshall be used. The EDR provides estimates for permanent population. The permanent population shall be as calculated and provided by the EDR and the US Census.
- (3) Municipal permanent population shall be subtracted from total county permanent population to arrive at the estimate for total permanent population for the unincorporated area. The population Technical Bulletin shall show what portion of the permanent population is housed in residential units.
- (4) Peak population in residential housing units and peak population for LOS determination shall be calculated as outlined in Sections 1.7D and 1.7 E.

Policy 1-4 1.9 Urban Densities Urban residential densities, defined herein as any development with a gross density of greater than two (2) dwelling units per acre, will be permitted only within the MSD [WHAT OF RCN'S? Primary and Secondary Urban growth Zones to capture Antiquated Subdivisions?].

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

Policy 1-6 1.110 Numerous unincorporated ~~but~~ locally recognized and named ~~established~~ communities exist throughout the County. These communities are recognized on the Future Land Use Map as Fowler's Bluff, Camp Azalea, Rosewood/Sumner, Gulf Hammock, Morriston, Montbrook and Raleigh (Locally Recognized Communities). Within Locally Recognized Communities ~~these established communities~~, the ~~c~~County will allow existing and new commercial development to serve the needs of the local community, and existing commercial use shall be deemed conforming.

Policy 1-7 1.121 ~~Rural Commercial Nodes (RCNs)~~ shall be depicted on the Future Land Use map series and based on existing land use patterns and environmental suitability. The boundaries may extend a maximum of 1,320 feet in length or width, extending from the center of the intersection or extending along a roadway. The boundary length or width may be increased up to an additional 330 feet for the following purposes: to extend the boundaries to an existing lot line in order to accommodate an existing business or to prevent the creation of a lot or portion of a lot that would not be developable due to ~~residential~~ density limitations or minimum lot size. The maximum acreage of a ~~Rural Commercial Node~~RCN shall not exceed that provided in Policy 1.62. 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 ~~c~~County, ~~or s~~State or federally maintained roadway and in locations that meet one or more of the following criteria:

Where there are one or more existing active businesses;
Within a 1/4 mile of a ~~L~~locally ~~R~~ecognized ~~C~~ommunities;
Within a three-mile service area, a minimum of 50% of the parcels are developed or there are one or more vested subdivisions.

Policy 1-8 1.132 The Commercial Future Land Use Map designation shall be limited to ~~Municipal Service District~~MSDs, as well as ~~the Locally Recognized Communities and 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 1.143 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 or leap frogging, manage access and appropriately address water and wastewater.

Mixed Use Development/Commercial Development Guidelines

Policy 1-10 1.154 Along principal arterials, commercial development within Planned Unit Developments (P.U.D.s) may be permitted based on the following criteria:

- a. Commercial uses may be approved in residential P.U.D.'s provided that the amount of commercial land is limited to ten (10) acres per five hundred (500) approved

dwellings in the P.U.D. (Dwelling units per acre shall not exceed absent density enhancements or bonuses, the densities established for the land use category in which the P.U.D. is located.)

b. For non-commercial and non-residential~~residential~~ P.U.D.'s, such as those in F/RR, A/RR, I, NR-CON, PR, and PIF 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,

a. 2. Ten (10) square feet of floor area per one hundred (100) square feet of principal use floor area. HOW DOES THIS WORK IN AN AGRICULTURAL OR FORESTRY PUD?

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-commercial and non-residential~~residential~~ P.U.D.'s shall be consistent with the land use category in which the P.U.D. is located.

Development permits for commercial land uses within P.U.D.'s shall be issued in direct proportion to and shall not exceed the percentage of building permits that have been issued for the principal uses; e.g., if ten percent (10%) of the principal use building permits have been issued, then building permits for up to ten percent (10%) of the commercial land use (computed from a. above) may be issued, etc. HOW DOES THIS WORK IN AN AGRICULTURAL OR FORESTRY PUD?

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.

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.

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.

Regardless of the mix of land uses within the P.U.D., the commercial uses(s) shall be accessory uses to and shall be functionally related to the principal use(s), and shall not be dependent on the flow of traffic on the arterial system

Policy 1.111.165 Proposed Planned Unit Developments shall provide a clustered development design and shall document a high percentage of internal capture of vehicle trips through an appropriate mix of land uses. As used herein, "internal" specifically excludes access to non-highway oriented commercial development directly from or to any arterial road as functionally classified by this plan.

Policy 1.12 1.176 The expansion of industrial land uses will be encouraged. ~~New~~Mining operations will be permitted only in the II category. as special exceptions in manufacturing and agricultural and forestry areas.

Family Homestead Exemption

Policy 1.183 ~~The Land Development Code shall, as contemplated by Pursuant to~~ section 163.3179 (Family Homestead), Florida Statutes, allow an individual owning a parcel conveyed to them by a homestead of an individual who is the their 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 to~~ be used solely for a homestead residence by that individual recipient, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any individual recipient. The adopted Land Development Code will establish the performance standards, including, but not limited to, minimum lot sizes, access requirements, and construction requirements to implement this policy.

Objective 2: Future Growth Areas

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

-Planning commission See Also 1.19

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 zone - shall include all lands in the Category 1-3 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~~ 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.