

Where Growth Should Not Go

Environmental and Hazard Constraints in Levy County

- **NR-CON Lands** – Approximately 18% of unincorporated Levy County consists of Natural Resource/Conservation (NR-CON) designated areas, including public and private conservation easements, national wildlife refuges, wetlands, and floodplains. These lands are intentionally maintained as undeveloped and are not suitable for future growth.
- **Coastal Fringe** – The Gulf-facing communities such as Cedar Key and Yankeetown, as well as low-lying areas along the Withlacoochee River, are highly vulnerable to storm surge, sea level rise, and flooding. The impacts of Hurricane Hermine underscore the long-term risks associated with coastal growth in these zones.
- **Storm Surge and Flood Zones** – Major portions of the county are within Category 1–3 evacuation zones. These areas, especially near the Suwannee River and springshed, face chronic flooding and should not be prioritized for urban or industrial development.
- **Planning Recommendation** – Avoid designating new urban FLU categories, industrial nodes, or residential subdivisions in these vulnerable areas. Instead, focus on resilience, redevelopment, and conservation strategies that respect the environmental limitations.