

Levy County Future Land Use Workshop #2: Dec. 2, 2025

Breakout Session Materials

Breakout Session 1: SWOT Analysis

Instructions for Table Groups: Review the draft SWOT points below. As a group, choose your Top 1-2 priorities in each category. Add new ones if important items are missing. Use colored dot stickers or check marks.

Strengths - Abundant undeveloped land with large parcels suitable for future planning - Strong agricultural base and rural character that residents value - Existing Future Land Use Map framework with Conservation and Agricultural designations - Low-density lifestyle appeals to families, retirees, and remote workers - Regional connectivity to Gainesville, Ocala, I-75, and US 19 for freight and workforce access

Weaknesses - Scattered development patterns in rural subdivisions, difficult and costly to serve - Limited central water/sewer infrastructure outside municipalities - Inconsistencies between FLU and zoning in older plats (vesting issues, outdated entitlements) - Weak land use controls for design quality, especially in rural residential areas - Lack of mixed-use or walkable center designations for new development

Opportunities - Designate growth nodes along US 27, SR 24, and US 19 to guide development - Use Transfer of Development Rights (TDR) or conservation easements to protect agriculture/springsheds - Enable small-town expansion areas (e.g., Chiefland, Bronson, Williston) for housing and services - Encourage infill and redevelopment in towns using zoning overlays and incentive policies - Expand rural economic zones for farm-to-market, agritourism, light industrial, and home-based businesses

Threats - Uncontrolled sprawl converting agricultural lands to low-density subdivisions without public services - Environmental degradation: springshed nitrogen loading, floodplain encroachment, wetland impacts - Infrastructure deficits (central sewer, drainage, broadband, etc.) limiting viable growth in rural areas - Pressure from outside developers proposing uses inconsistent with the community vision - State preemption or loss of local control over land use decisions

Breakout Session 2: Mapping Growth Opportunities

Instructions for Participants: "Your task is to identify where Levy County should focus or limit future growth. Think about infrastructure, environmental protection, community identity, and job creation."

Use the stickers or markers to indicate: - ■ Growth Opportunity Area (new housing or mixed-use development) - ■ Limit Growth Here (conservation, wetlands, springshed) - ■■ Infrastructure Needed (sewer, road, broadband) - ■ New Economic Opportunity (ag-industrial, jobs, rural commerce)

Questions: - Where should Levy grow to support housing and services? - Where should industry or job centers be encouraged? - Where is it too costly or too sensitive to allow new growth? - What areas need infrastructure investment to become viable?

Joint Planning Areas vs. Municipal Service Areas

Discussion Summary Sheet

Purpose | Coordinated growth and annexation planning between County and City | Defines where municipal services (esp. sewer) are expected over time | | **Key Benefit** | Shared land use policies and phasing of development | Improves infrastructure planning and grant alignment | | **Challenge** | Requires interlocal agreement and coordination | May be harder to enforce land use if service not imminent | | **Examples in FL** | Alachua/Gainesville, Marion/Ocala | Hernando/Brooksville, Clay County/Keystone Heights |

Question for Participants: Should Levy County pursue Joint Planning Areas with its municipalities, Municipal Service Areas, or both?