

Levy County Planning Framework: JPA vs MSA Comparison

This handout provides a side-by-side comparison of Joint Planning Areas (JPAs) and Municipal Service Areas (MSAs) as planning tools for coordinating future land use, infrastructure, and development between Levy County and its municipalities.

Criteria	Joint Planning Area (JPA)	Municipal Service Area (MSA)
Primary Purpose	Coordinate land use, annexation, and infrastructure	Define utility service areas without annexation
Legal Basis	F.S. §163.3177(6)(h) with interlocal agreement	Optional, often via utility master plan
Best Use in Levy	Chiefland, Williston, Bronson	Chiefland (sewer areas only)
Planning Focus	Growth, land use, annexation	Utility infrastructure only
Mapping Requirement	FLU overlay + interlocal map	Infrastructure overlay map
Flexibility	Planning-led, supports rural protection	Utility-led, less influence on land use
Admin Demand	Moderate (needs interlocal agreements)	Low (can follow utility study)
Implementation	GOPs, interlocal agreements	Utility plans or plan appendices
Coordination Strength	High – joint planning decisions	Medium – clarifies service areas
Recommendation	✅ Use as primary tool	✅ Use as supplemental overlay