



LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

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Date: January 10, 2021
To: Levy County Planning Commission
From: Stacey Hectus, Levy County Planning and Zoning Director
Re: Levy County Zoning Map Atlas - Ordinance #2022-3

Introduction

Levy County does not have an adopted zoning map. Staff has relied on the adopted Comprehensive Plan, specifically the adopted FLUM and maps, to guide zoning. Staff has also been using the application of the default zoning of F/RR. This has led to issues with the application of zoning regulations to particular parcels, and created uncertainty as to development rights and specific uses allowed on individual parcels.

History

Based on staff research there have been a few instances where drafts were moving forward but for whatever reason stopped. The first one was in 2006. The second push came roughly in 2016. Since my hire date in November of 2020 my staff and I have diligently been working on moving the map to adoption. The North Central Florida Regional Planning Council (NCFRPC) has been assisting us with all our mapping needs. In April of 2021 staff held five Zoning Map Information Workshops in all five districts of the County. Sadly, attendance was very low. On December 7, 2021 we held a joint Board of County Commissioners and Planning Commission workshop to introduce you to the draft map and discuss the map and some of the language that will be placed in the actual ordinance.

The Map

The map will fix many things that have plagued the Planning and Zoning staff, property owners and other professionals such as developers, realtors, etc. This adoption will give them clarity as they do assessments on land. Once we have an adopted map it will be uploaded to the Levy County Property Appraisers site, along with our Comprehensive Plan, for one-stop information gathering on parcels in Levy County. Additionally, the general fall-back zoning of Forestry/Rural Residential (F/RR) will no longer be utilized in the Municipal Service District (MSD) which has proven confusing for all involved. Parcels with a Future Land Use (FLU) of Commercial that have not been rezoned will receive a

zoning of Neighborhood Commercial (C-2). Before they were given F/RR as the fall-back.

There are some things the map adoption will not fix. Parcels that want a zoning of C-3, C-4 or Industrial will still have to rezone if they do not already have that designation. Staff is not perfect and could have missed something during the QA/QC process. This map adoption will not fix any illegal divisions of land or non-conformities. Areas like Rainbow Lake Estates, Williston Highlands, Gemlands, Oak Ridge, for example. Other areas the adoption of this map will not fix are areas with a Commercial FLU but want to develop residentially as the neighborhood pattern has trended. We have language that will be added to our Comprehensive Plan to fix those instances. That request is at the Department of Economic Opportunity (DEO) being reviewed now.

Public Hearing Schedule

The schedule for adoption of our Levy County Zoning Map Atlas is slated as the following:

January 3, 2022, 5:30 pm Planning Commission- Recommended 5-0
January 18, 2022 6:00 pm BOCC Meeting
February 8, 2022 9:00 am BOCC Meeting for final adoption

Staff has decided since this is such an important step and one that has taken so long to achieve that we would break the process into three phases:

- Phase 1: Adoption of the Levy County Zoning Map Atlas following the schedule above.
- Phase 2: Adoption of the Zoning District Use Table.
- Phase 3: Adoption of Zoning District Regulations.

The adoption of the Zoning Map Atlas will require an entire examination of Chapter 50 of our Land Development Code. Staff will start those updates with Article XIII – Zoning after Phase 3 is complete. All of these revisions will require public hearings.