

APPLICATION SSA 25-02

SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
SUBMITTED BY AIR 22, LLC

Levy County

Board of County Commissioners
Public Hearing

September 16, 2025

Application SSA 25-02

- Applicant: AIR 22, LLC
- Agent: Kenneth Metcalf, AICP
- Small Scale Comprehensive Plan Amendment: Change the Future Land Use Map designation on Parcel 051500010A (21.25 acres) from **Urban Low Density Residential** to **Commercial**
- Address: 21350 NE 30th Street (Southwest corner of US 27 and NE 30th Street (AKA County Highway 121 and County Highway 316))
- Application determined complete on May 20, 2025

Ken Metcalf, AICP

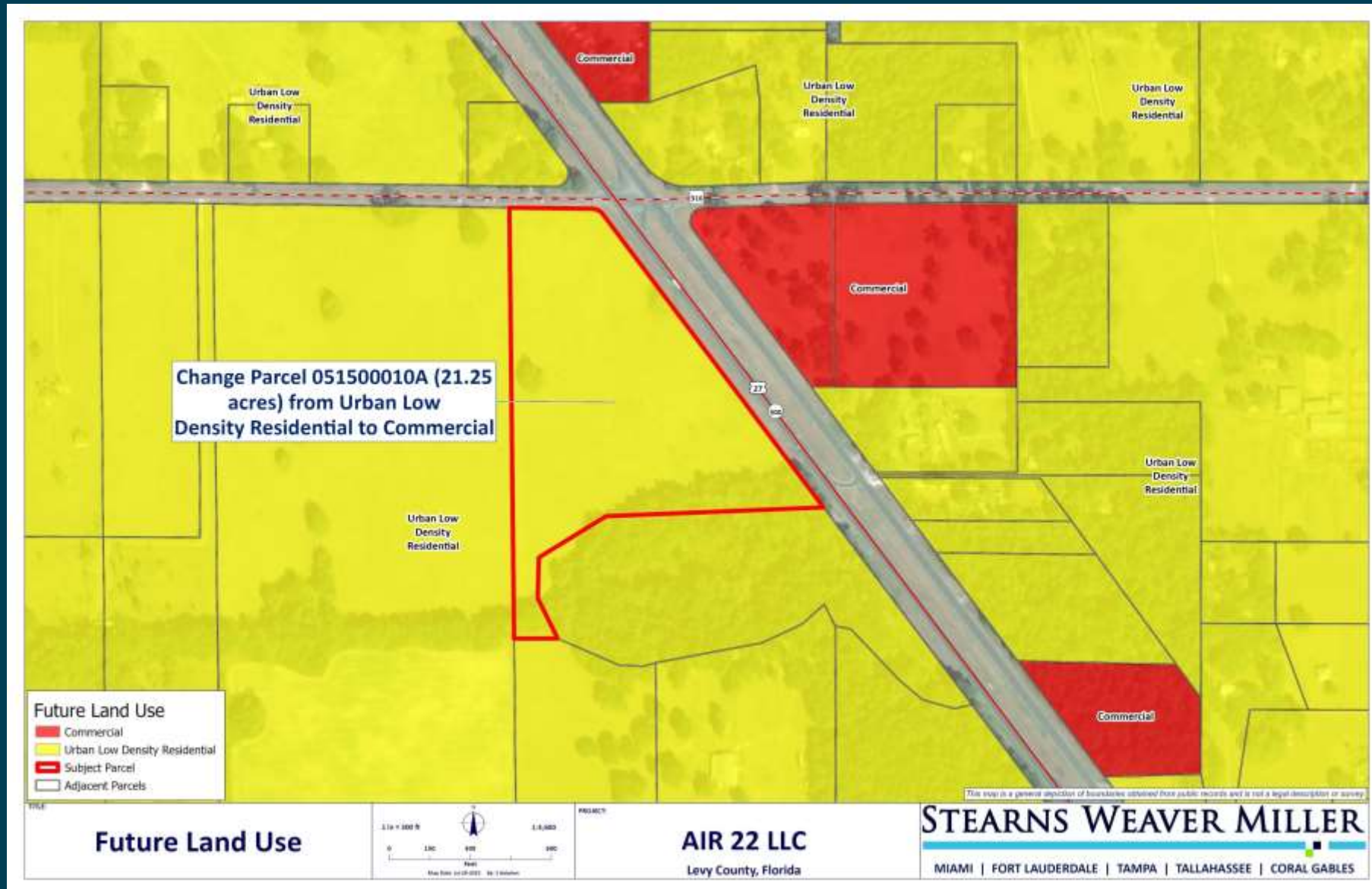


Director of Planning & Development Services

STEARNS WEAVER MILLER

- 40 years of professional planning experience
 - 16 years with Florida Department of Community Affairs (DCA)
- American Institute of Certified Planners (AICP)
- Accepted as expert witness in 50+ DOAH administrative and circuit court proceedings
- Relevant areas of expertise include:
 - Urban and regional planning
 - Comprehensive planning
 - Chapter 163 Implementation
 - Development Order consistency
 - Transportation planning
 - Assessment of development impacts

Future Land Use Map



Review Considerations for Approval of Comprehensive Plan Amendment (Future Land Use Element Policy 11.1)

- 1. Consistency with the Levy County Comprehensive Plan.**
- 2. Amount of land required to accommodate anticipated growth.**
- 3. Projected permanent and seasonal population.**
- 4. Character of undeveloped land, soils, topography, natural resources and historic resources on site.**
- 5. Availability of water supplies, public facilities, and services.**
6. Need for redevelopment – **Not applicable.**
7. Airport compatibility – **Not applicable.**
- 8. Discouragement of Urban Sprawl.**
- 9. Need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.**
10. Need to modify land uses within antiquated subdivisions – **Not applicable.**

Consistency with Comprehensive Plan

- FLUE Policy 1.2: Municipal Service District (MSD): Municipal Service Districts are intended to be areas for future 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 recreation facilities and services are provided, **or encouraged to support development**. Within a Municipal Service District, only the following land use categories shall be permitted: Urban Low Density Residential... **Commercial** and Industrial.
- Findings:
 - Site is located within the Williston MSD.
 - Proposed Commercial future land use designation is permitted within the Williston MSD.
 - Site is served by US 27 (Principal Arterial) and Hwy 121/316 (Minor Collector).
 - Site has potential for connection to centralized urban water and sewer.
 - Site is within five miles of fire station and sheriff substation.
- Proposed amendment is **CONSISTENT** with Policy 1.2.

Consistency with Comprehensive Plan

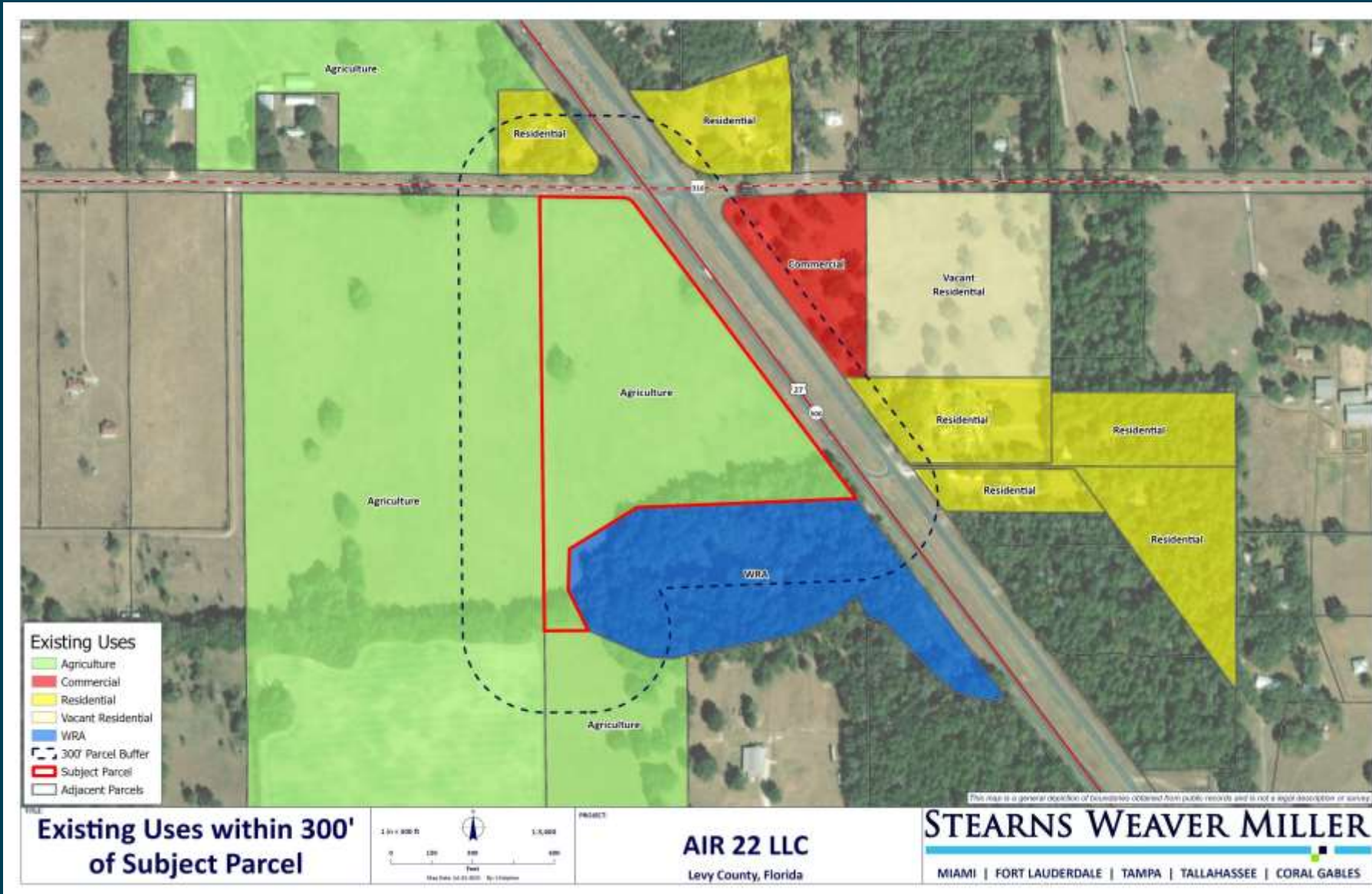
- Commercial Future Land Use category requirements:
 - Minimum lot size is $\frac{1}{4}$ acre.
 - Permitted within MSDs.
- Findings
 - Site (20.25 acres) exceeds minimum lot size requirement.
 - Site is located within the Williston MSD.
- Proposed amendment is **CONSISTENT** with Commercial Future Land Use category description.

Consistency with Comprehensive Plan

- Section 163.3177(6)(a)
- 163.3164(9), defines *compatibility*:

“Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that **no use or condition is unduly negatively impacted directly or indirectly by another use or condition.**”
- Comprehensive Plan requires commercial use to be located within MSDs to allow for the extension of centralized water and sewer and proximity to urban services. Requires locations with appropriate access.
- Comprehensive Plan supports commercial uses on US 27 within the MSD and relies on setbacks, buffers and screening to achieve compatibility where commercial uses will typically abut agricultural or residential uses.
- Commercial land use is compatible with the adjacent uses.

Adjacent Existing Land Uses



Adjacent Existing Land Uses



Consistency with Comprehensive Plan

- Future Land Use Element Policy 10.3:

The County, through its land development regulations, shall require **minimum setbacks and screening and buffering** for all new subdivision and developments abutting active agricultural lands or other incompatible land uses. These regulations shall address potential off-site impacts, such as noise, dust, light, and stormwater runoff issues associated with the characteristics of the new development.

Finding: Policy 10.3 requires setbacks, buffers and screening to achieve compatibility. Development review procedures ensure appropriate mitigation of impacts such as noise, dust, light, and stormwater impacts.

Consistency with Comprehensive Plan

- Economic Element Goal: Promote the growth of a strong, stable and prosperous economy through public and private economic development initiatives that preserves and enhances a high quality of life for the residents while protecting the natural, recreational, historical and cultural resources of the County.
- Economic Element Policy 3.1: Provide adequate amounts of land future development and expansion in suitable locations for agricultural/aquaculture, commercial and industrial land uses.
- Findings
 - Site is **highly suitable** for proposed Commercial future land use:
 - Located within Williston MSD across from Commercial land use on the east side of US 27.
 - Will provide additional commercial options for residents
 - County is underserved by Commercial land use.
- Proposed amendment is **CONSISTENT** with Economic Element Goal and Policy 3.1

Consistency with Comprehensive Plan

- Economic Element Policy 3.3: Direct and encourage commercial and industrial development in locations that are highly accessible and have adequate infrastructure to serve existing and future needs.
- Findings
 - Site is located at the intersection of US 27 (Principal Arterial) and Hwy 121.
 - Site is located within MSD to allow future extension of centralized water and sewer.
 - Site has adequate infrastructure for various commercial uses and intensity levels.
 - US 27 and Hwy 121/316 have sufficient capacity to serve commercial development of the site.
- Proposed amendment is **CONSISTENT** with Economic Element Policy 3.3.

Consistency with Comprehensive Plan

- Conservation Element Policy 3.4: The Soil Survey of Levy County will be used to identify soil suitability and limitations to support land use decisions. On-site soil characteristics will be one of the determining factors in land use changes that involve the increase in density and intensity.
- Findings
 - Jonesville-Otela-Seaboard complex comprises 94% of the site.
 - It is well drained and rated highly suitable for commercial development/construction.
 - Drainfield will require soil replacement, which is common for on-site disposal systems (OSDS).
 - DEP has jurisdiction to approve OSDS.
- Proposed amendment is **CONSISTENT** with Conservation Element Policy 3.4.

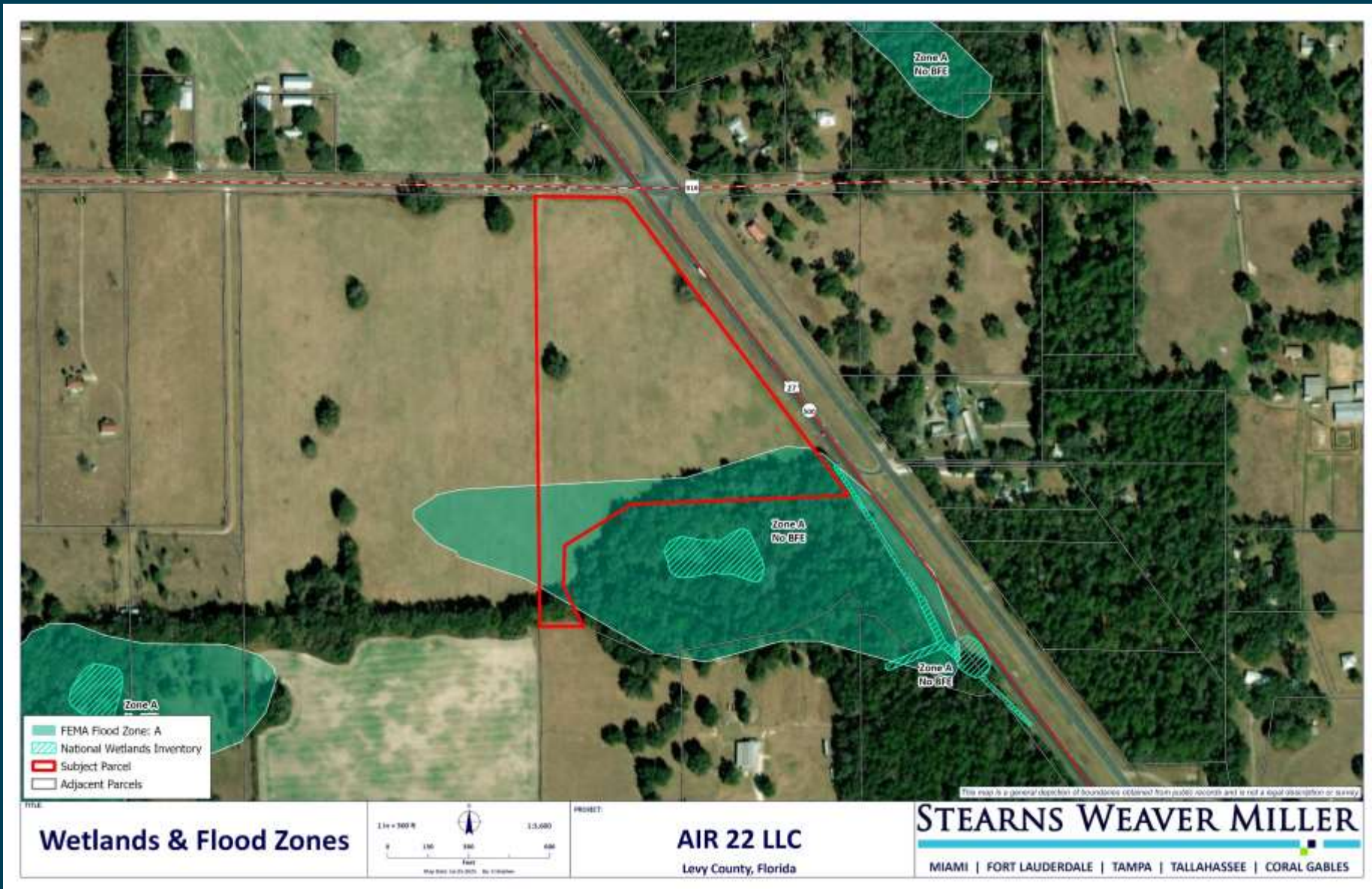
Soils



Consistency with Comprehensive Plan

- Infrastructure Element Policy 1.1: Proposed land uses and development will be reviewed to identify natural groundwater recharge/discharge (i.e., wetlands, floodplains) areas and karst characteristics of the land using the best available data including, but not limited to, topographic maps delineating the 100-year and 10-year flood elevations and FEMA maps.
- Findings
 - A limited floodplain (A-zone) occurs along the southern boundary of the site.
 - National Inventory of Wetlands does not identify wetlands on the site.
 - The site topography is suitable for commercial development.
- Proposed amendment is **CONSISTENT** with Conservation Element Policy 3.4.

Wetlands and Floodplain



Consistency with Comprehensive Plan

- The proposed Commercial land use is consistent with the Levy County Comprehensive Plan.
- The following slides demonstrate consistency with the additional review criteria set forth in Future Land Use Element Policy 11.1.

Amount of Land Required to Accommodate Future Growth

- Levy County has a **significant deficit in commercial land use** needed to serve resident, visitor and business needs.
- Deducting conservation lands, **commercial land use accounts for less than 1% of the developable area** within unincorporated Levy County
- Communities with **insufficient commercial acreage** experience negative outcomes:
 - Economic base relies too heavily on residential property taxes
 - Economic base lacks diversification
 - Reduced government service capability
 - Fewer local employment opportunities
 - Long distance commuting

Projected Permanent and Seasonal Population

- The most recent update to the Comprehensive Plan forecasted a .72% annual increase in the unincorporated population.
- Commercial land use is warranted to serve the existing and projected unincorporated population.

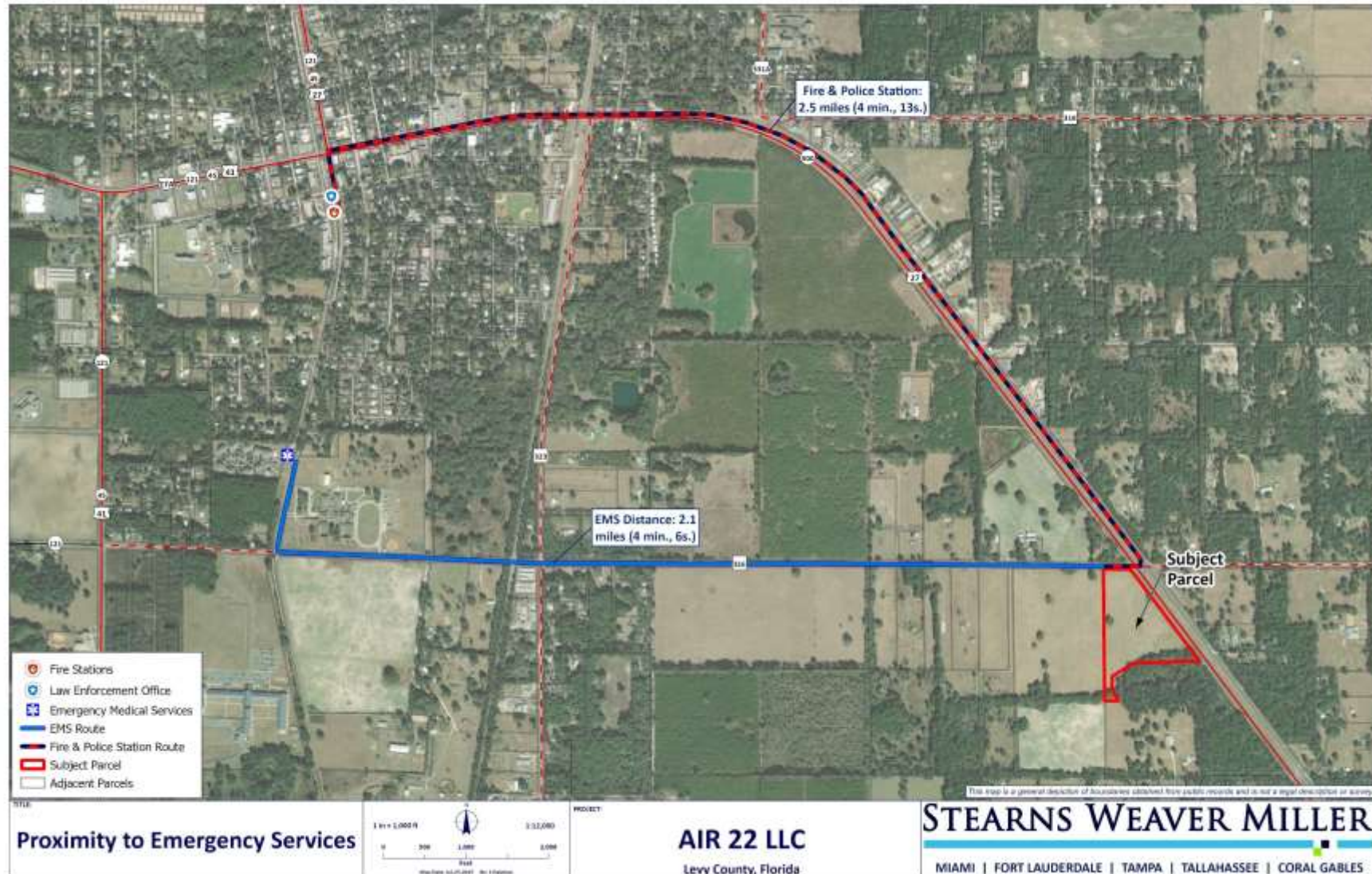
Character of undeveloped land, soils, topography, natural resources and historic resources on site

- Site is **highly suitable for commercial** land use and development
 - No wetlands
 - Limited floodplain toward south boundary
 - Suitable soils
 - Low to moderate slopes
 - No upland habitat
 - No historic resources

Availability of water supplies, public facilities, and services

- **Sufficient water supply** via wells until centralized water is extended to US 27 to serve the established commercial land use node.
- **Commercial intensity will be limited** in accordance with Department of Health regulatory requirements for on-site treatment and disposal system until sanitary sewer is extended to US 27 to serve the established commercial land use node.
- Sheriff station, fire station and EMS are all **less than 3 miles** from site.
- **Solid waste capacity is sufficient** to support commercial land use.

Emergency Services



Transportation Level of Service

- US 27 and Hwy 121 have sufficient capacity to serve commercial development at this location.

Road	Count Station	AADT	Daily LOS "C" Service Volume
US 27	0133	9,100	45,800
HWY 121	9141	5,000	8,200

Discouragement of Urban Sprawl

§ 163.3177(6)(a)9.b , Fla. Stat., provides that a comprehensive plan amendment discourages urban sprawl if at least four of the following eight criteria are met:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Finding: Met. Site does not contain protected natural resources.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Finding: Met. Comprehensive Plan requires commercial to be located in a MSD to achieve efficient and cost-effective extension of public facilities.

Discouragement of Urban Sprawl

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Finding: Met. The Comprehensive Plan requires commercial land use within the MSD as strategy to establish commercial nodes along US 27 to achieve all of the outcomes specified above.

(IV) Promotes conservation of water and energy.

Finding: Met. Commercial nodes will reduce trip lengths. Commercial use typically requires less water than most land uses and is required to comply with water conservation requirements.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Finding: N/A

Discouragement of Urban Sprawl

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Finding: Met. Will preserve open space/natural lands as buffers and along south property line, while reducing demand for public open space otherwise resulting from residential land use.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Finding: Met. Comprehensive plans supports amendments to locate commercial nodes along US 27 at key intersections to achieve improved land use balance in the MSDs.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Finding: Comprehensive plans supports amendments to locate commercial nodes along US 27 at key intersections to achieve a mix of uses to remediate the single use development pattern.

Need for job creation, capital investment, and economic development that will strengthen and diversify community's economy

- Levy County has **significant deficit** of commercial land use.
- Deducting conservation lands, **commercial land use accounts for less than 1% of the developable area** within the unincorporated Levy County.
- Comprehensive plan strategy to **support commercial nodes within the MSD and along US 27** provides opportunities for **job creation, capital investment and economic diversification**.
- The plan amendment is **consistent with the growth management strategies** set forth in the Comprehensive Plan.

CONCLUSIONS

- **Proposed Amendment warrants recommendation of approval.**
 - Consistent with Comprehensive Plan
 - Located within Williston MSD
 - Located on US 27 across from existing Commercial land use
 - Compatible land use
 - Suitable site conditions
 - Sufficient road capacity
 - Proximal to emergency services
 - Supports County's economic growth strategies
- **Staff recommendation of approval**