



COMPREHENSIVE PLAN 2050 UPDATE

COMMUNITY SURVEY

Purpose: Levy County is updating its Comprehensive Plan to guide growth, conservation, and investment through 2050. Your input will directly inform policies on land use, springs protection, housing, transportation, economic development, and quality of life.

Time: Short Form ~10 minutes; Full Form ~15–20 minutes.

Confidentiality: Responses are anonymous and reported only in aggregate. **Please do not include personally identifying information in open-ended responses.**

Public Participation: This survey supports public participation for the Comprehensive Plan consistent with §163.3181, Florida Statutes.

How to Take This Survey: Choose the Short Form (questions marked with a ★) or complete the Full Form (all questions). Paper copies are available at County offices and libraries. To request accessibility accommodations please email planning@levycounty.org.



5550 West Idlewild Avenue; Suite 115 | Tampa, FL 33634

A. About You & Where You Live/Work★ **A1. Where do you primarily live? (select one)**

- ☐ Unincorporated Levy County
- ☐ Bronson ☐ Cedar Key ☐ Chiefland ☐ Fanning Springs ☐ Inglis ☐ Otter Creek ☐ Williston ☐ Yankeetown
- ☐ I do not live in Levy County

★ **A2. What is the nearest community/area or ZIP code?**

A3. Do you own, rent, or other? (select one)

- ☐ Own ☐ Rent ☐ Other/temporary ☐ Prefer not to say

A4. What type of home or housing do you currently live in? (Check all that apply)

- ☐ Single-family home
- ☐ Apartment
- ☐ Mobile home
- ☐ Senior community
- ☐ Assisted living/group housing
- ☐ Other:

A4. Do you also work or own a business in Levy County?

- ☐ Yes ☐ No (Skip to Section B)

A5. If yes, what best describes your role? (select all that apply)

- ☐ Business owner/manager
- ☐ Agriculture/forestry/fishing
- ☐ Tourism/hospitality
- ☐ Manufacturing/industrial
- ☐ Construction/trades
- ☐ Health/education/public sector
- ☐ Retail/services
- ☐ Professional services (Engineering, architecture, survey, etc.)
- ☐ Remote worker
- ☐ Other

★ **A6. How long have you lived in Levy County?** ☐ <1 year ☐ 1–4 years ☐ 5–9 years ☐ 10–19 years
☐ 20+ years



B. Vision & Priorities

★ **B1. What should be Levy County's top priorities for the 2050 Plan?** *(rank your top 5: 1 highest, 5 lowest)*

- ____ Protect springs, rivers, and aquifer recharge
- ____ Conserve wildlife habitat & corridors
- ____ Support working lands (agriculture, silviculture)
- ____ Direct growth to towns or areas serviced by available infrastructure (water & sewer)
- ____ Economic development/Better job opportunities
- ____ Designate more areas for commercial development, warehouses, and light industry
- ____ Downtown/village revitalization
- ____ Improve roads & safety
- ____ Expand broadband & utilities
- ____ Diversify jobs & small business support
- ____ Housing affordability & choice
- ____ Parks, recreation, and public access to nature
- ____ Resilience to flooding, storms, sea level rise
- ____ Community health & safety services
- ____ Other (write-in) _____

★ **B2. Over the next 10–15 years, Levy County should...** *(select 1)*

- ☐ Grow faster to expand the economy and tax base
- ☐ Grow steadily and predictably
- ☐ Grow slowly to protect rural character and resources
- ☐ Not prioritize population growth

★ **B3. Where should growth go or not go?** _____

★ **B4. How satisfied are you with the overall quality of life in Levy County today?**

- ☐ Very satisfied ☐ Satisfied ☐ Neutral ☐ Dissatisfied ☐ Very dissatisfied

C. Conservation, Springs & Natural Resources

★ **C1. How important is it to protect each of the following natural resources in Levy County?**

(Please rate each on a scale of 1 to 5: 1 Very Important, 5 Not Important)

- ____ Springs and spring runs
- ____ Aquifer recharge areas
- ____ Rivers, wetlands, and floodplains
- ____ Estuaries & coastal marshes



- ____ Wildlife habitat & linkages/corridors
- ____ Working forests & longleaf pine ecosystems
- ____ Farmland/prime soils

★ **C2. Which strategies should the County prioritize?** *(select up to 5)*

- ☐ Spring shed protection standards (buffers, low-impact design)
- ☐ Incentives for conservation easements/land acquisition
- ☐ Cluster/conservation subdivisions with permanent open space
- ☐ Septic-to-sewer or advanced septic near impaired waters/springs
- ☐ Stormwater retrofits/green infrastructure in towns
- ☐ Riparian buffers & living shorelines
- ☐ Wildlife crossing improvements/culverts
- ☐ Water-wise landscaping & irrigation limits
- ☐ Protect working waterfronts and public access
- ☐ Education/outreach on springs and water quality

C3. If trade-offs are needed, which comes first? *(select 1)*

- ☐ Strongest protections for critical natural areas, even if development shifts or becomes denser in towns
- ☐ Moderate protections with more dispersed rural development options
- ☐ Minimal new protections to reduce regulations/costs
- ☐ Other _____

C4. Open response: What places or resources in Levy County are most important to protect, and why?

D. Land Use, Growth & Rural Character

★ **D1. Where should most new residential and community growth happen in Levy County?** *(select up to 2)*

- ☐ Inside cities and towns (infill or redevelopment)
- ☐ Near towns where infrastructure already exists (e.g., water, sewer, schools, roads)
- ☐ Rural crossroads or small hamlets with clear design guidelines
- ☐ Spread-out rural housing on large lots (5+ acres)
- ☐ Along major corridors (U.S. 19/98, U.S. 27, etc.) with access and safety controls



D2. Which development patterns do you prefer in rural areas? (select up to 2)

- ☐ Conservation subdivisions (same overall density, 50%+ open space)
(Homes grouped together while keeping at least half the land as preserved woods, fields, or open space.)
- ☐ Large-lot (5–10 acres)
- ☐ Agricultural homesteads tied to active agriculture/forestry
(Homes tied to active farming, ranching, or forestry uses, where the land is mainly used for agriculture.)
- ☐ Village clusters with shared utilities and services
(Homes clustered in a village-style setting with shared utilities, shops, or community facilities.)
- ☐ No change from today

★ **D3. Levy County is exploring opportunities to create or expand industrial and employment areas to support job growth and the local economy. Which locations do you think are most appropriate for these types of development?** (select up to 2)

- ☐ Near Chiefland along U.S. 19/98
- ☐ At the outskirts of Williston or Bronson with infrastructure access
- ☐ At rural crossroads with road access but limited services
- ☐ Along major corridors like U.S. 27 or U.S. 41
- ☐ Near railroad or freight routes ☐ Industrial parks should not be expanded
- ☐ Other (please specify): _____

D4. Open response: Where should the County avoid growth due to constraints (flooding, habitat, spring shed, evacuation, etc.)?

D5. What design tools should the County use? (select all that you feel should be implemented)

- ☐ **Dark sky lighting & rural roadway character**
Outdoor lighting that reduces glare and light pollution, while also keeping rural roads safe and preserving the traditional rural look and feel.
- ☐ **Native landscaping & tree canopy standards**
- ☐ **Access management/shared driveways on highways**
A safety practice that reduces the number of driveways and entrances along busy roads by encouraging shared access, helping to prevent crashes, and keeping traffic flowing smoothly.
- ☐ **Architectural/complete streets standards in towns**
Design approaches that make town centers more attractive and walkable, and incorporate features such as sidewalks, bike lanes, crosswalks, and street trees.
- ☐ **Transfer of Development Rights (TDR) from conservation to growth areas**
A tool allowing development rights to be transferred from areas not suited for development to suitable areas
- ☐ **Higher development density along transit routes.**



E. Housing & Neighborhoods

★ **E1. What do you consider to be the biggest housing challenges?** (select up to 3)

- ☐ Cost/affordability
- ☐ Availability of rentals
- ☐ Starter homes
- ☐ Aging in place/accessible homes
- ☐ Workforce housing near jobs
- ☐ Property insurance/Flood Insurance
- ☐ Infrastructure (water/sewer/roads)
- ☐ Other _____

★ **E2. Which types of housing should be encouraged in areas that already have utilities and community services?** (select up to 3)

- ☐ Small-lot single-family
- ☐ Duplex/triplex/fourplex
- ☐ Cottages/tiny homes
- ☐ Townhomes
- ☐ Multifamily/Apartments
- ☐ Live/Work units : *(A special type of housing where the ground floor is designed for the resident's small business (like a studio, office, or shop), and the upper floor is their living space.)*
- ☐ Upper-story apartments downtown: *(Housing units located above ground-floor shops, restaurants, or offices in a traditional "Main Street")*
- ☐ Accessory dwelling units (ADUs)/Mother-in-Law units

★ **E3. Do you support offering incentives for housing that is affordable and located close to jobs, shops, and community services?**

- ☐ Strongly support
- ☐ Support
- ☐ Neutral
- ☐ Oppose
- ☐ Strongly oppose

F. Transportation Safety & Infrastructure

★ **F1. "If you had 100 points to spend on transportation priorities, how would you divide them? (Total must add up to 100%)"**

Road maintenance & safety _____%

Capacity at key choke points _____%

Walk/bike safety & trails _____%



Downtown/main street mobility ____%

Coastal evacuation & resilience ____%

Transit/commuter options ____%

Freight & agricultural mobility ____%

F2. Top safety issues? (select up to 3)

- ☐ High-speed corridors
- ☐ School zone safety
- ☐ Pedestrian crossings
- ☐ Bike shoulders/lanes
- ☐ Evacuation routes
- ☐ Sight distance/driveway spacing
- ☐ Lighting
- ☐ Other (write-in) _____

F3. Broadband (Wi-Fi) service is...

- ☐ Adequate
- ☐ Spotty
- ☐ Inadequate
- ☐ Not available to me
- ☐ Unsure

G. Economy, Jobs & Fiscal Health

★ **G1. Which types of jobs and businesses should Levy County focus on growing in the future? (select up to 4)**

- ☐ Farming, food production & local food businesses
- ☐ Forestry and wood products
- ☐ Marine, coastal, and eco-tourism
- ☐ Light manufacturing and industrial parks
- ☐ Warehousing and distribution along major highways
- ☐ Healthcare, education, and public services
- ☐ Small businesses, entrepreneurship, and remote work hubs
- ☐ Clean energy and resilience industries (e.g., solar, storm protection, renewable technology)

G2. Which strategies should the County use to support jobs, businesses, and community growth? (select all that apply)

- ☐ Ready-to-build industrial sites with water/sewer, access roads, and zoning in place
- ☐ Main Street/downtown revitalization grants
- ☐ Small business incubators/co-working & broadband
- ☐ Workforce housing near job centers
- ☐ Streamlined permitting where infrastructure exists
- ☐ Design standards to protect community character



G3. Open response: *Where should the County focus job growth (e.g., along highways, near towns, rural crossroads, etc.), and why?*

H. Quality of Life, Health & Community Services

★ H1. Please tell us how satisfied you are with the following services and facilities:

1 Very Satisfied; 2 Satisfied; 3 Neutral; 4 Dissatisfied; 5 Very Dissatisfied.

- Road maintenance & traffic safety
- Water & Sewer Services
- Sidewalks, bike lanes & trails
- Public transit/commuter services
- Parks, recreation & access to rivers, springs, and the Gulf
- Libraries & community centers
- Affordable & diverse housing options
- Law enforcement, fire & emergency services/disaster preparedness
- Public health & social services
- Senior Services
- Youth programs & after school services
- Conservation of natural areas & flood/stormwater protection
- Support for small businesses & job opportunities

H2. Which investments would most improve your quality of life in Levy County? (select up to 4)

Parks, Recreation & Natural Resources

- ☐ Springs, river, and Gulf access improvements & better signage/wayfinding
- ☐ Multi-use trails, bike paths, and safer road shoulders
- ☐ Park upgrades (playgrounds, sports fields, shade structures)

Community Facilities & Services

- ☐ Libraries, learning centers, and youth programs
- ☐ Senior services & “aging in place” home retrofits
- ☐ Public safety (fire, EMS, law enforcement facilities and equipment)

Downtowns, Housing & Economy

- ☐ Historic Main Street/downtown revitalization
- ☐ Affordable and workforce housing initiatives
- ☐ Support for small businesses and local jobs

Infrastructure & Resilience

- ☐ Road and bridge maintenance & congestion relief
- ☐ Flood protection, drainage, and coastal resilience projects
- ☐ Broadband expansion and digital access



H3. Open response: *What makes Levy County special to you? What should never be lost?*

I. Resilience, Water, & Hazard Mitigation

★ **I1. Have you experienced any of the following at your home or business in the last 5 years?**
(select all that apply)

- ☐ Street flooding
- ☐ Yard/parcel flooding
- ☐ Structure flooding
- ☐ Septic backup/failure
- ☐ Hurricane/wind damage
- ☐ Evacuation challenges
- ☐ Heat impacts
- ☐ Drought/water supply issues

I2. Which resilience strategies should the County focus on to reduce risks from flooding, storms, and sea level rise? (select your top 3 strategies)

- ☐ Drainage and stormwater upgrades in towns
- ☐ Natural floodplain restoration and protection
- ☐ Coastal surge/sea level rise planning and living shorelines
- ☐ Septic system upgrades or sewer connections near sensitive waters and springs
- ☐ Backup power and reliable communications for critical facilities (hospitals, shelters, utilities)
- ☐ Home hardening grants and education for residents
- ☐ Expanded evacuation routes and shelter capacity

I3. How willing are you to support funding for targeted resilience improvements in high-risk areas of the County?

- ☐ High willingness ☐ Moderate willingness ☐ Low willingness ☐ Not supportive ☐ Unsure

J. Engagement Preferences & Communication

★ **J1. How did you hear about this survey?**

- ☐ County website
- ☐ Social media
- ☐ School/library
- ☐ Event
- ☐ Commission or Planning Board Meeting
- ☐ Word of mouth
- ☐ Other _____

★ J2. What are the best ways to reach you about future meetings?

If you selected email, please provide your name and email address on the form provided.

Do not include that information in the survey.

- ☐ Email
- ☐ Mailer
- ☐ School/library bulletin
- ☐ Community groups/faith partners
- ☐ County website
- ☐ Social media

K. Demographics (This information is voluntary; it helps ensure broad representation)

★ K1. Age ☐ Under 18 ☐ 18–24 ☐ 25–34 ☐ 35–44 ☐ 45–54 ☐ 55–64 ☐ 65–74 ☐ 75+

K2. Household with children under 18? ☐ Yes ☐ No

K3. Veteran status ☐ Veteran ☐ Non-veteran ☐ Prefer not to say

K4. Housing type ☐ Single-family ☐ Manufactured/mobile ☐ Multifamily ☐ Farm/rural homestead
☐ Other

K5. Primary language spoken at home ☐ English ☐ Spanish ☐ Other _____

K6. Race/ethnicity (optional) ☐ White ☐ Black/African American ☐ Hispanic/Latino ☐ Asian

☐ American Indian/Alaska Native ☐ Native Hawaiian/Other Pacific Islander ☐ Other ☐ Prefer not to say

K7. Accessibility ☐ I need ADA accommodations for meetings ☐ I need translation/interpretation

Thank You

Thank you for sharing your thoughts! Your input will help guide the County's Comprehensive Plan Update. By submitting this survey, you confirm that you are at least 14 years old (or have a parent/guardian's permission) and understand that your responses will be combined with others and used only in summary form.