



Levy County Board of County Commissioners

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LEVY COUNTY

Planning and Zoning Department

Date: May 18, 2026

From: Kelli Caudill, Planner II

Case: Text Amendment, 26-04

Applicant: Levy County

Subject: Text amendment to Sec. 50-382. - Off Street Parking and Loading spaces,
Sec. 50-706. - Accessory Dwelling Units and Sec 50-601. - Types of lots splits



Commissioners

Charlie Kennedy, District 1

Rock Meeks, District 2

Desiree Mills, Chair, District 3

Tim Hodge, Vice Chair, District 4

Johnny Hiers, District 5



Standards for Review of Land Development Text Amendments

Article II. – Administration

Division 2. Planning Commission

Sec. 50-55 – Powers, duties, and authority (a) (1) d *Review proposed land development regulations and land development codes or amendments thereto, and make recommendations to the board of county commissioners as to consistency of the proposal with the adopted comprehensive plan or element or portion thereof.*

The proposed Land Development Code Text Amendment is consistent with the Comprehensive Plan, specifically 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.*

The requested text amendments to the Levy County Land Development Code seeking county-wide amendments to zoning regulations in order to update requirements for Off Street Parking, Accessory Dwelling Units and Types of lot splits.

Application Overview

Proposed Text Amendments to the Land Development Codes (LDC). This request includes three sections of the LDC as follows:

- Sec. 50-382. - Off Street Parking and Loading spaces
- Sec.-50-706. - Accessory Dwelling Units and
- Sec. 50-601.- Types of lots splits

Sec. 50-382. - Off Street Parking and Loading spaces

Purpose and Intent:

The purpose of this amendment to off street parking and loading spaces is to modernize parking requirements to reflect current parking demand data, alleviate the burden of parking variances, encourage the redevelopment of existing structures, facilitate new business investments by



allowing for more efficient land use, and to make parking requirements more comparable to surrounding areas.

The proposed text amendment in its entirety is attached as Exhibit A.

Staff Analysis

Planning staff reviewed the proposed text amendment to determine if it meets the following criteria:

1. The proposed text amendment is consistent with the purposes, goals, objectives, and policies of the Levy County Comprehensive Plan.
2. The proposed text amendment implements the best planning practices for Levy County.
3. The proposed text amendment is consistent with the intent of any applicable zoning district.

After review and consideration staff finds the following:

The proposed amendment encourages reuse of existing building stock for small businesses and the updated standards modernize parking ratios, aligning them with the updated parking requirements found in surrounding counties, and is in alignment with the purposes, goals and objectives of the Comprehensive Plan and Land Development Code.

Sec. 50-706. - Accessory Dwelling Units

Purpose and Intent:

The purpose of this amendment is to remove the existing maximum size limitations for accessory dwelling units (ADU) of 50 percent of the floor area of the principal dwelling, or 1,200 square feet, whichever is greater. This amendment seeks to modernize residential development standards to align with current housing needs, reduce unnecessary hardships on property owners seeking to build ADUs in order to create multi-generational housing, and to facilitate higher-quality, context-sensitive construction. This amendment also recommends the establishment of a minimum size of 750 square feet for ADUs, to ensure compliance with Florida Building Code standards which regulate minimum habitable room dimensions. A

minimum size prevents the creation of units that struggle to meet safety, light, ventilation, and sanitation requirements for residential occupancy. The amendment also seeks to include the clarification that ADUs must be detached only, and that for parcels over 5 acres, a request may be made for the ADU to have a separate driveway, independent of the primary dwelling unit's driveway.

The proposed text amendment in its entirety is attached as Exhibit B.

Staff Analysis

The proposed amendments removal of size limitations does not remove other LDC requirements. The ADU remains subject to existing site development standards (setbacks, height limits, and lot coverage limits). In addition, eliminating maximum size limits supports the Comprehensive Plan's goals to increase housing supply and diversity. Removing the size limitations allows for larger ADUs, which accommodate larger families, intergenerational living, and workforce housing.

Sec. 50-601. - Types of lot splits

Purpose and Intent:

The purpose of this amendment is to allow for the relocation of common lot lines without the requirement to plat for land that has not been previously platted. If the land has been platted a replat is required. The Boundary Line Adjustment will allow for the streamlined relocation of common lot lines between existing lots without creating new parcels, while maintaining zoning conformity.

The proposed text amendment in its entirety is attached as Exhibit C.

Staff Analysis

The amendment supports the Comprehensive Plan goal of promoting efficient, orderly, and sustainable development by allowing property owners to adjust boundaries to better fit existing topography or intended land use without requiring full replatting.

All resulting lots must meet minimum area, width, and setback requirements for the applicable zoning district, ensuring no increase in nonconformity, and ensures all resulting parcels conform to the LDC.

Planning Commission Recommendations

The Levy County Planning Commission heard Application TA 26-04 on May 18, 2026. The Commission recommends the following:

- Planning Commissioners recommends approval for Parking changes
- Planning Commissioners recommends approval for ADU changes with conditions, requesting to remove all proposed changes except for the maximum square footage being removed. The Planning Commission discussed changing minimum square footage to 500 square feet.
- Planning Commissioners recommends approval for the Boundary Line Adjustment with condition to add commercially platted or unplatted lots to eligible properties.