



MEMORANDUM

To: Levy County Board of County Commissioners
From: Tara Howell, Planning and Zoning Director
CC: County Attorney and County Manager
Date: March 24, 2025
Subject: Requested Code Revisions

The Levy County Planning Department and County staff have evaluated the requested Code Revisions discussed during the BOCC meeting on March 18, 2024, specifically regarding "Right Of Way Credit" and "20-acre lot splits." The results of the staff's review are as follows.

"Right of Way Credit"

- The current Comprehensive plan list specific minimum lot size requirements for each future land use.
Commercial - The minimum lot size is one-fourth [1/4] acre
Industrial - The minimum lot size is one (1) acre
Forestry/Rural Residential - The minimum parcel size is twenty
Agricultural/Rural Residential - The minimum parcel size is ten (10) acres
Rural Residential - Minimum Parcel size is three (3) acres
Recreation - The minimum parcel size is five (5) acres
Public and Institutional Facilities - The minimum lot size is one-fourth (1/4) acre
- Staff has determined that while the Comprehensive plan lists these specific lot/parcel minimum sizes there is not a way to incorporate an allowance for variations on minimum lot sizes.
- While the Comprehensive plan is out of compliance, we are not able to make any county initiated amendments. However, by the early part of June, our Comprehensive plan will be in compliance (after revised EAR amendments are accepted by State)
- The Comprehensive plan would then be amended to reflect the language in F.S. 163.3177(6) (a), which requires "The **approximate** acreage and the **general range of density or intensity** of use shall be provided for the gross land area included in each existing land use category."



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- Once this is amended staff can present to Planning and Commission and BOCC language to be added to our Land Development Codes that would allow size variations based on several factors such as, survey, topography, roads, etc.

“20 acre lot splits”

- County staff has been working on revisions for our current subdivision codes for several months that would include different types of allowable land divisions.
- Staff believes the appropriate time to address additional types of land divisions would be during the rewrite of the “Subdivision Codes” in our current Land Development Codes.
- Staff would recommend a joint workshop with Planning Commission and BOCC to review these issues pertaining to creation of additional land division and subdivision regulations and or exemptions.

In conclusion, the Levy County Planning Department and County staff have thoroughly reviewed the requested Code Revisions from the BOCC meeting on March 18, 2024. The findings highlight the need for amendments to the Comprehensive plan to accommodate variations in minimum lot sizes and address additional types of land divisions during the rewrite of the Subdivision Codes. We recommend a joint workshop with the Planning Commission and BOCC to further discuss these issues and develop appropriate regulations and exemptions.

Thank you for your attention to these matters.

Tara E. Howell

Planning and Zoning Director