



# LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

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To: Levy County Board of County Commissioners

From: Stacey Hectus, Planning and Zoning Director  
Andrew Carswell, County Engineer

Date: December 19, 2023

Subject: Hideaway Hills Subdivision Variance for lot width/depth ratio Sec. 50-580. Lots and lot sizes

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The Levy County Land Development Code has provisions regarding the width and depth ratio of subdivided land in Levy County. During our initial staff review for the preliminary plat of the Hideaway Hills Subdivision the applicant's representative and staff did not catch the 2.5:1 ratio required in the Rural Residential (RR) zoning district. We deal more frequently with the 10 + acre lots that have a 4:1 ratio. The applicant is requesting a subdivision variance to permit a 4:1 ratio in Rural Residential (RR) instead of the required 2.5:1. The lots still meet the minimum lot requirements for the RR zoning district of 150 feet for lot width and 200 feet for lot depth.

### Planning Commission

At the Levy County Planning Commission meeting held on Monday, November 6, 2023 the Commission voted 3-1 to recommend approval of this subdivision variance to Sec. 50-580.

