ORDINANCE NO. 2026-08

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY FLORIDA, AMENDING SECTION 50-700. OF THE LEVY COUNTY LAND DEVELOPMENT CODE RELATED TO USE BY SPECIAL EXCEPTION; CREATING SECTION 50-763. OF THE LEVY COUNTY LAND DEVELOPMENT CODE RELATED TO RECRETAIONAL VEHICLE AND BOAT STORAGE AS USE BY SPECIAL EXCEPTION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the intent of Levy County Board of County Commissioners ("Board") to regulate the use and development of land within the County to promote, protect, and improve the public health, safety, and welfare of Levy County's residents, while maximizing economic benefits and minimizing threats to the environment and natural and man-made resources; and

WHEREAS, Section 163.3167(1)(c), *Florida Statutes,* empowers the Board to adopt land development regulations to guide the growth and development of the County; and

WHEREAS, the Levy County Comprehensive Plan provides that the Land Development Code shall promote compact nodal development and strong, stable, and prosperous economy; and

WHEREAS, in furtherance of the public health, safety, and welfare, and to facilitate the proper and efficient administration of the County's Land Development Code in a manner that protects and balances the rights and interests of property owners, the general public, and the environmental and natural resources of the County, the Board finds it necessary to add self-storage, RV/boat storage facilities as a use by special exception in the RMU zoning district and to establish standards for such facilities in the Land Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Levy County Board of County Commissioners as follows:

SECTION 1. AMENDMENT OF SECTION 50-700. OF THE LEVY COUNTY LAND DEVELOPMENT CODE. Section 50-700. of the Levy County Land Development Code, entitled "Generally; use table" is hereby amended as follows:

50-700. GENERALLY, USE TABLE

* * *

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR-3C	C-1	C-2	C-3	C-4	I	RMU	PF	REC	NR-CON
	In this table, P=Permitted Use; CU=Conditional Use; and SE = Use by Special Exception														

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Intensive Commercial and Industrial															
				*		*		*							
Self-storage, RV/boat storage facilities								P	P	P	P	**SE**			

[underline indicates addition; ~~strikethrough~~ indicates deletion; * * * indicates that text following * * * remains unchanged]

SECTION 2. CREATION OF SECTION 50-763. OF THE LEVY COUNTY LAND DEVELOPMENT CODE. Section 50-763. of the Levy County Land Development Code, entitled "Self-storage, RV/boat storage facilities" is hereby created to read as follows:

50-763. Self-storage, RV/boat storage facilities

(1) The minimum parcel size is 5 acres.

(2) The maximum lot coverage shall not exceed 50 percent.

(3) The site shall be used exclusively for the parking and non-residential storage of operable boats and recreational vehicles (RVs). No retail sales, wholesale activities, equipment rentals, vehicle auctions, or other commercial enterprises shall be permitted on the premises. Furthermore, no stored vehicle or vessel shall be utilized for living quarters, temporary sleeping, or a home-based business. Routine maintenance or repairs on the stored property are strictly prohibited.

(4) Minimum setback requirements will be 50 feet from front, 25 feet from the rear and 10 feet on the sides

(5) There shall be a visual barrier or landscaped buffer around the perimeter. The buffer will require a visual barrier or landscaped buffer at least 25 feet in width. Landscaping in this buffer must provide a minimum of 50 percent opacity using a dense mix of shrubs and trees. All vegetation shall be Florida-friendly, drought resistant and compatible with the area soils.

(6) Primary access must be directly onto a paved county, state or federal road. All entrance and exit driveway connections must also be paved (typically with asphalt or concrete) to match the structural integrity and material of the existing road.

(7) Parking and RV/Boat storage spaces shall be constructed of a stabilized, dust-free surface. The surface may be constructed of either impervious materials (e.g., concrete, asphalt) or approved pervious materials (e.g., gravel, crushed rock, or permeable pavers).

(8) Office space shall be permitted only as an accessory use incidental to and serving the self-storage, RV/boat storage facility on the same site, such as for management, leasing, security, and customer service for the facility, and shall not be used for any other business or office purpose. Where such office space is proposed, a minimum of one parking space per 250 square feet of office space will be required.

(9) All lighting shall be directed and shielded so as not to cause light pollution or shine directly into or onto adjacent properties. A photometric plan will be required.

(10) In order to address compatibility and limit off-site impacts, business hours are limited to the hours of 8:00 a.m. to 8:00 p.m., unless otherwise specified in the special exception.

(11) Applicant must submit a concurrency evaluation application demonstrating compliance with local concurrency management regulations.

(12) Applicant must submit a road capacity analysis completed by Levy County Road Department and FDOT (if applicable) evaluating the expected trip generation, site access safety, and any necessary off-site roadway improvements. Mitigation of any identified traffic impacts may be required as a condition of special exception approval.

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[underline indicates addition; ~~strikethrough~~ indicates deletion; * * * indicates that text following * * * remains unchanged]

SECTION 3. CODIFICATION. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Levy County Land Development Code, and that the sections of this Ordinance may be renumbered to accomplish such intent.

SECTION 4. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 5. CONFLICT. All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6. EFFECTIVE DATE. A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall take

effect as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Levy County this _____ day of ____, 202__.

BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA

_____
Tim Hodge, Chair

ATTESTED BY:

_____
Matt Brooks, Clerk of Court

APPROVED AS TO FORM

_____
Ray Poole, County Attorney