



Levy County Board of County Commissioners
PO Box 310, Bronson, Florida, 32621
310 School Street, Bronson, Florida, 32621
Phone: 352.486.5218

LEVY COUNTY

Planning and Zoning Department

Date: April 27, 2026

From: Bernard Cox III, Development Director

Case: Text Amendment, TA 26-01

Applicant: David Howard & Gordon Howard – Walker W. Bullock (Agent)

Subject: Proposed Added Use to Current Use Table and Supporting Sections in the Levy County Land Development Codes.



Commissioners

Charlie Kennedy, District 1
Rock Meeks, District 2
Desiree Mills, Chair, District 3
Tim Hodge, Vice Chair, District 4
Johnny Hiers, District 5



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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 request text amendment to the Levy County Land Development Code seeking a county-wide amendment to zoning regulations (i) to add a defined term, “Private recreation use” and (ii) to add “Private recreation use” to the zoning district use table as a permitted use in the Forestry/Rural Residential (F/RR) zoning district.

Application Overview

The applicant is requesting a Text Amendment to the Land Development Codes (LDC). This request includes three sections of the LDC as follows:

- Sec. 50-1 Definitions
- Sec. 50-732 Reserved

The applicant is requesting the proposed use be allowed as follows:

- Amend Article I, Sec. 50-1 (Definition) to add a definition for “Private recreation uses”.
- Amend Article XIII, Division 3, Subdivision II, Sec. 50-700 (Zoning District Use Table) to add “Private recreation use” as a Permitted Use in the Forestry/Rural Residential (F/RR) zoning district.

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:

1. The definitions included in the proposed text amendment application are comprehensive and complete.
2. The proposed use and definition for **Private recreation use** means recreational facilities, structures and land that are owned and/or operated by a non-government entity and used for kayaking, shotgun sports (with the express prohibition of any use of lead shot), zipline activities and other similar recreational uses. Such uses may be open to the public on a fee, reservation, membership or similar lawful basis. Customary accessory structures and uses incidental and necessary to the principal recreational use shall be permitted.
3. The use is proposed only for the Forestry/Rural residential (F/RR) zoning district. Not as in the case of the public recreation uses that is allow in the F/RR, A/RR, RR, R-1, R-2 and RR-3C zoning districts.

Forestry/rural residential (F/RR) district. The county's existing land use map and the future land use map designate certain lands used (now and in the future) for forestry purposes. Forestry products are an important segment of the county's economic base and, as such, require protection from incompatible uses. It is recognized that forestry operations require prescribed burns, herbicides and pesticides, and heavy equipment, all of which are generally incompatible with residential, commercial and most public uses, and thus forestry lands must be protected from encroachment by



such uses. Likewise, separation of forestry uses from those other uses limits exposing residents, businesses and the public to the hazards associated with wildfires, smoke, dust, fumes and exposure to chemicals. As such, the F/RR district is intended to allow only very low-density residential development that is spatially separated from the predominant land use in the district - commercial forests. Residential density is limited to one dwelling per 20 (or more) acres.



Staff Proposed Land Development Code Amendment

If the Board of County Commissioners is inclined to add the requested text amendment at this time, staff has provided the following text amendment that is consistent with the purposes, goals, objectives, and policies of the Levy County Comprehensive Plan, implements the best planning practices for Levy County and is consistent with the intent of any applicable zoning district.

Chapter 50 – LAND DEVELOPMENT CODE

Article I – IN GENERAL

Sec. 50-1. – Definitions

Principal use means the primary use for which land or a building is used.

Private recreation uses mean recreational facilities, structures and land that are owned and/or operated by a non-government entity and used for kayaking, shotgun sports (with the express prohibition of any use of lead shot), zipline activities and other similar recreational uses. Such uses may be open to the public on a fee, reservation, membership or similar lawful basis. Customary accessory structures and uses incidental and necessary to the principal recreational use shall be permitted.

Public recreational uses mean recreational facilities, structures and land that are owned and/or operated by a governmental agency and open to the public, including parks and picnic areas, noncommercial playgrounds, boat ramps, fishing piers, tennis courts, walking/hiking trails and facilities, greenways, trail heads and other similar recreational uses.



Planning Commission Recommendations

The Levy County Planning Commission heard Application TA 26-01 on April 27, 2026. The Commission recommends the following:

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