



## Land Development Code Text Amendment Checklist

Incomplete application packets will not be accepted.

### TO BE SUPPLIED AT THE TIME OF SUBMISSION:

12 paper application packets and 1 electronic version containing the following, to the Levy County Planning and Zoning Department at, 320 Mongo Street, Bronson, Florida, for processing.

- This Checklist:** Please ensure checklist is complete and all items are in the specified order.
- Land Development Code Amendment application**
- Agent Authorization**
- Proposed revised Land Development Code language (in required strike through/italicized format)**
- All required data/analysis as indicated on the Pre-Application Meeting form (if applicable)**
- Written Statement:** At a minimum, the written statement must include the information below. Applications that fail to address each item below will not be processed.
  1. The reason why said regulation(s) should be amended, supplemented, or deleted;
  2. Any public purpose that the amendment would serve;
  3. How the proposed modification is applicable County-wide in lieu of addressing a singular parcel or incident.
  4. How the proposed amendment is consistent with the intent and purpose of the Levy County Comprehensive Plan. This shall include reference to specific goals, objectives, and policies of the Comprehensive Plan.
  5. Statistics, studies, background data, and/or analysis in support of the modification as well as how the proposed regulation will be enforced by Levy County.

\*additional fees may be due for the costs of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.\*



Levy County Board of County Commission  
Planning and Zoning Department  
320 Mongo Street, Bronson, Florida, 32621  
Office: 352.486.5203

### Land Development Code Text Amendment Application

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Petition Number: \_\_\_\_\_ Amendment Fee Paid: \_\_\_\_\_  
Submittal Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

#### Applicant Information

Applicant(s)/Agent(s) Name Walker W. Bullock  
Address 1000 NE 6th Blvd., Williston, FL 32696  
Phone 352-528-4060 Email Walker@BullLawFlorida.com

#### Owner Information

Owner(s) Name David Howard, Gordon Howard  
Address P.O. Box 279, Cedar Key, FL 32625  
Phone 352-222-5887 Email DAH19691@outlook.com

#### Request

Land Development Code Section(s) proposed to be amended:  
Article I, Sec 50-1 Definitions  
Article XIII, Sec 50-700 Zoning District Use Table

#### OWNER VERIFICATION

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

[Signature] Date 2/26/26  
Owner(s) Signature Date  
[Signature] Date 2/26/26  
Owner(s) Signature Date

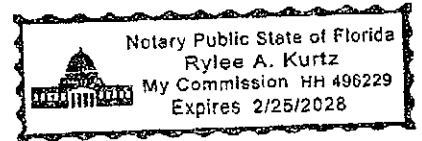


Levy County Board of County Commission  
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STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was  
acknowledged before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of  
February, 20 20. Individual identified by:  Personal Knowledge  Satisfactory  
Evidence: Type: FL DL

Rylee A. Kurtz  
Signature of Notary Public - State of Florida

Stamp:



**CERTIFICATION**

The undersigned has read and understands the application, and has received, read, and understands the Instructions & Submission requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) provided is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners and their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

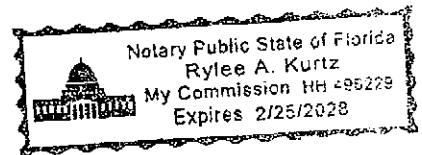
WLB  
Owner/Agent Signature

2/16/26  
Date

STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was  
acknowledged before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of  
February, 20 20. Individual identified by:  Personal Knowledge  Satisfactory  
Evidence: Type: \_\_\_\_\_

Rylee A. Kurtz  
Signature of Notary Public - State of Florida

Stamp:



**LEVY COUNTY LAND DEVELOPMENT CODE  
TEXT AMENDMENT APPLICATION**

**Request to Add "Private Recreation Use" as a Permitted Use in the Forestry/Rural Residential (F/RR) Zoning District and to Add a Definition in Article I**

This submission is a text amendment application 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.

**1. Applicant, Authorized Agent, and Summary of Requested Amendments**

**1.1 Applicant and Agent**

- **Owner/Applicant:** David Howard, Gordon Howard
- **Authorized Agent:** Walker W. Bullock, Bullock Law Firm, PLLC  
1000 NE 6<sup>th</sup> Blvd., Williston, FL 32696  
Walker@BullLawFlorida.com, Office@BullLawFlorida.com  
Ph: (352) 528-4060 Fax: (352) 354-8115

**1.2 Summary of Requested Text Amendments**

1. **Amend Article I, Sec. 50-1 (Definitions)** to add a definition for "Private recreation uses."
2. **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.

**2. Proposed Code Text**

**2.1 Article I - Add Definition of "Private Recreation Use"**

**Proposed new definition (clean text):**

**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.

## **2.2 Article XIII - Zoning District Use Table (Section 50-700 et seq. )**

### **Proposed new use-table entry:**

- **Use:** Private recreation use (as defined).
- **Zoning District:** Forestry/Rural Residential (F/RR).
- **Status:** P (Permitted Use).

## **2.3 See attached table containing the proposed text amendment.**

### **3. Required Criterion 1: Reason the Regulation(s) Should Be Amended, Supplemented, or Deleted**

Levy County's zoning framework provides that any use not listed as permitted, conditional, special exception, temporary, or accessory is prohibited in the zoning district. The County's use table also expressly subjects all uses other than single-family dwellings to staff site plan review. As described in the request, the Levy County Land Development Code does not expressly list kayaking facilities, shotgun sports (with a non-lead requirement), zipline activities, or similar private recreation uses as permitted or available by special exception in any zoning district. Accordingly, a text amendment is necessary to (a) create a clear category the County can administer consistently, (b) avoid inconsistent and unpredictable determinations regarding whether such activities are "similar" to an existing listed use, and (c) authorize a category of use to the use table that would benefit residents and visitors of Levy County by authorizing activities that are consistent with the rural forestry goals and objectives set out in the Comprehensive Plan.

**4. Required Criterion 2: Public Purpose Served by the Proposed Amendment**

The Future Land Use Element definition of the Forestry/Rural Residential category expressly contemplates resource based and/or non-spectator based recreational uses alongside forestry uses. The proposed "Private recreation use" category is intended to capture and regulate private recreation activities of the type described in this application in a manner consistent with that plan direction, rather than leaving such uses unaddressed or treated inconsistently. The proposed permitted uses would provide the public with opportunities to use and enjoy Levy County's scenic privately owned forested areas in a manner that preserves the character of those areas, while also generating jobs and revenue that would benefit the county and its residents.

**5. Required Criterion 3: County-Wide Applicability (Not a Parcel-Specific Accommodation)**

As stated above, Levy County's zoning framework provides that any use not listed as permitted, conditional, special exception, temporary, or accessory is prohibited in the zoning district, and the Levy County Land Development Code does not expressly list the permitted uses requested in this application in any zoning district. Therefore, an application for zoning change, special use permit, or other single-parcel use would not be appropriate.

Additionally, a county-wide text amendment promotes consistent administration and equal treatment by establishing a single, clearly defined category and corresponding review/enforcement standards for all F/RR lands, instead of relying on parcel-by-parcel discretionary interpretations.

**6. Required Criterion 4: Consistency with the Levy County Comprehensive Plan (Specific Goals, Objectives, Policies)**

(Emphasis added throughout)

**6.1 Conservation Element Goals, Objectives, and Policies**

The proposed private recreation use category, as defined herein, is consistent with Conservation Element of the Levy County Comprehensive Plan. The stated goal of this element is to “[p]rotect, conserve, enhance, or appropriately use the County’s natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.”

Objective 4 of the Conservation Element sets the goal to “[e]ncourage the long-term conservation and proper management of forest lands in the County to ensure a continuous yield of forest products, habitats for wildlife, forest associated recreation, aesthetics, clean air and clean water.”

**6.2 Economic Element Goals, Objectives, and Policies**

The proposed private recreation use category, as defined herein, is consistent with Economic Element of the Levy County Comprehensive Plan. The stated goal of this element is to “[p]romote 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.”

Objective 4 of the Economic Element sets the goal to “[e]ncourage the development of business and industry that enhances and preserves the rural quality of life, cultural, historical and environmental resources in Levy County.”

Objective 4 of the Economic Element adds additional policies, in relevant part:

**Policy 4.2** Levy County will provide multiple options for agricultural, aquacultural, industrial and recreation related development through the Land Development Regulations.

**Policy 4.5** Develop a plan to market recreational, historical and cultural resources at a local, regional and national level.

**Policy 4.8** Promote eco-tourism through the development and improvement of public recreational opportunities and recreational initiative including, but not limited to, the Tri-County Nature Coast Greenway.

### **6.3 Future Land Use Element Goals, Objectives, and Policies**

The Future Land Use Element defines Forestry/Rural Residential as “areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses, and very low density rural development, spatially separated from forestry uses.”

Policy 3.7 of the Future Land Use Element further states, in relevant part:

“**Policy 3.7** Non-residential uses (i.e., commercial, industrial, recreational, community facilities and uses) that are “functionally related” to rural and/or agricultural land uses may be permitted in the rural areas of the County. “Functionally related” uses are those activities and development which are consistent with one of the following guidelines and development requirements:

c. Complement and support the recreation and open space system within rural areas of the county, the intent of which is that the proposed use is not the attraction or destination, rather, but a supporting use that complements the existing recreation and/or open space system within rural areas of Levy County.”

#### **6.4 Recreation and Open Space Element Goals, Objectives, and Policies**

The stated goal of the Recreation and Open Space Element is to “[m]aintain and improve activity and resource based recreation facilities and open space systems to meet the future needs of residents in Levy County.”

Objective 2 of the Recreation and Open Space Element specifically addresses the establishment of private recreational property use:

##### **“Objective 2 Public and Private Recreation**

Coordinate public and private resources to meet the County’s recreational needs based on population growth and the demands generated by new development.”

Policy 3.6 of the Recreation and Open Space Element goes on to say:

**“Policy 3.6** The County endorses the acquisition and development of natural areas that will continue to improve the quality of resource-based recreation opportunities throughout the County. The County is generally opposed to, and does not support, efforts to place large acreage in public ownership with no plans for public utilization.”

The sections of the Comprehensive Plan referenced above clearly show an intent to create a policy that encourages and supports recreational activities on rural forestry lands. The permitted uses requested in this application are specifically aligned with the goals of the Comprehensive Plan as they would cause minimal adverse impact on the forested areas while also facilitating opportunities for residents and visitors of Levy County to enjoy the county's scenic woodlands, all while generating revenue for local businesses and the county.

**7. Required Criterion 5: Statistics, studies, background data, and/or analysis; Enforcement**

The proposed text amendment to add "private recreation use" as a permitted use in the Forestry Rural Residential zoning district, and to include a corresponding definition in Article I of the Levy County Land Development Code, is supported by the following statistics, studies, background data, and analysis.

Background and Justification

Levy County is characterized by its rural, low-density character, with the F/RR district specifically intended for low-density residential development and emphasizing preservation of natural resources, open space, and rural lifestyles.

The county's natural resources such as rivers, springs, preserves, and wildlife refuges support ample opportunity for outdoor recreation. Private, non-governmental operations can complement public resources by providing controlled, low-impact recreational opportunities on private parcels without necessitating public funding or infrastructure expansion. The proposed uses (kayaking, non-lead shotgun sports, ziplines, and similar activities) align with low-intensity, resource-

compatible recreation that fits the rural context, avoids urban-style commercial intensity, and promotes environmental stewardship.

#### Supporting Data and Analysis

Outdoor recreation is a major economic driver statewide. Studies indicate it generates tens of billions in annual economic impact, supporting hundreds of thousands of jobs. For example, Florida's outdoor recreation economy contributes significantly through visitor spending on activities like paddling, trails, and adventure pursuits, with private enterprises playing a key role in meeting demand, especially in rural areas. Private providers often fill gaps in tourist-generated recreation, boosting local employment, income, and tax revenues without heavy reliance on public facilities. In rural counties like Levy, such uses can enhance economic diversification, attract visitors, and support related businesses while maintaining rural character.

Levy County promotes itself as a destination for nature-based tourism and community input highlights demand for more recreation options. Expanding private recreation on suitable large parcels in F/RR zones can meet this demand, encourage low-impact tourism, and align with other nature-based recreational initiatives.

The amendment promotes compatible, low-density recreational uses that enhance property values, support rural economic goals, and preserve the district's forestry/residential character by limiting scale and intensity.

Supporting Sources:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/levyfl-meet-b70535e85e1e46849c6f43a08335ab9b/ITEM-Attachment-001-48fe814bb9364e098be159ae8b5cc6a4.pdf>

<https://1000fof.org/wp-content/uploads/2025/05/Levy-County-Report.pdf>

<https://www.visitlevy.com/>

[https://floridadep.gov/sites/default/files/Appendix%20C\\_0.pdf](https://floridadep.gov/sites/default/files/Appendix%20C_0.pdf)

Enforcement by Levy County

Levy County will enforce the amended regulations through standard mechanisms in the Land Development Code:

**Permitting and Site Plan Review.** As a permitted use in F/RR, proposals will undergo zoning compliance review, building permitting, and site plan approval when applicable to ensure compliance with the county's regulations.

**Code Enforcement.** The County's Code Enforcement Division will monitor compliance via complaints and/or observed violations.

