



# Levy County Comprehensive Plan Economic Element

## Potential Amendments for Discussion – Jan 13, 2026

This document lays out a draft amended and restated Economic Element for Levy County, Florida based on data analysis conducted last year and community feedback gathered so far regarding Levy County's economic priorities. The purpose of laying out a draft at this early stage is to give participants in the January 13<sup>th</sup> workshop the necessary context to think comprehensively about their County's Economic Element, and to help them determine whether there are goals, objectives, or policies that they would add, remove, or amend.

### GOALS, OBJECTIVES AND POLICIES

**Goal (Amended):** Promote the growth of a strong, stable, and prosperous economy through public and private economic development initiatives that preserve and enhance a high quality of life for residents, protect the natural, recreational, historical, and cultural resources of the County, and foster long-term economic opportunities for future generations to live and work in Levy County.

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### Objective 1: Economic Development Strategies

Develop strategies and support programs that promote a diversified economic base with a focus on agriculture and aquaculture, create high-paying jobs, support existing business and industry, and encourage the relocation of new business and industry that complements the County's rural character.

#### Economic Development Agency

- **Policy 1.1:** The County designated the Nature Coast Business Development Council as the umbrella agency to coordinate the economic development activities in the public and private sectors. The County supports this economic development agency with adequate services and monies, subject to the availability of funds.

#### Marketing Program

- **Policy 1.2:** The County, through its designated economic development agency, shall develop a marketing program which shall include:
  - a. A centralized database containing a profile of local and regional demographic and workforce characteristics, and an inventory of available commercial, industrial, and agricultural lands, buildings, and infrastructure;

- b. County promotional packet including a labor market survey, statistics on wage rates, available compensation packages, training, and job skills of the County;
- c. A list of targeted industries, including the identification of local business and industry expansion opportunities;
- d. An inventory of funding sources to assist existing business and industry and to encourage new business and industry to relocate in the County;
- e. Any other information that would be helpful to a business considering expansion or relocation.

## Incentives

- **Policy 1.3:** To attract desirable new business and industry, economic development incentives may include the following: industrial development revenue bonds (IRB); tax incentives; tax increment financing (TIF); and ad valorem tax relief inducement to new business during start-up.
  - **Policy 1.4: (Amended)** The County shall continue to develop and support programs to ensure that adequate infrastructure, efficient transportation networks, and a sufficient amount of land is available within designated Municipal Service Districts (MSDs) and industrial nodes to meet the current and future needs for existing businesses and industry.
  - **Policy 1.5 (Amended):** The County shall encourage the expansion of the wholesale trade and manufacturing sectors in the County, particularly those that support the processing and distribution of locally grown agricultural and aquacultural products.
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## Objective 2: Workforce Development and Youth Retention

**(Amended Title)** Broaden the range of job opportunities and the employment base through support of educational and workforce development programs and initiatives designed to retain local talent and provide career pathways for youth.

- **Policy 2.1: (Amended)** Levy County will support, through the Levy County School Board, plans to market and expand vocational/technical education to elementary and secondary school children, with a specific emphasis on agricultural technology, aquaculture, skilled trades (construction, electrical, plumbing), and healthcare to align with local economic needs.
- **Policy 2.2:** The County will encourage state officials to increase funding for all levels of education.
- **Policy 2.3: (New)** The County shall collaborate with local municipalities, the School Board, and the business community to create internship and apprenticeship programs that connect high school students and young adults directly with local employers in targeted industries.

- **Policy 2.4: (New)** To support the retention of younger residents, the County shall prioritize economic development initiatives that facilitate the creation of "remote-ready" workspaces and the expansion of high-speed broadband infrastructure to enable remote work opportunities for residents.
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### **Objective 3: Planning and Development**

Facilitate economic development through the provision of public facilities and development services, land use planning, intergovernmental coordination and cooperative efforts between the public and private sectors.

#### **Future Development**

- **Policy 3.1:** Provide adequate amounts of land for future development and expansion in suitable locations for agricultural/aquacultural, commercial, and industrial land uses.
- **Policy 3.2: (Amended)** Identify and pursue State and Federal funding sources to provide and improve infrastructure in designated growth areas (MSDs) and/or areas necessary to protect natural resources, prioritizing upgrades to existing systems over expansion into undeveloped rural areas.
- **Policy 3.3: (Amended)** Direct and encourage commercial and industrial development in locations that are highly accessible and have adequate infrastructure to serve existing and future needs, primarily within the municipalities of Chiefland, Williston, and Bronson, to prevent commercial sprawl in rural areas.
- **Policy 3.4:** All applications for large scale comprehensive plan amendments shall contain a fiscal impact analysis using a methodology approved by the Levy County Planning and Zoning Department.

#### **Development Services**

- **Policy 3.5:** Develop methods to improve development services through the streamlining of planning, zoning and permitting issues and processes.
  - **Policy 3.6:** Coordinate plan review and permitting with appropriate agencies to improve the efficiency of the development review process and reduce the amount of time taken to achieve approval.
  - **Policy 3.7:** Develop and implement buffering and landscape standards through the Levy County land development regulations, to promote compatibility between Commercial/Industrial uses and other land uses.
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## **Objective 4: Protection of Rural and Environmental Quality**

Encourage the development of business and industry that enhances and preserves the rural quality of life, cultural, historical and environmental resources in Levy County.

- **Policy 4.1:** Preserve the rural quality of life through the coordination of land use and development plans for areas adjacent to municipalities and other counties. Proposed land use and development plans will be reviewed to ensure consistency with other local Comprehensive Plans, promote the efficient use of public facilities and develop compatible land use patterns.
- **Policy 4.2:** Levy County will provide multiple options for agricultural, aquacultural, industrial and recreation related development through the Land Development Regulations.

## **Resource and Cultural Based Recreational Development and Activities**

- **Policy 4.3:** Develop a plan to market recreational, historical and cultural resources at a local, regional and national level.
- **Policy 4.4:** Levy County, in coordination with municipalities and Chambers of Commerce, shall encourage promotional activities for civic festivals to attract tourists.

## **Environmental Protection**

- **Policy 4.5:** Growth and development plans will be coordinated with appropriate regulatory and non-regulatory agencies to protect the quality of natural resources.
- **Policy 4.6:** 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.

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## **Objective 5: Agricultural and Aquacultural Vitality**

**(New Objective)** Strengthen the agricultural and aquacultural sectors as major pillars of Levy County's economy by facilitating value-added processing and support services.

- **Policy 5.1: (New)** The County shall review Land Development Regulations to ensure that "value-added" agricultural processing facilities (e.g., packing houses, shelling facilities, canneries) are permitted uses within appropriate Agricultural zoning districts or at designated rural nodes, reducing the need to transport raw products out of the County for processing.
- **Policy 5.2: (New)** Support the aquaculture industry, including clam and oyster farming, by ensuring that waterfront working lands and water-dependent support facilities (e.g., docks, processing buildings) are protected from incompatible residential encroachment.

- **Policy 5.3: (New)** Encourage the co-location of agricultural support industries (equipment repair, feed distribution, cold storage) in rural commercial nodes to support the operational needs of the farming community.