



Levy County Board of County Commissioners

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LEVY COUNTY Planning and Zoning Department

Presented by: Tara E. Howell, Planning and Zoning Director

Date: June 2-, 2025

Petition: SSA 25-01

Applicant: Robert Barnhill III

Owner: Chicken Butt Inc.

Property Address: 6750 NW 100th St Chiefland, FL
6850 NW 100th St Chiefland, FL
9851 NW County Road 245 Chiefland, FL

Parcel ID: 0091800000, 0091800300, 0091800100

Parcel Size: 7.25 acres, 2.25 acres, 8.00 acres Total 17.5 acres

FLUM Designation: Low Density Residential/Commercial

Zoning District: R-1/C-2



Commissioners

Charlie Kennedy, District 1

Rock Meeks, District 2

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Tim Hodge, Vice Chair, District 4

Johnny Hiers, District 5

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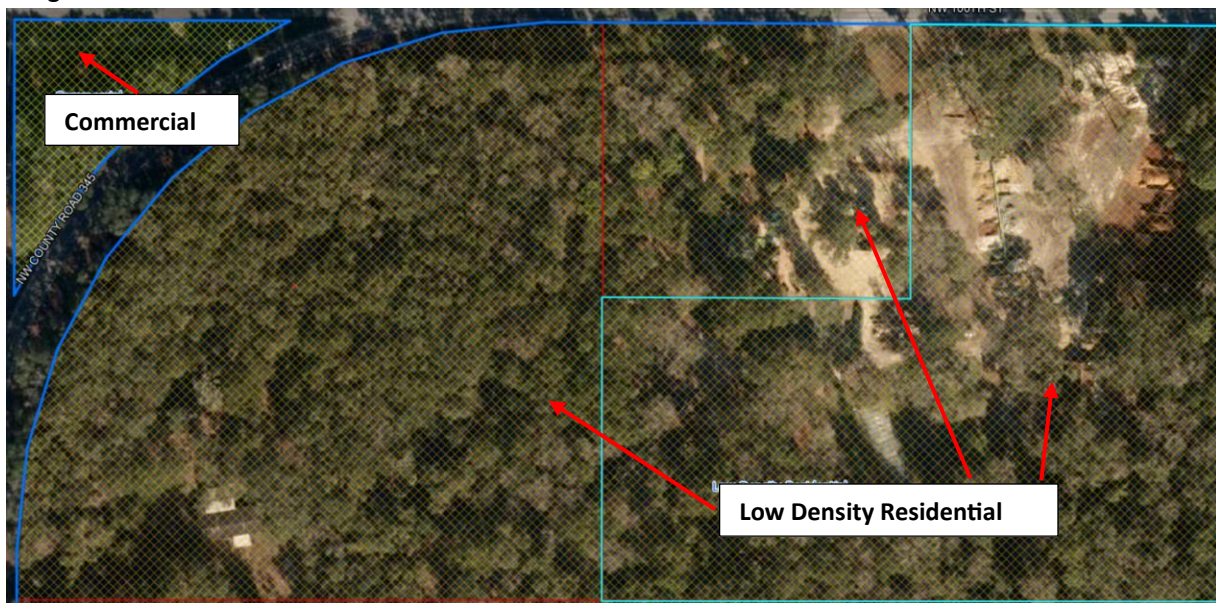
Request Summary

Robert M. Barnhill III, the owner, is seeking an amendment to the Future Land Use Map to change the designation from Low Density Residential to Commercial for parcels 0091800000, 0091800300, and 0091800100. The total area is approximately 17.5 acres. Parcel 0091800000, located at 6750 NW 100 St, Chiefland, Florida 32626, has been home to Barnhill Garden Center, a nursery and gardening store, since 2007.

Future Land Use of Subject Property

As shown in Image 1 below, the subject parcels' are currently in the Future Land Use Categories of Low Density Residential (LDR) and Commercial. A small NW portion of parcel 0091800100 is FLU Commercial.

Image 1



Staff Analysis

Comprehensive Plan Consistency

Objective 11 Amendments to the Future Land Use Map

Establish the basis and evaluation criteria for future land use map changes.

Policy 11.1 The County will review proposed changes to the Future Land Use Map by using the following evaluation criteria:

1. Consistency with the Levy County Comprehensive Plan.
2. An analysis of the amount of land required to accommodate anticipated growth
3. The projected permanent and seasonal population of the area.
4. The character of undeveloped land, soils, topography, natural resources, and historic resources on site.
5. The availability of water supplies, public facilities, and services.
6. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
7. The compatibility of uses on lands adjacent to an airport as defined in. Section 330.35, Florida Statutes, and consistent with Section 333.02, Florida Statutes.
8. The discouragement of urban sprawl as defined in Section 163.3164, Florida Statutes, and consistent with the indicators in Section 163.3177(6)(a)9., Florida Statutes.
9. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
10. The need to modify land uses and development patterns within antiquated subdivisions as defined in Section 163.3164, Florida Statutes.



Future Land Use Element

Goal: To promote complementary development patterns that are efficiently served by public facilities and services to support growth, while providing for the protection and enhancement of the county's rural character and unique natural qualities.

A small portion in the NW corner of parcel 0091800100 is designated as FLU Commercial as well as three additional parcel less than .2 miles from the proposed change. The proposed change would result in a harmonious arrangement of adjoining parcels under the same Future Land Use designation of Commercial.

Policy 1.2 Municipal Service District (MSD): Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities are allowed and urban services, such as central water, central sewer, police protection, fire protection, solid waste collection, streets, drainage facilities, schools and recreational facilities and services are provided, or encouraged to support development. Within a Municipal Service District, only the following land uses categories shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Public and Institutional Facilities, Historic Resources, Conservation, Natural Reservation, Recreation, Commercial and Industrial. Public schools are allowed within any land use category that falls within the Municipal Services District.

Parcels 0091800000, 0091800300, and 0091800100 are located within the Chiefland Municipal Service district. The proposed FLU change would designate these parcels in the FLU of Commercial, which is an allowed FLU within the MSD.

Policy 1.3 The County encourages incremental development of MSD's that radiate outward from the municipal limits. Future land use map amendments that propose higher densities and intensities of development at the edge of an MSD boundary, as opposed to radiating outward from the municipal limit, shall be discouraged by the County and will be subject to review for compatibility and the efficient provision of services.

Parcels 0091800000, 0091800300, and 0091800100 are located approximately than .81 miles from the municipality of Chiefland, Florida.



Policy 1.8 The Commercial Future Land Use Map designation shall be limited to Municipal Service Districts, as well as the areas designated as Gulf Hammock, Lebanon Station and Rosewood/Sumner on the Future Land Use Map Series.

The requested change of FLU to Commercial for parcels 0091800000, 0091800300, and 0091800100 is consistent with Policy 1.8 as all parcels are located within the Chiefland Municipal Service District.

Commercial Future Land Use: This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a Municipal Service Districts and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

The intended use of the parcels in this requested FLU change is consistent with *Neighborhood/Retail Services, Community/Retail*. The current parcel sizes are 7.25 acres, 2.25 acres, and 8.00 acres and all included parcels are located within the Chiefland Municipal Service District.

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.

Policy 3.1 Provide adequate amounts of land for future development and expansion in suitable locations for agricultural/aquacultural, commercial and industrial land uses.

The proposed request would categorize Parcels 0091800000, 0091800300, and 0091800100 as Commercial Future Land Use.

Policy 3.3 Direct and encourage commercial and industrial development in locations that are highly accessible and have adequate infrastructure to serve existing and future needs.

Parcel 0091800000, 0091800300, and 0091800100 is accessible from NW County Road 345, classified as a Major Collector Rural road according to the Levy County Functional Classification Map (attached as exhibit A). While the parcels do not currently have access to city water and sewer, they are located in close proximity to possible future expansions of city services.

Conservation Element

Goal: Protect, 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.

Policy 3.4 The Soil Survey of Levy County will be used to identify soil suitability and limitations to support land use decisions. On-site soil characteristics and constraints will be one of the determining factors in land use changes that involve the increase of intensity and density.

A soil Survey from USDA-NRCS website indicates the following soil types:

Jonesville 48%

- **Drainage class: Well drained**
- **Runoff class: Low**
- **Depth to water table: More than 80 inches**
- **Frequency of flooding: None**
- **Frequency of ponding: None**

Otela 25%

- **Drainage class: Moderately well drained**
- **Runoff class: Negligible**
- **Depth to water table: About 48 to 66 inches**
- **Frequency of flooding: None**
- **Frequency of ponding: None**

Seaboard 16%

- **Depth to restrictive feature: 4 to 20 inches to lithic bedrock**
- **Drainage class: Moderately well drained**
- **Runoff class: Very low**
- **Depth to water table: About 42 to 60 inches**
- **Frequency of flooding: None**
- **Frequency of ponding: None**

Minor Components 11%

Infrastructure Element

Solid Waste Level of Service

Policy 1.8 The Level of Service Standard for solid waste is 2.8 pounds of waste generation per person, per day or an equivalent residential unit (ERU) for non-residential development. This standard will be used in determining the available facility capacity and the demand generated by proposed development.

The recently approved Comprehensive Data and Analysis report states that the Solid Waste LOS for Levy County should be 5.07 pounds per person per day for residential use or and equivalent residential unit for non-residential uses.

The US Environmental Protection Agency sets a standard generation rate for residential solid waste of approximately 4.9 pounds per day per person and a commercial generation rate of 10.53 pounds per day per employee.

Based on this data the generation rate for commercial solid waste is 2.14 times the residential amount.

$5.07 \times 2.14 = 10.85$ lbs generated per day per employee. For a commercial business open, an average of 5 days per week, that equates to 2,821 pounds per employee for the year or 1.279 tons per year.

Levy County Class I Transfer station has a 195 ton per day limit. Currently the transfer station is receiving approximately 80 tons per day. Therefore, the proposed Land Use Change will be well within the LOS for solid waste.

Provision of Service in Municipal Service Districts/ Guidelines

Policy 3.3 The County will maximize the use of existing facilities using the following land development guidelines and standards in Municipal Service Districts:

- a. Land use densities and intensities shall be increased in relation to available capacity of infrastructure.

This site is not served by centralized water source at this time. Therefore, no impact is created.



Sanitary Sewer Level of Service

Policy 1.4 The County will utilize a level of service standard for sanitary sewer services to ensure the availability of services in the Municipal Service District and develop future facility design requirements.

This site is not currently serviced by a waste water system. Therefore, no impact is created.

Road Level of Service

Policy 2.2 The peak hour level of service (LOS) standard for County and non SIS roads is “C” New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County’s proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions. The County may terminate the issuance of building permits, for non-deminimis impacts to the affected segment until the deficiency is corrected.

The recently adopted Data and Analysis report for Levy County demonstrates a current LOS for County Road 345 as a LOS B.

Environmental Impact Analysis

The National Wetlands Inventory map (attached as exhibit B) shows there are no wetlands on parcel 0091800000, 0091800300, or 0091800100.

The Levy County Environmentally Sensitive Lands Map (attached as exhibit C) indicates the proposed parcels to be reclassified as Commercial are not Environmentally Sensitive or in close proximity to any ESL.

According to the flood information provided by the Suwannee River Water Management reports (attached as Exhibit D) parcel 0091800300 is in flood zone A and X. Parcel 0091800000 is located in flood zone X and parcel 0091800100 is located in flood zone A and X.

According to the Levy County Historic Resource Map (attached as exhibit E) there are no historical resources located on parcel 0091800000, 0091800300, or 0091800100.

Land Use Analysis

Levy County currently allocates 2,226 acres to the Commercial Future Land Use Category, representing a mere 0.32% of the county's total land area. According to projections from the University of Florida's Bureau of Economic and Business Research (BEBR), the population of Levy County has reached 46,091 in 2025 and is projected to further increase to 54,238 by 2050.

Data from the Florida Department of Economic Opportunity's Bureau of Workforce Statistics and Economic Research (WSER) indicates that over 72% of Levy County's labor force commutes outside the county for employment. This underscores a significant need for additional local job opportunities. The proposed changes to future land use are intended to address this need by facilitating the creation of more jobs within Levy County.

Urban Sprawl Analysis

Florida Statute 163 defines Urban Sprawl as a development pattern characterized by low density, automobile-dependent development, and a lack of clear separation between urban and rural uses. Levy County has established Municipal Service Districts surrounding each municipality, designated for high-density and mixed-use development. This strategy promotes compact development, preserves agricultural lands, and fosters diverse, interconnected communities.

The proposed Future Land Use Amendment seeks to integrate existing commercial areas with new commercial lands within the Municipal Service District. This initiative will encourage compact development while preventing commercial land use from encroaching on Levy County's agricultural and forestry lands.

Staff Findings

Petition SSA 25-01 has met the criteria required in Policy 11.1 as required by the Levy County Comprehensive Plan.

The Planning Commission may make the following recommendations to the Board of County Commissioners:

- Recommend approval
- Recommend denial
- Recommend approval with suggested changes
















Exhibit A - Levy County Functional Classification Map

LEVY COUNTY

FLORIDA

Functional Classification Map

Map Legend

-  Airport
-  Railroads
-  Major Roads
-  City Limits
-  County Boundary
-  Waterbody
-  02 - Principal Arterial-Other RURAL
-  06 - Minor Arterial RURAL
-  07 - Major Collector RURAL
-  08 - Minor Collector RURAL
-  09 - Local RURAL
-  12 - Principal Arterial-Freeways and Expressways URBAN
-  14 - Other Principal Arterial URBAN

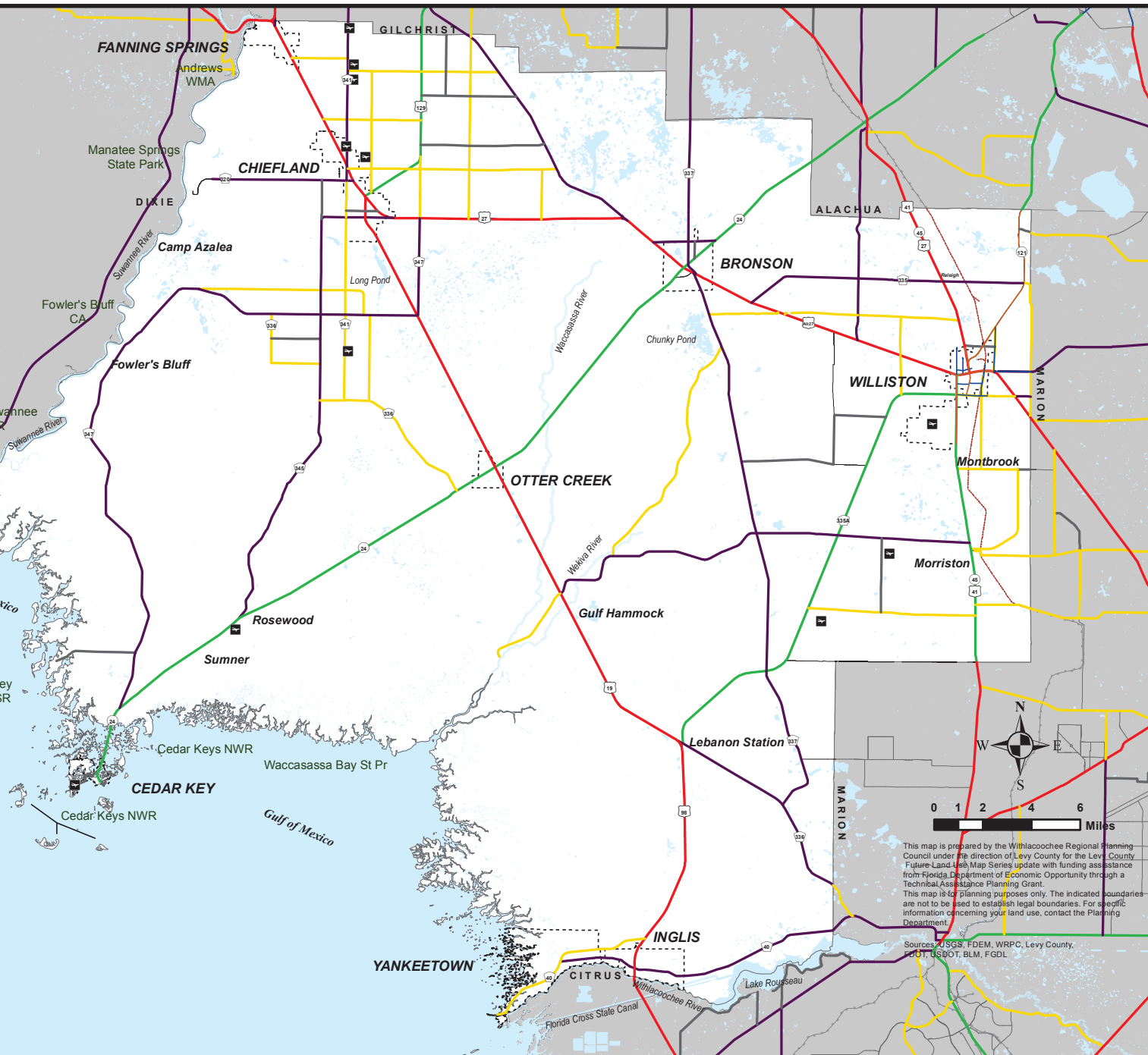




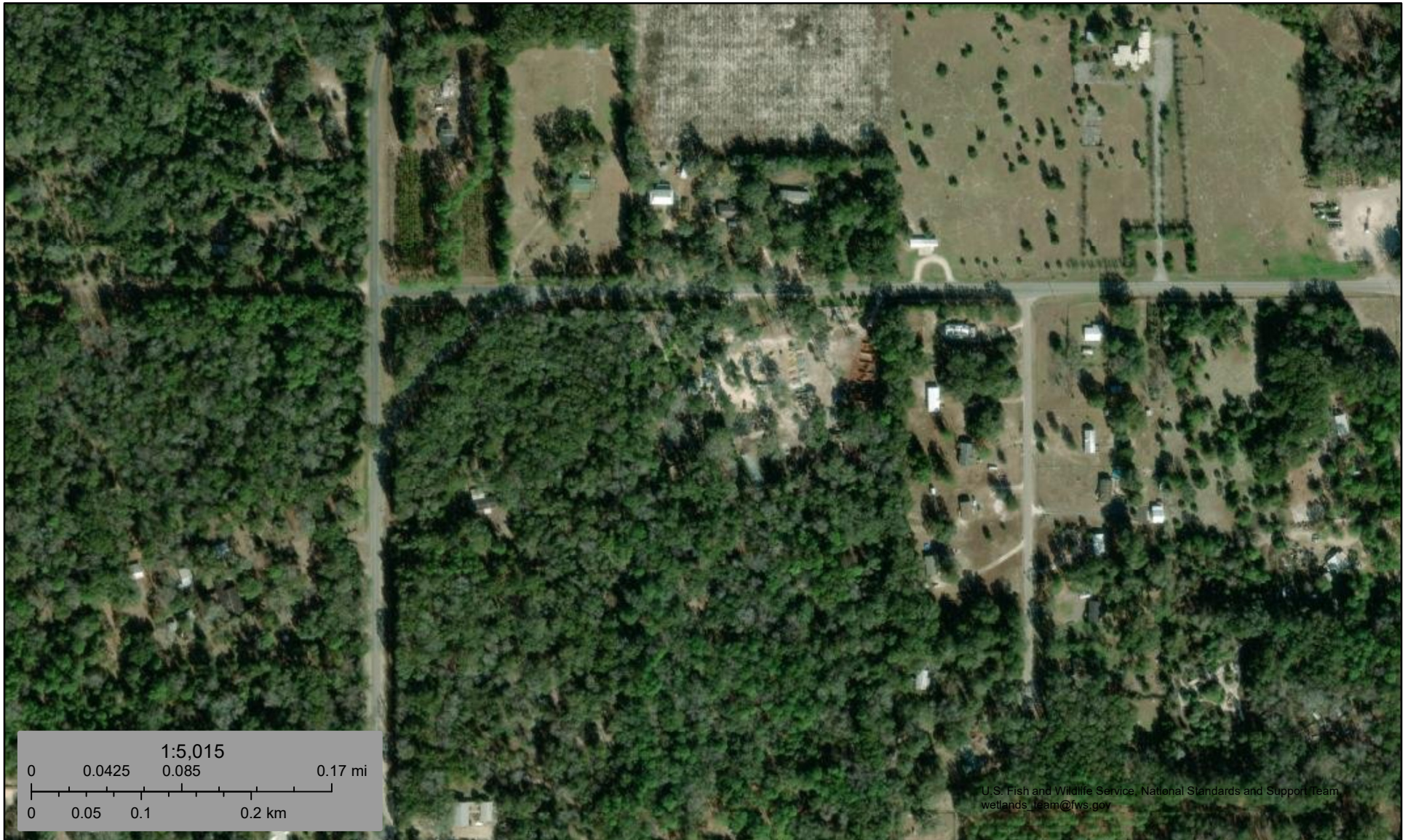
Exhibit B - National Wetlands Inventory Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Barnhill



U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands_team@fws.gov

April 22, 2025

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

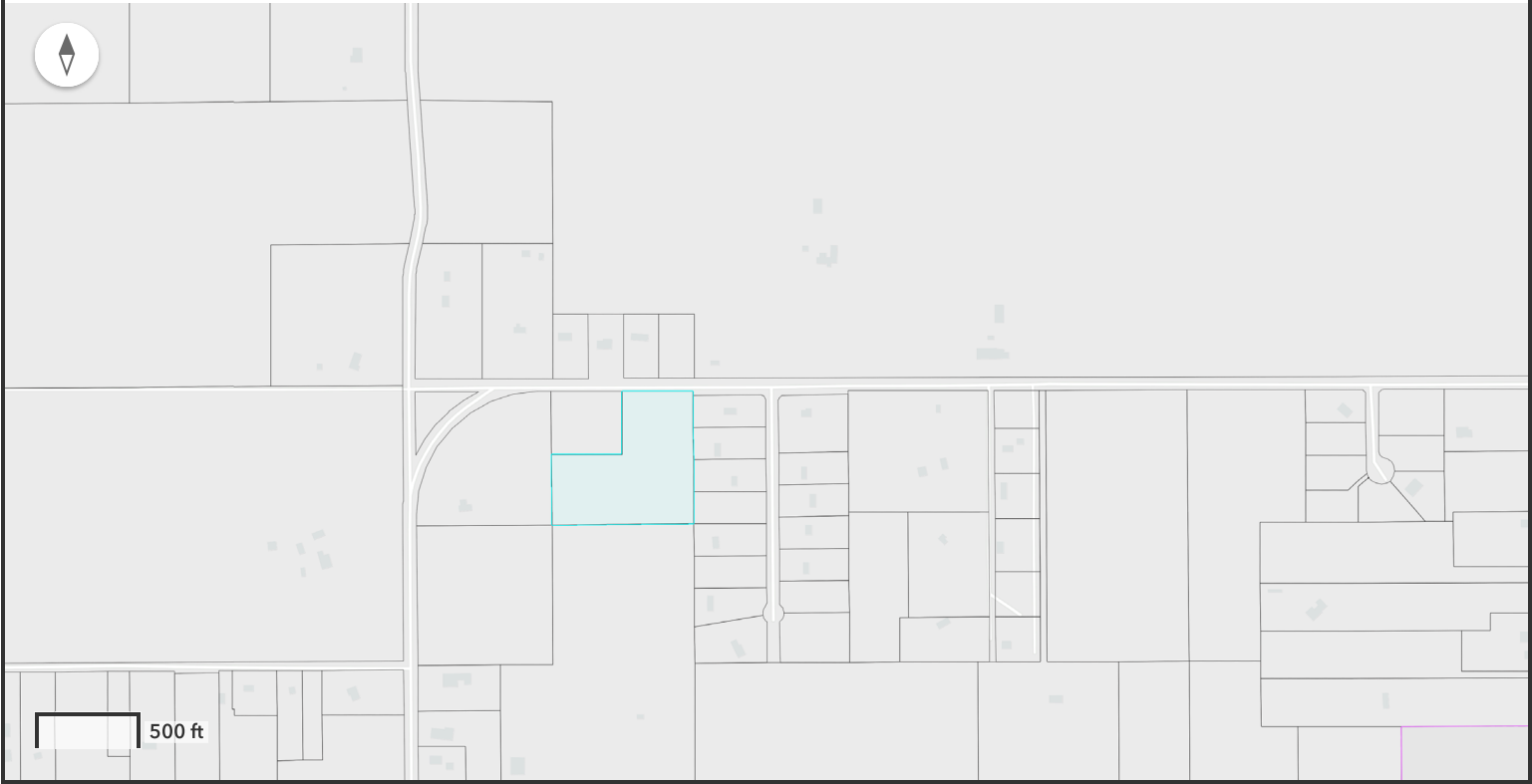
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Exhibit C - Levy County Environmentally Sensitive Lands Map



Levy County Environmentally Sensitive Lands



Florida National Hydrography Dataset (NHD) - Waterbodies (24k)

- Lakes and Ponds
- Reservoir
- Swamps and Marshes

FWS HQ ES Critical Habitat Critical Habitat - Polygon Features - Final



Critical Habitat - Linear Features - Final



Critical Habitat - Polygon Features - Proposed



Critical Habitat - Linear Features - Proposed



State Manatee Protection Zones in Florida Salt Marshes in Florida - Salt Marshes



Seagrass Habitat in Florida - Seagrass Statewide Levy County Boundary Water Management District Boundaries

- Patchy (Discontinuous) Seagrass



Florida State Parks Boundaries Florida Greenways and Trails System - Paddling Trails

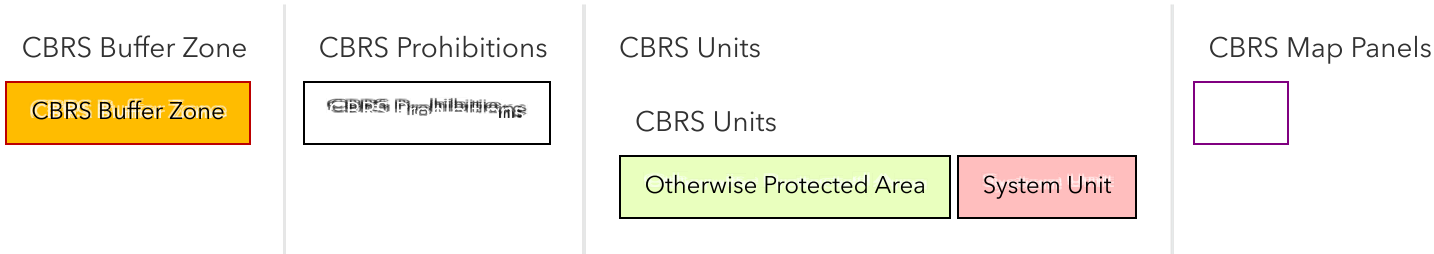


Coastal Critical Erosion Areas

Coastal Resiliency Projects View

 Critical  Critical Inlet  Noncritical  Noncritical Inlet 

FWS HQ ES Coastal Barrier Resources System



Coastal High Hazard Zone Levy Wildlife Corridor 2021 Municipality Levy County Parcel Layer



CHICKENBUTT INC

This is Parcel Number **0091800000** and is owned by CHICKENBUTT INC and contains 0.000000 and is described as 02-12-14 0007.25 ACRES TRACT IN NW1/4 OF NW1/4.



Exhibit D - Suwannee River Water Management Flood Reports

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County:	LEVY	Not Applicable
Parcel:	0091800000	Not Applicable
Flood Zone:	X	Not Applicable
Flood Risk:	LOW	Not Applicable
1% Annual Chance Base Flood Elev*		Not Applicable
10% Annual Chance Flood Elev*		Not Applicable
50% Annual Chance Flood Elev*		Not Applicable

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

1% Flood - Floodway (High Risk)	Area Not Included	CrossSections	Wetlands
1% Flood - Zone AE (High Risk)	SFHA Decrease	County Boundaries	
1% Flood - Zone A (HighRisk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (HighRisk)	Depressions	Parcels	
0.2% Flood-Shaded Zone X (Moderate Risk)	BaseFlood Elevations (BFE)	River Marks	

Supplemental Information

Watershed	Lower Suwannee	Map Effective Date	11/2/2012	Special Flood Hazard Area	No
FIRM Panel(s)	12075C0135F				

Anywhere it can rain, it can flood
Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County:	LEVY	Not Applicable
Parcel:	0091800100	Not Applicable
Flood Zone:	A, X	Not Applicable
Flood Risk:	HIGH	Not Applicable
1% Annual Chance Base Flood Elev*		Not Applicable
10% Annual Chance Flood Elev*		Not Applicable
50% Annual Chance Flood Elev*		Not Applicable

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood - Floodway (High Risk)		Area Not Included		Cross Sections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (High Risk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (High Risk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		Base Flood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Lower Suwannee	Map Effective Date	11/2/2012	Special Flood Hazard Area	Yes
FIRM Panel(s)	12075C0135F				

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EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County:	LEVY	Not Applicable
Parcel:	0091800300	Not Applicable
Flood Zone:	A, X	Not Applicable
Flood Risk:	HIGH	Not Applicable
1% Annual Chance Base Flood Elev*		
10% Annual Chance Flood Elev*		
50% Annual Chance Flood Elev*		

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood -Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (HighRisk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

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Exhibit E - Levy County Historic Resource Map

Levy County Historical Resources



Levy Historic Sites

Levy Structures



Levy Bridges



Levy Cemeteries



Levy National Registry Areas



Levy National Register of Historic Places Groups



Cedar Key Points of Interest Levy_Boundary



National Register of Historic Places - Points

- Building ■ Structure ■ District ■ Site ■ Object